# stirling

#### **BRADLEY COOK**

Office: 985-898-2022 Direct: 225-505-6009 bcook@stirlingprop.com

## .63 ACRES ON LA HWY 1

1820 S Bayou Dr. (LA Hwy 1), Goldean Meadow, LA 70357

### FOR SALE

#### PROPERTY SUMMARY

This former commercial seafood distribution facility is now vacant and ready for demolition. Priced well below appraisal to cover the cost of demolition for one or both structures.

#### LAND SIZE

· 27,267 SF

#### **PRICE**

• \$35,000

#### **FLOOD ZONE**

• AE, EL 13

#### **TRAFFIC COUNTS (ADT 2021)**

• S Alex Plaiscance Blvd: 4,605



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 2022 DEMOGRAPHICS
 10 MI
 20 MI
 30 MI

 Population
 11,731
 27,418
 78,412

 Avg. HH Income
 \$81,986
 \$76,151
 \$82,709

