

LAND FOR SALE - \$210,000

## PRIME 2.17-ACRE INDUSTRIAL PARCEL

11419 ALMONASTER AVENUE, NEW ORLEANS, LA 70129



**\*Fenced \*Industrial Zoning \*Partially Stabilized \*Utilities Available**

**KW COMMERCIAL - BR**  
8686 Bluebonnet Blvd  
Baton Rouge, LA 70810



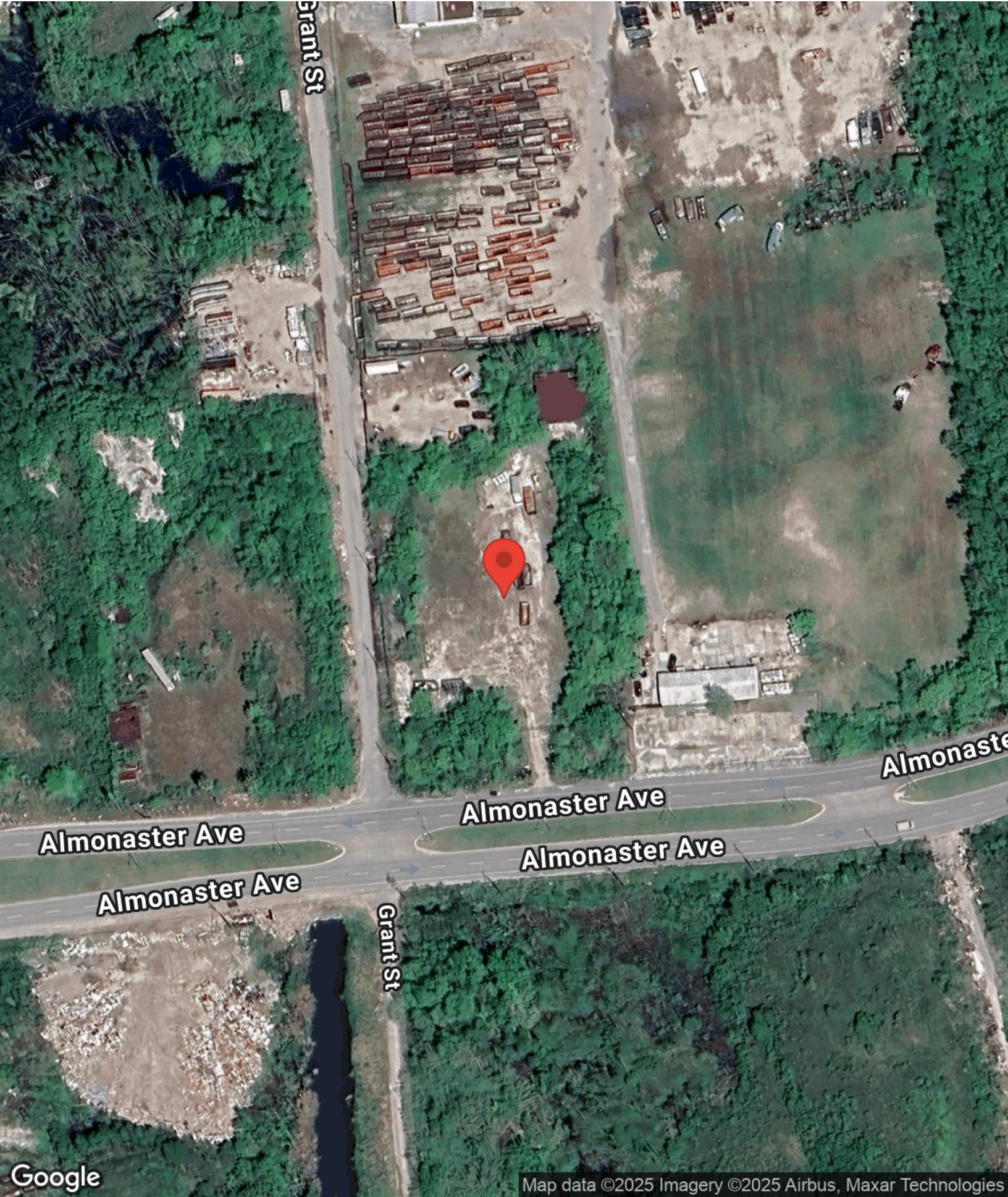
**\$210,000**

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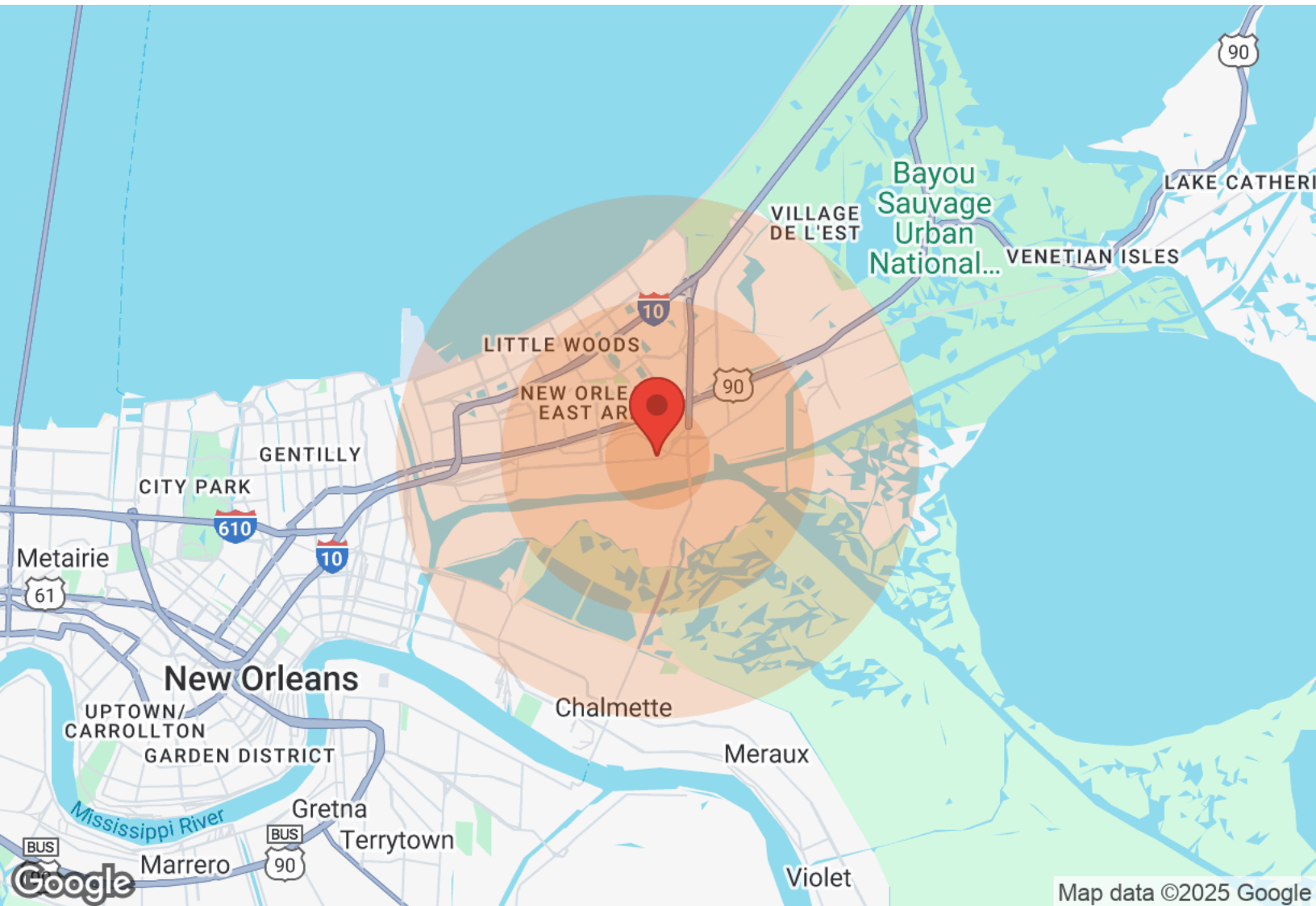
AERIAL MAP

11419 ALMONASTER AVENUE



## DEMOGRAPHICS

11616 INDUSTRIPLEX BOULEVARD



Map data ©2025 Google

| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 340    | 15,263  | 37,636  |
| Female           | 383    | 17,129  | 42,544  |
| Total Population | 723    | 32,392  | 80,180  |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | 177    | 6,943   | 18,259  |
| Ages 15-24 | 136    | 5,190   | 12,694  |
| Ages 25-54 | 264    | 13,563  | 32,610  |
| Ages 55-64 | 76     | 3,565   | 8,863   |
| Ages 65+   | 70     | 3,131   | 7,754   |

| Race         | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White        | 5      | 536     | 11,365  |
| Black        | 671    | 26,157  | 61,391  |
| Am In/AK Nat | N/A    | 11      | 21      |
| Hawaiian     | N/A    | 2       | 13      |
| Hispanic     | 15     | 1,805   | 4,699   |
| Multi-Racial | 2      | 1,582   | 4,264   |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$64,764 | \$33,818 | \$33,774 |
| < \$15,000          | N/A      | 2,463    | 5,563    |
| \$15,000-\$24,999   | 55       | 2,025    | 5,211    |
| \$25,000-\$34,999   | 58       | 1,313    | 4,025    |
| \$35,000-\$49,999   | N/A      | 1,605    | 4,307    |
| \$50,000-\$74,999   | 93       | 2,001    | 4,823    |
| \$75,000-\$99,999   | N/A      | 795      | 2,105    |
| \$100,000-\$149,999 | 38       | 771      | 1,985    |
| \$150,000-\$199,999 | N/A      | 178      | 407      |
| > \$200,000         | N/A      | 34       | 159      |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 343    | 16,293  | 43,355  |
| Occupied        | 270    | 12,671  | 33,320  |
| Owner Occupied  | 212    | 7,778   | 19,097  |
| Renter Occupied | 58     | 4,893   | 14,223  |
| Vacant          | 73     | 3,622   | 10,035  |

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Each Office Independently Owned and Operated

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