



PROPERTY DESCRIPTION

- Property includes a multi-functional +/- 4,500 SF building and an additional 16' x 23' back building, on a +/-1.05-acre lot.
- Building was previously used as an American Legion Post.
- Main building includes—spacious pool room with a built-in bar, walk-in cooler, +/- 1,710 SF event room, kitchen area with gas stove & hood vent, 3-offices, large storage room, 3-bathrooms.
- Over +/- 14,000 SF of existing graveled/paved area.

PROPERTY HIGHLIGHTS

- Property is a 5-minute drive from Interstate I-10, Horseshoe Casino, National Golf Club of Louisiana, Riverside Park and Boat Slip and Westlake High School.
- Miller Avenue is currently a main corridor in Westlake with prime access to Horseshoe Casino, Calcasieu River, I-10, and a main industrial sector.
- Property is within Flood zone X

OFFERING SUMMARY

| | |
|----------------|---------------|
| Sale Price: | \$275,000 |
| Building Size: | 4,500 SF |
| Lot Size: | +/-1.05-acres |

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 5,313 | 19,286 | 63,717 |
| Total Population | 13,419 | 48,386 | 163,010 |
| Average HH Income | \$92,786 | \$89,115 | \$87,985 |

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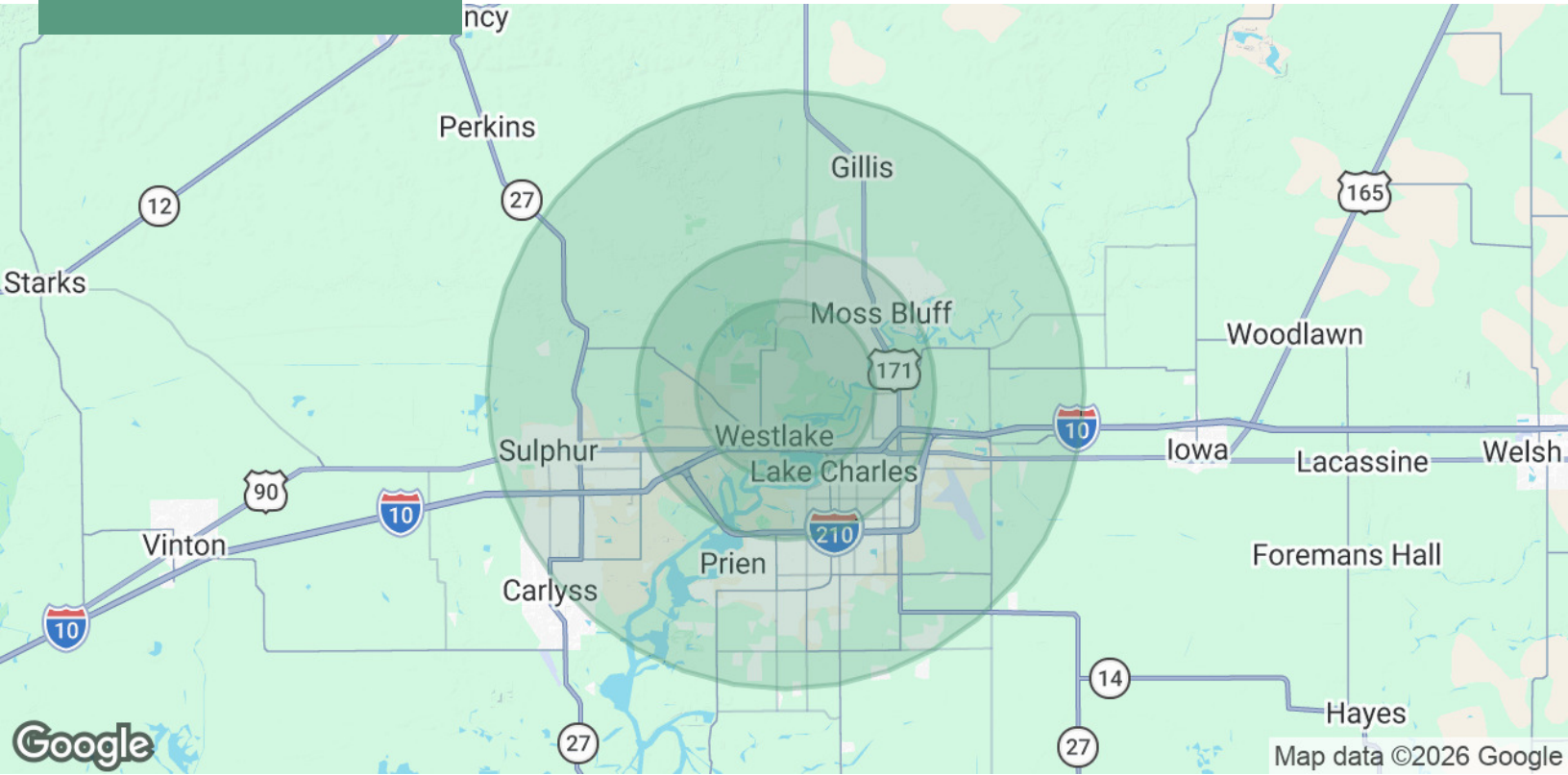
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POPULATION

| | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 13,419 | 48,386 | 163,010 |
| Average Age | 40 | 40 | 39 |
| Average Age (Male) | 39 | 38 | 38 |
| Average Age (Female) | 41 | 41 | 40 |

HOUSEHOLDS & INCOME

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,313 | 19,286 | 63,717 |
| # of Persons per HH | 2.5 | 2.5 | 2.6 |
| Average HH Income | \$92,786 | \$89,115 | \$87,985 |
| Average House Value | \$236,386 | \$278,313 | \$265,905 |

Demographics data derived from AlphaMap

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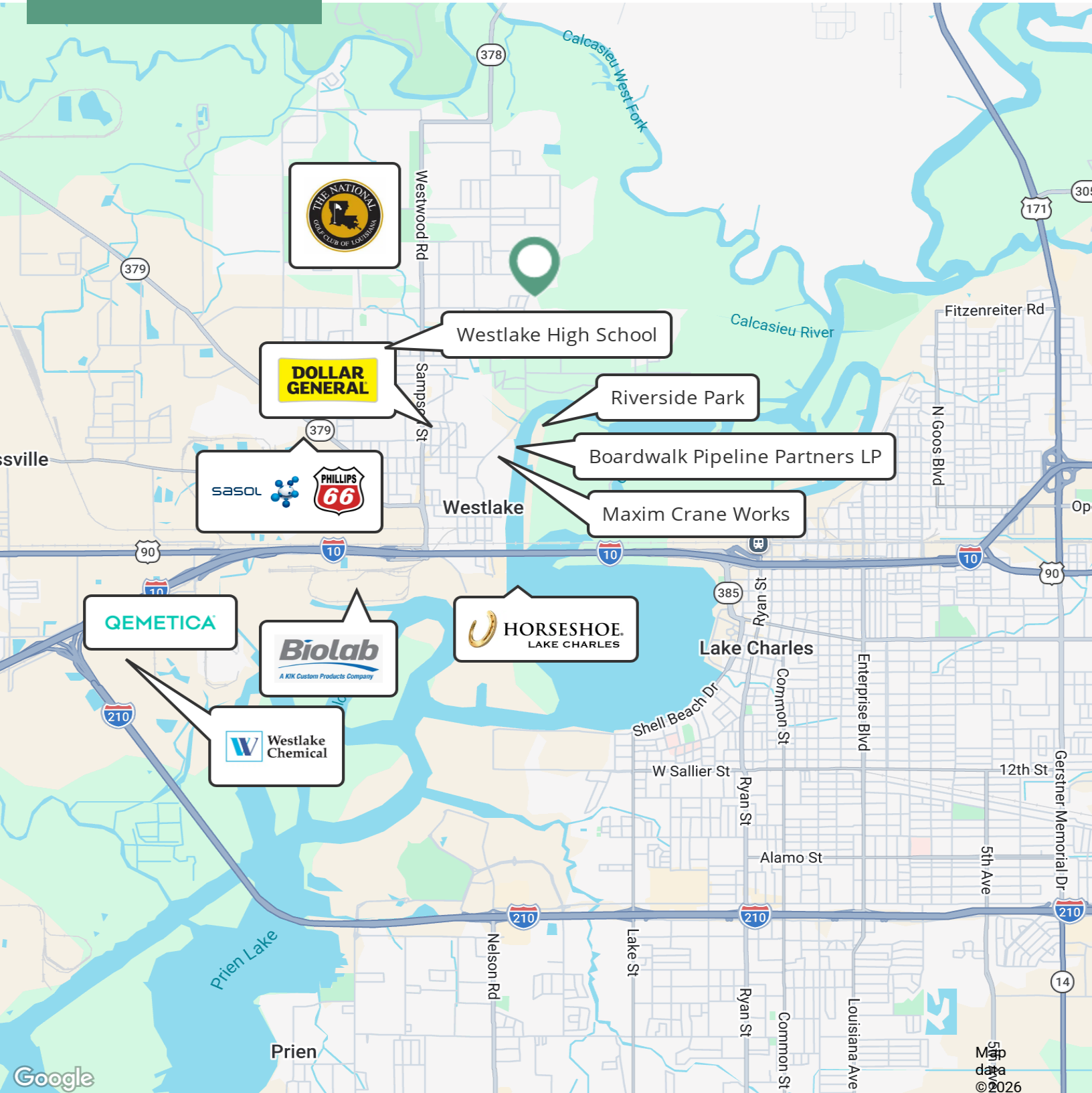
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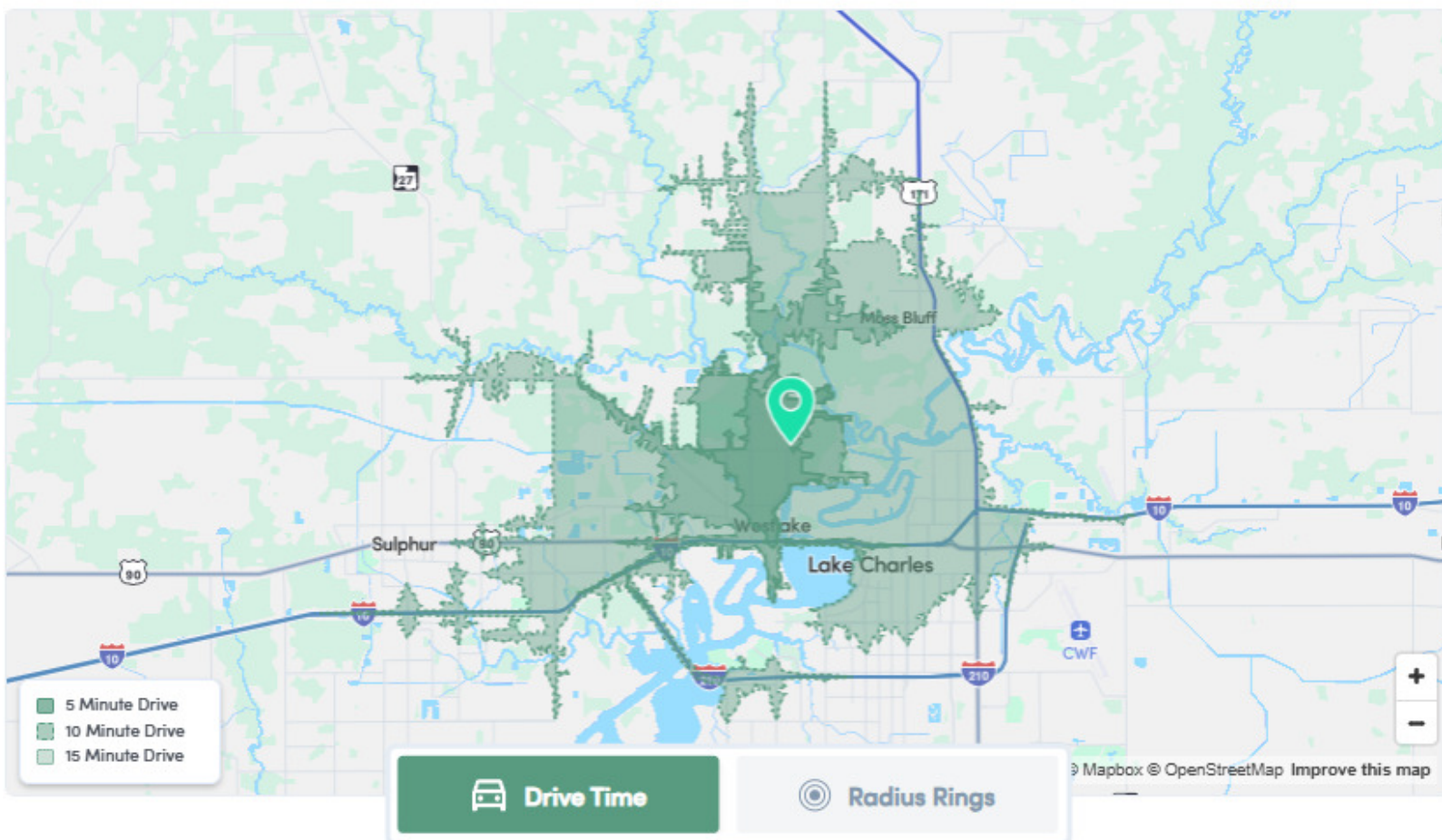
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