

# Vacant Land For Sale

1.119 ACRES

3250 Rue Parc Fontaine, New Orleans, LA 70131

Cade Bogan | 225.333.9807 | [cbogan@beaubox.com](mailto:cbogan@beaubox.com)



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## 3250 Rue Parc Fontaine, New Orleans, LA 70131

### PROPERTY SUMMARY



### Property Description

The subject property consists of 1.119 acres with approximately 117' of frontage on Rue Parc Fontaine.

### Property Highlights

- Land Size: 48,743 Sq. Ft.
- Zoned: C-3 Heavy Commercial District
- Frontage: 30' on General De Gaulle
- Frontage: 147' Rue Parc Fontaine

### Offering Summary

Sale Price:	\$295,000 (\$6.05/SF)
Lot Size:	48,743 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	5,176	19,522	34,185
Total Population	15,042	56,445	97,310
Average HH Income	\$61,927	\$58,232	\$55,488

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LOCATION MAPS



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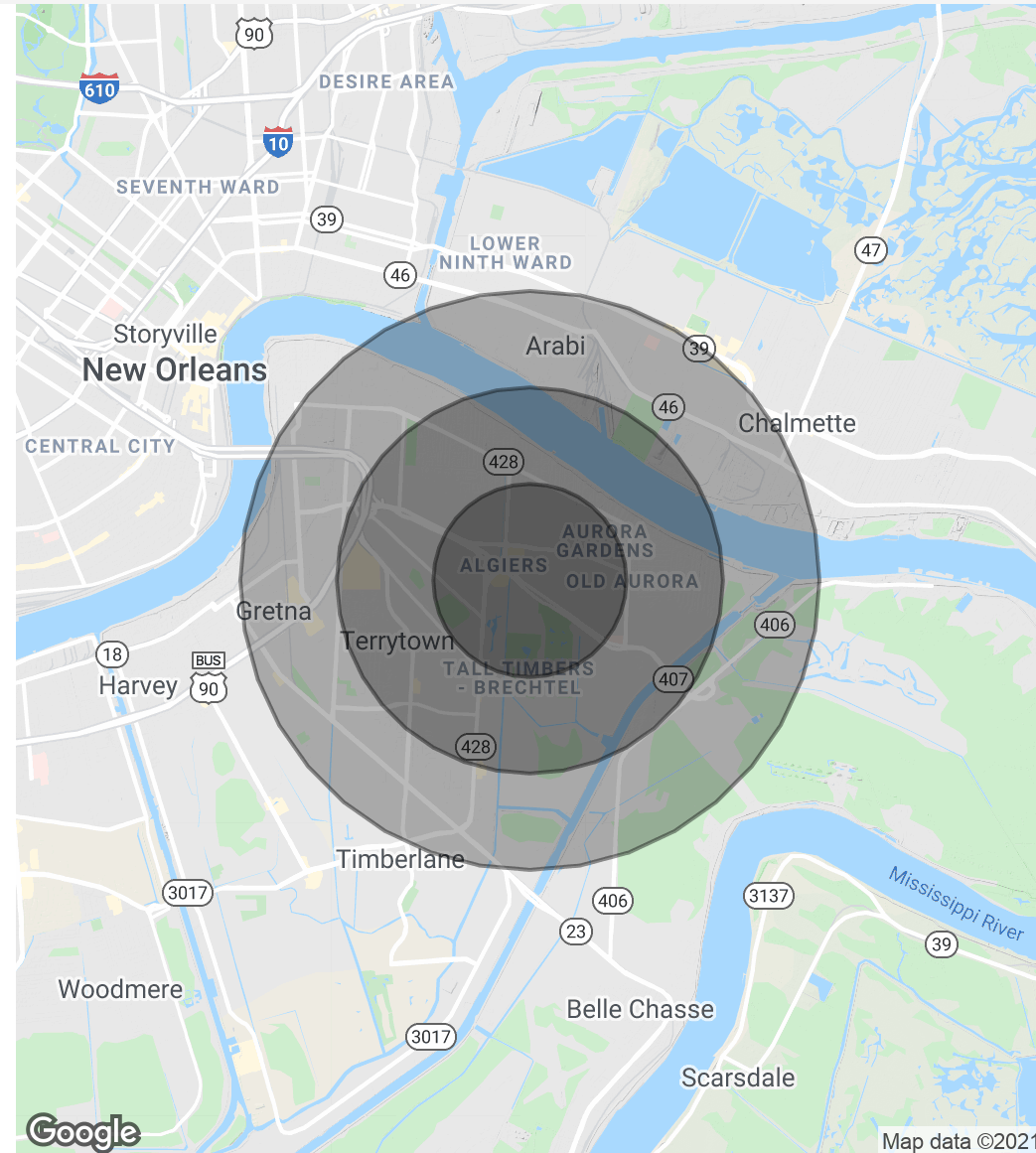
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	2 Miles	3 Miles
Total Population	15,042	56,445	97,310
Average Age	32.7	34.2	34.5
Average Age (Male)	31.4	32.6	33.1
Average Age (Female)	33.8	35.3	35.8

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	5,176	19,522	34,185
# Of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$61,927	\$58,232	\$55,488
Average House Value	\$191,959	\$188,029	\$181,008

\* Demographic data derived from 2010 US Census



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