

1 - 49 ACRE PARCELS AVAILABLE

106 S Pavilion Circle West Monroe, LA 71292



**LAND
FOR SALE**

Excellent Opportunity with Frontage on I-20

Property Highlights

- New West Monroe destination
- I-20 frontage with great visibility
- Full access east and west bound
- Surge Entertainment by Drew Brees completed and open
- Utilities available
- Construction has begun on NEW Indoor Sports Complex, set to be completed 8/2023

Demographics	3 Miles	5 Miles	10 Miles
Total Households	13,432	27,354	49,349
Total Population	31,759	66,725	128,175
Average HH Income	\$55,815	\$61,065	\$59,935

Traffic Counts

61,728 VPD (I-20)

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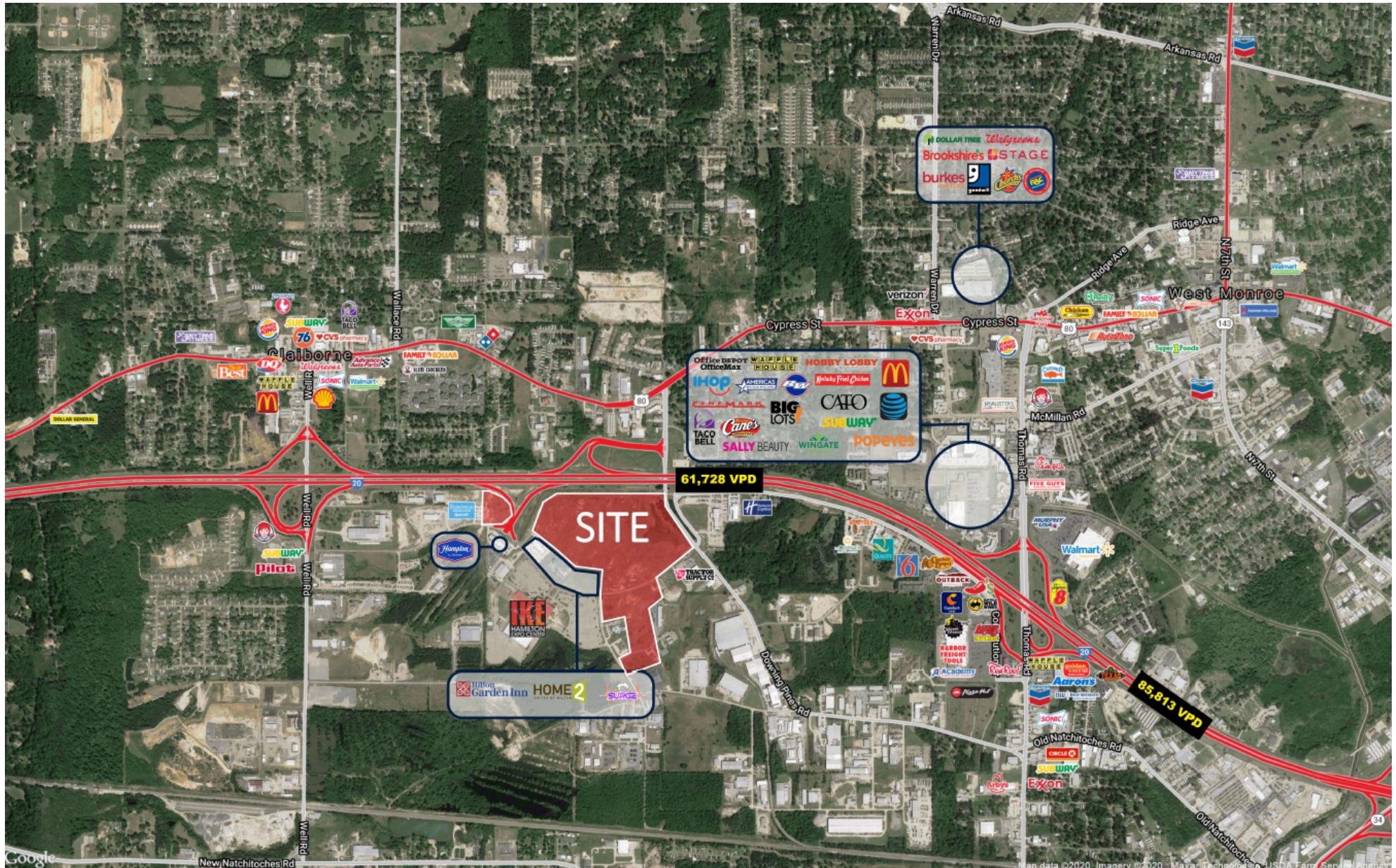
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MARKET AERIAL | FOR SALE



