

LAND FOR SALE

TBD Highway 165

Ball, LA 71405

Presented By:

Jack Hodges, CCIM

Commercial Sales & Leasing
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PROPERTY DESCRIPTION

1.52 Acres
 Corner Lot with Highway 165 North access as well as East Yeager Drive and Woodlawn Drive

PROPERTY HIGHLIGHTS

- Located on U.S. 165 in the thriving Ball area
- Corner lot with visibility and access from Highway 165 North and East Yeager Drive
- North and South crossovers for convenient accessibility
- Available utilities: electrical, city sewer, and Atmos Gas
- Prime location for potential development
- Prominent visibility for commercial or other investment opportunities
- Ideal for land development or other investment ventures

OFFERING SUMMARY

Sale Price:	\$310,000
Price p/SF:	\$4.68
Lot Size:	1.52 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	56	195	822
Total Population	139	488	2,107
Average HH Income	\$89,123	\$88,878	\$86,743

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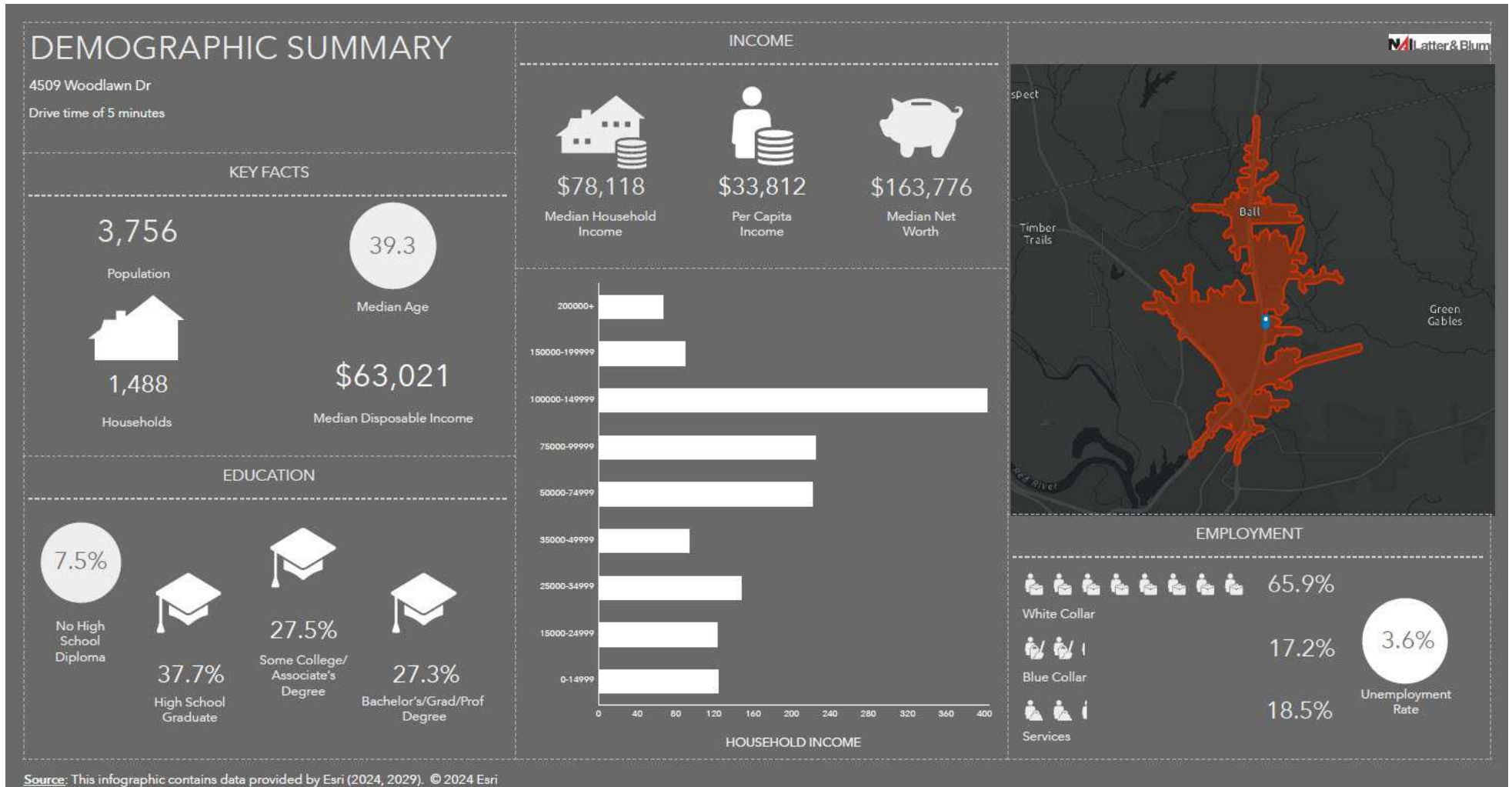
