



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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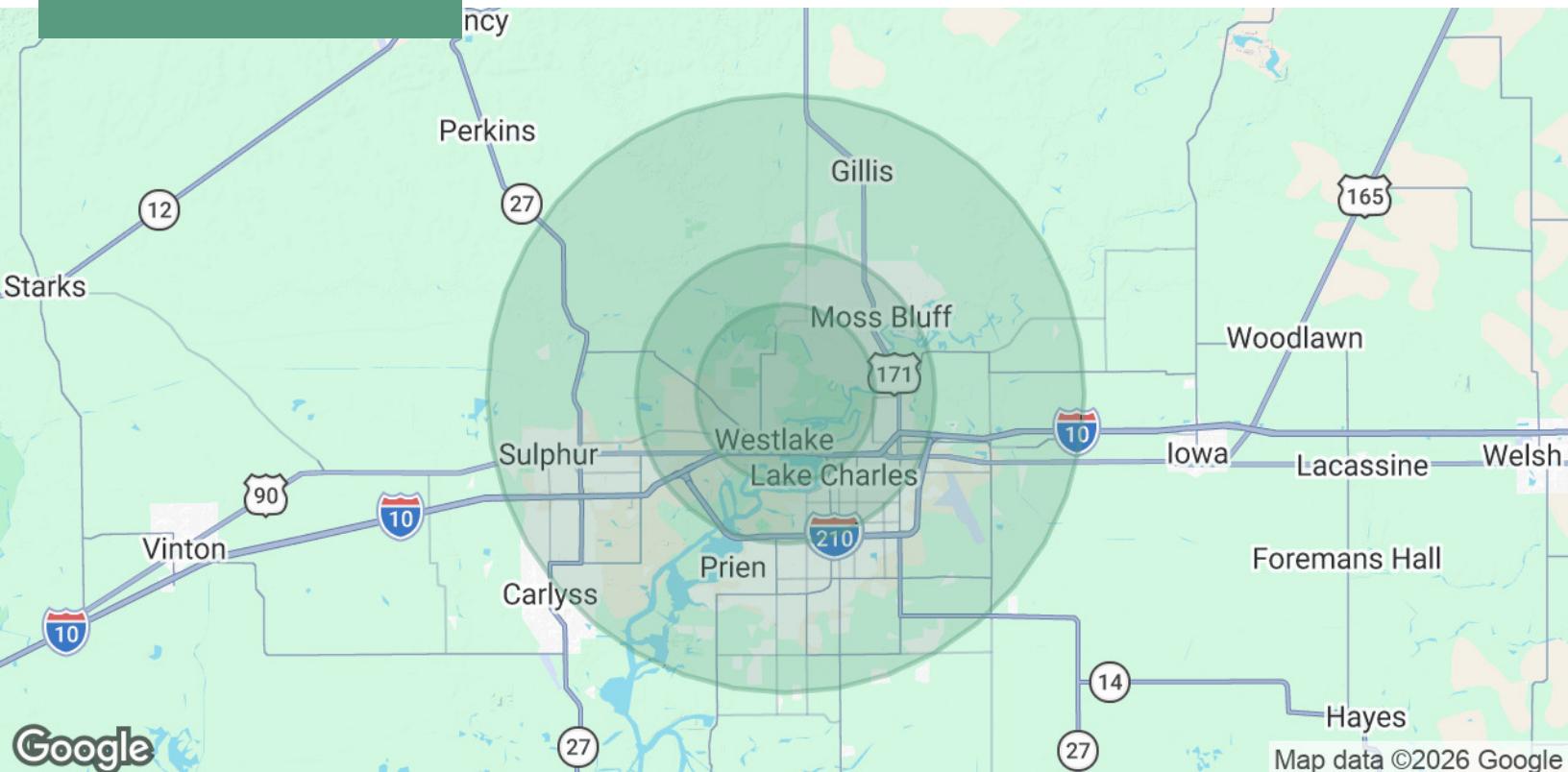
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POPULATION

	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