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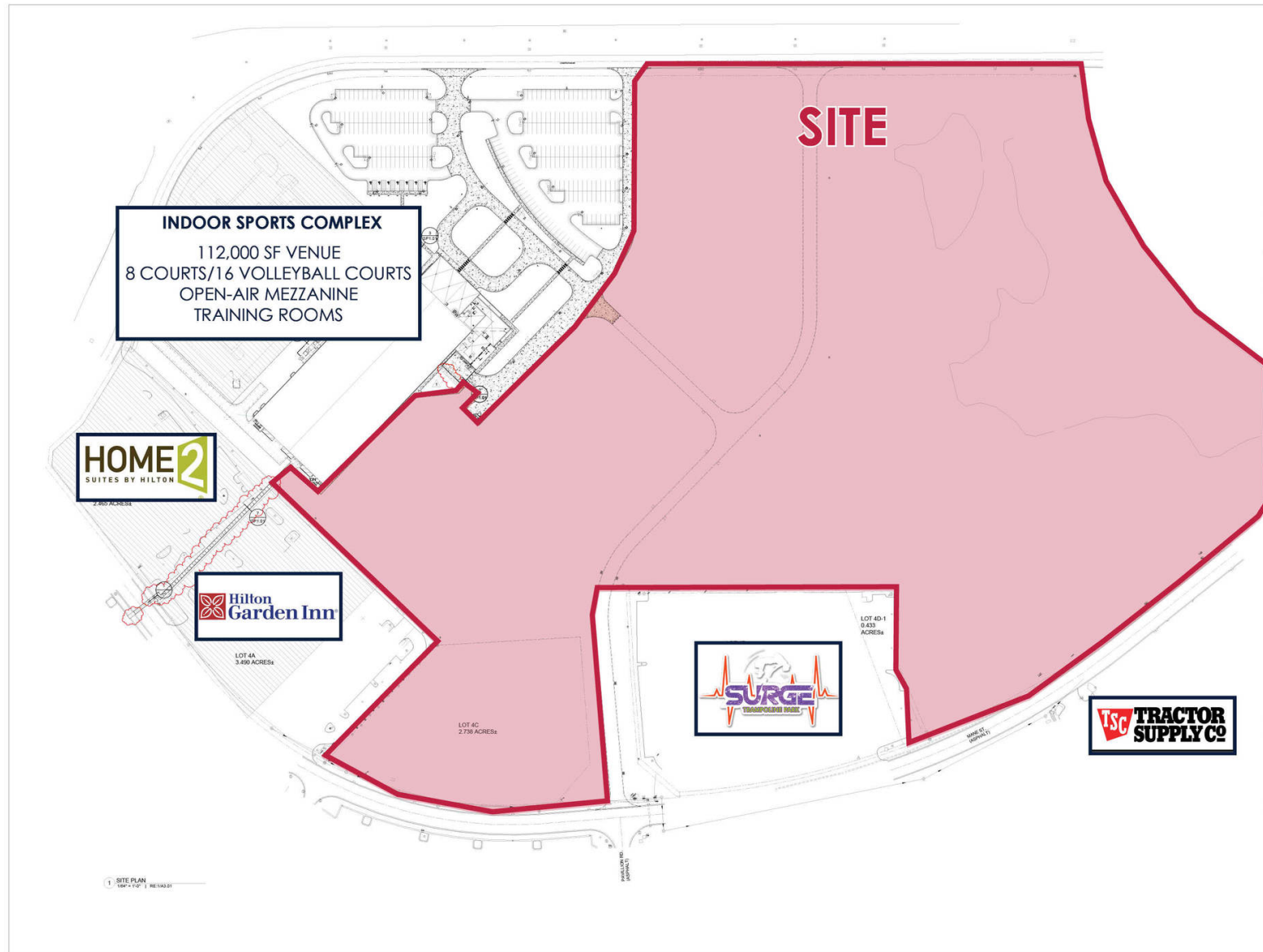
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SITE PLAN | FOR SALE