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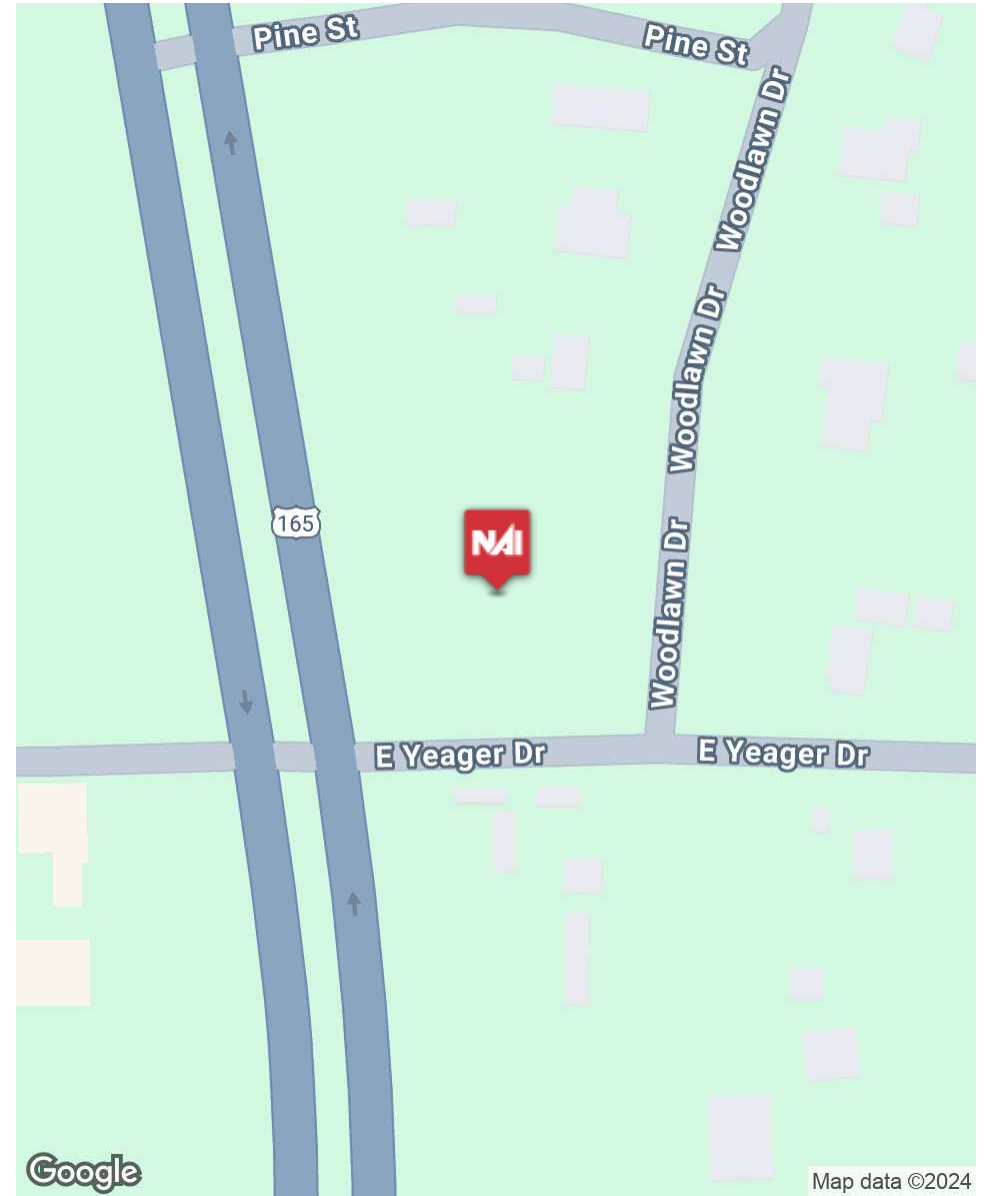
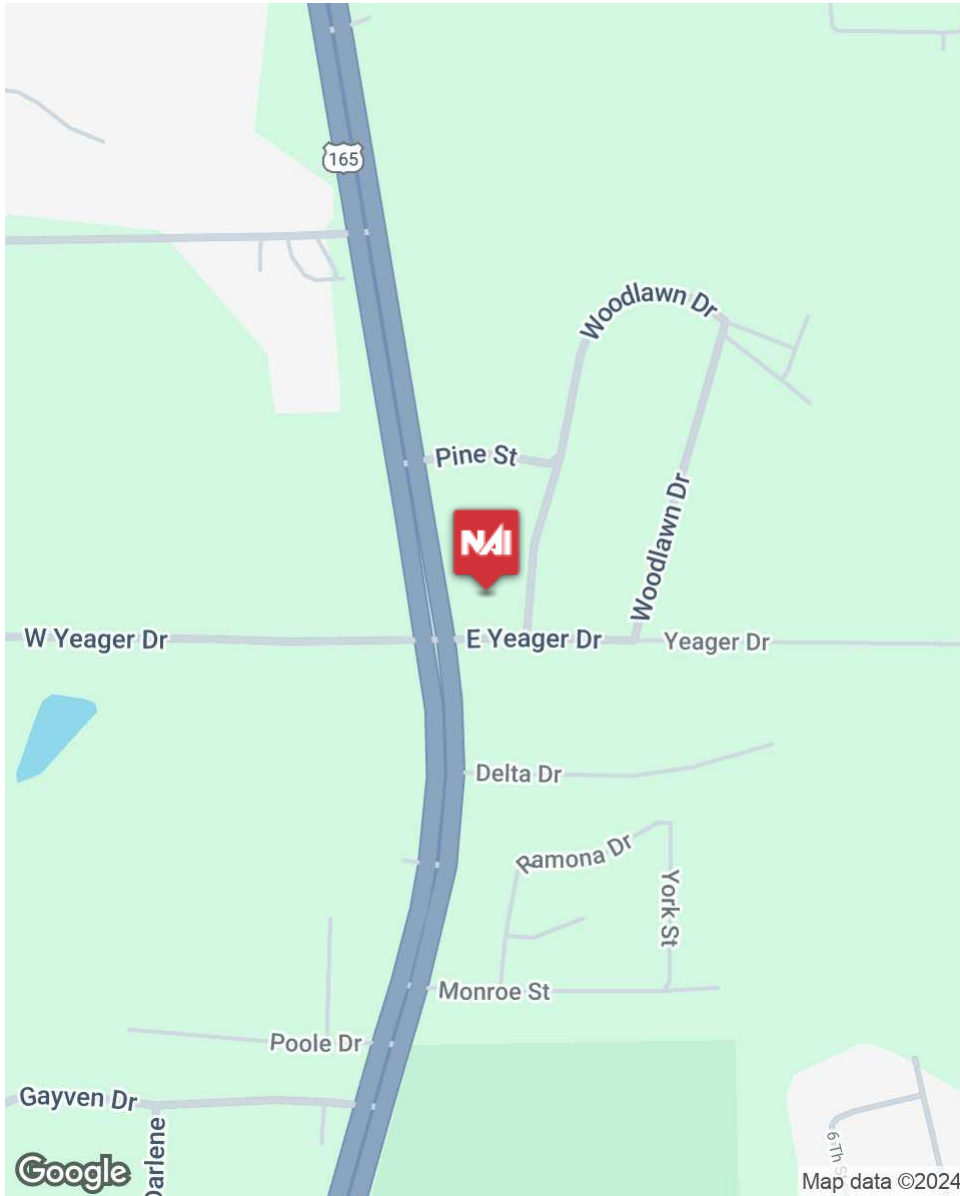
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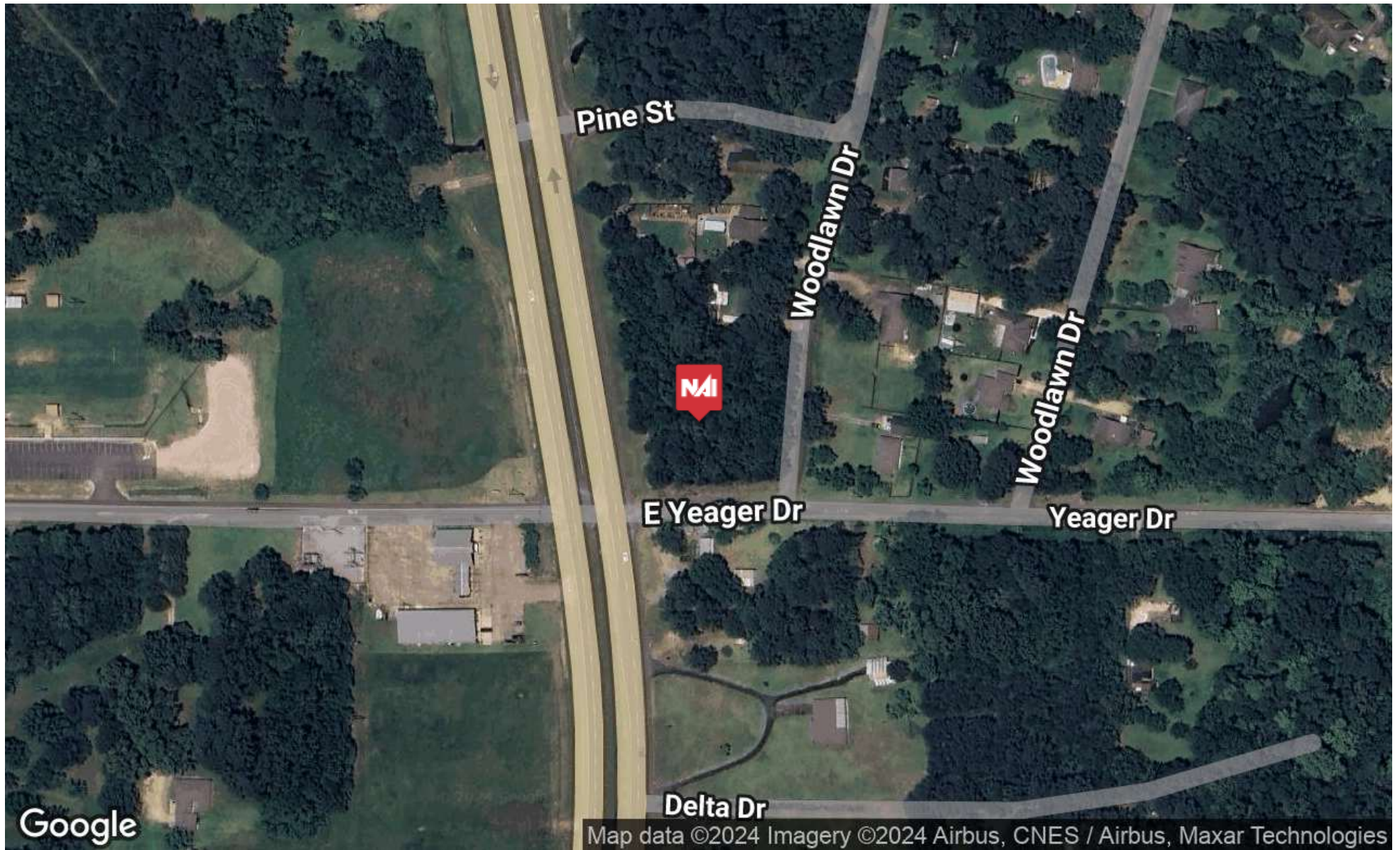
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For More Information:

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