



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

DEVELOPMENT OPPORTUNITY | FOR SALE

Prime Commercial Land Along Major Highway

Along Highway 90

BOUTTE, LA 70039

Jonathan Fawer
jfawer@corp-realty.com
504.581.5005



U. S. HIGHWAY NO. 90

EXCELLENT VISIBILITY ON MAJOR COMMERCIAL CORRIDOR

Highway 90, Boutte, LA 70039

DESCRIPTION

More than 10 acres of prime commercial land are available along U.S. Hwy 90 in St. Charles Parish. The property has been cleared and filled and is ready for development. Zoning permits a variety of wholesale and retail commercial uses, including but not limited to warehouse, building supply, retail manufacturing, and automobile sales and service.

This property is adjacent to Bent’s RV and along a corridor that includes other RV parks, gas stations, hotels, and machinery and tool fabrication providers. Both Hahnville High School in Boutte and the town of Paradis are only one mile away along Hwy 90.

OVERVIEW

SIZE
10.652 acres (464,001 square feet)

SALE PRICE
\$1,401,283 (\$3.02/sf)

ZONING
C-3 Highway Commercial District -
Wholesale and Retail Sales



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10.652 ACRES IN BOUTTE ABOUT ST. CHARLES PARISH



St. Charles Parish is one of the River Parishes that span both banks of the Mississippi River in the Acadiana region. The Parish has a population of approximately 53,000 people. This is a well-positioned area that has convenient interstate access, a variety of industry, and more.

LOCATION

Located at the intersection of I-310 and US-90, Boutte has a strategically central location within the parish.

- » 25 miles west of New Orleans
- » 32 miles east of Houma
- » 15 miles south of the Louis Armstrong New Orleans International Airport

ECONOMY AND INDUSTRY

St. Charles Parish economy is dominated by energy and petrochemical companies. Some of these are:

- » Union Carbide
- » Motiva Enterprises
- » Shell Chemical
- » Valero Marketing and Supply
- » Dow Chemical (formerly Monsanto)
- » Occidental Chemical Co.

EDUCATION

- » St. Charles Parish public schools rank in the top 10% of schools in Louisiana.
- » High school graduation rate is 90.2%, with Hahnville High seeing an average of 90% graduate.

US News and World Report sources:

<https://www.usnews.com/education/best-high-schools/louisiana/districts/st-charles-parish-public-schools/hahnville-high-school-8735>

<https://www.usnews.com/education/k12/louisiana/districts/st-charles-parish-102184>



DEMOGRAPHICS (EST. 2023)

radius	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>	<u>7 mile</u>
Population:	1,112	2,394	14,962	33,529
Median HH Income:	\$95,720	\$85,798	\$81,054	\$88,385
Daytime Population:	426	1,221	4,765	10,632

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