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SITE PHOTOS | FOR SALE



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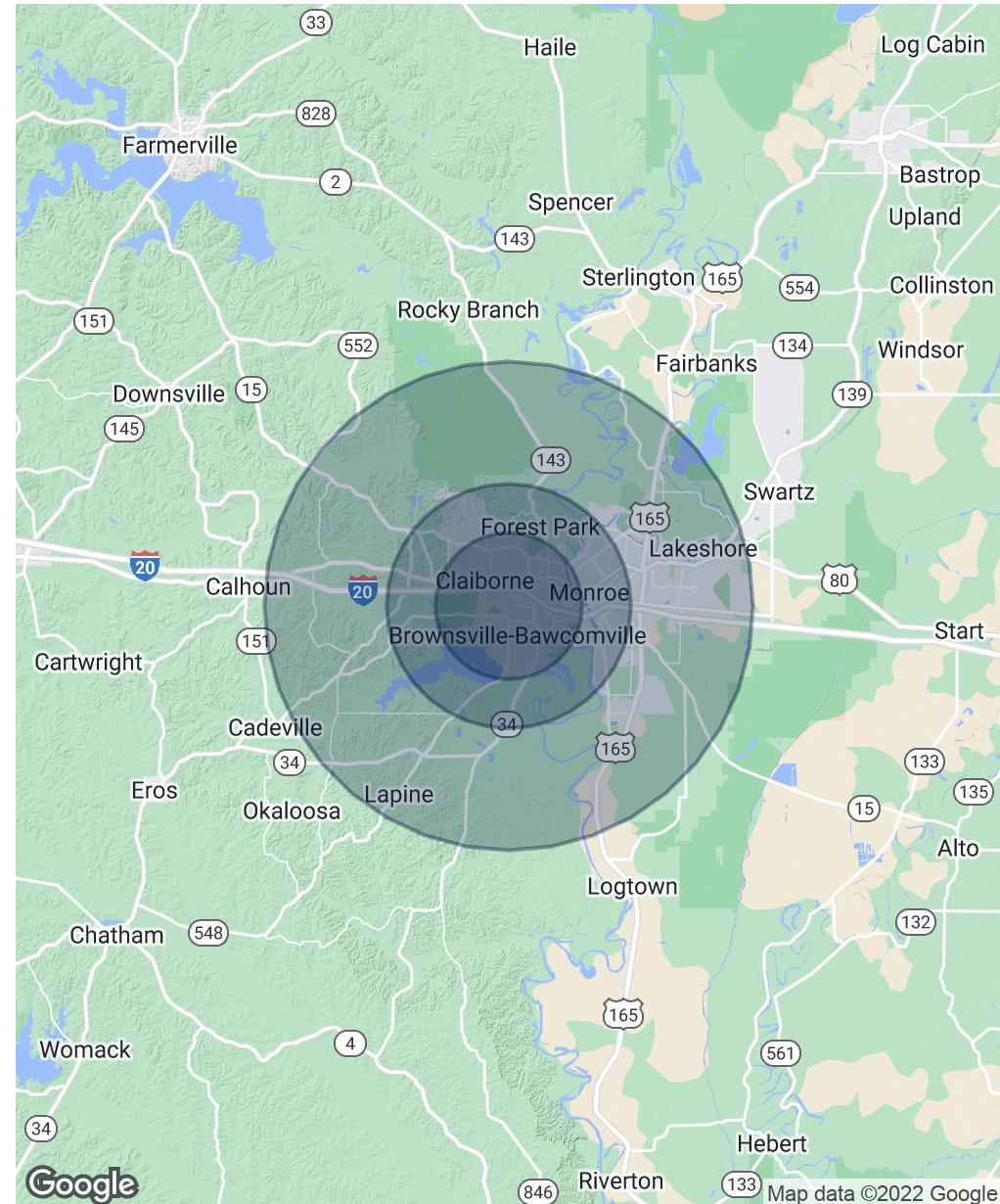
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DEMOGRAPHICS MAP & REPORT | **FOR SALE**

Population	3 Miles	5 Miles	10 Miles
Total Population	31,759	66,725	128,175
Average age	38.6	38.5	37.6
Daytime Population	39,355	87,403	162,545

Households & Income	3 Miles	5 Miles	10 Miles
Total households	13,432	27,354	49,349
# of persons per HH	2.34	2.4	2.49
Average HH income	\$55,815	\$61,065	\$59,935
Average house value	\$150,727	\$176,138	\$178,272

** Demographic data derived from SiteWise Pro*



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