

OFFERING MEMORANDUM

DEVELOPMENT
OPPORTUNITY
Highway 42 Land

3.42 ACRES

226.64'

732.71'

740.44'

176.54'

HIGHWAY 42

MLAKE DRIVE

OAK GR
TOWN HO

Presented By:

Dex Shill

Commercial Sales & Leasing
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dexshill@latterblum.com

PROPERTY INFORMATION

Section 1

226.64'
732.71'
740.44'
3.42 ACRES
176.54'

RONALD RD

WASH N ROLL
CAR WASH

HIGHWAY 42

MLAKE DRIVE

OAK GR
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PROPERTY HIGHLIGHTS

- Excellent Location on Hwy 42
- Located in Rapidly Growing Ascension Parish
- High Traffic Counts of 24,000 - 27,000 VPD
- New Retail and Residential Development Surrounding Subject Property
- All Utilities on Site
- Flood Zone X - Did not flood in 2016 or 2021
- No Value Assigned on House on Property
- Zoned MU-2 which allows for a multitude of different commercial & residential developments.
- Owner-Financing Available

OFFERING SUMMARY

Sale Price:	\$6.69 / SF
Lot Size:	3.42 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,593	13,492	29,526
Total Population	4,481	37,784	81,221
Average HH Income	\$116,406	\$129,222	\$129,660

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PROPERTY DESCRIPTION

This property, located on Highway 42 near the intersection of Old Jefferson Highway (Hwy 73) and Hwy 42 in Prairieville, LA, presents an excellent opportunity for developers interested in both commercial and residential projects. Zoned MU-2 (Mixed Use Corridors), the site is suitable for a variety of development options, including retail, office, and residential use.

Key Features:

Prime Location: The property is located directly on Hwy 42, benefiting from high traffic visibility with counts ranging from 24,000 to 27,000 vehicles per day, providing significant exposure for any commercial venture.

Growing Area: The surrounding area is experiencing rapid development, with new establishments such as Wash N Roll Car Wash, Oak Grove Market, Meadows at Oak Grove Subdivision, and Oak Grove Townhomes nearby, making this location ideal for new projects.

Ready for Development: All utilities are already on site, which simplifies the development process and reduces upfront costs.

Flood Zone X: The property is in Flood Zone X, which indicates a low risk of flooding. It did not flood in the significant events of 2016 or 2021, ensuring stability for future development.

Zoning Flexibility: The MU-2 zoning allows for a wide range of commercial and residential developments, offering flexibility to meet the demands of the growing Ascension Parish.

Owner Financing Available: Flexible financing options are available to support the development process.

This property offers a solid foundation for commercial or residential development in a rapidly expanding area. With its strategic location, available utilities, and flexible zoning, it is well-suited to a variety of development plans.



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LOCATION INFORMATION

Section 2

226.64'
732.71'
740.44'
3.42 ACRES
176.54'

RONALD RD

WASH N ROLL
CAR WASH

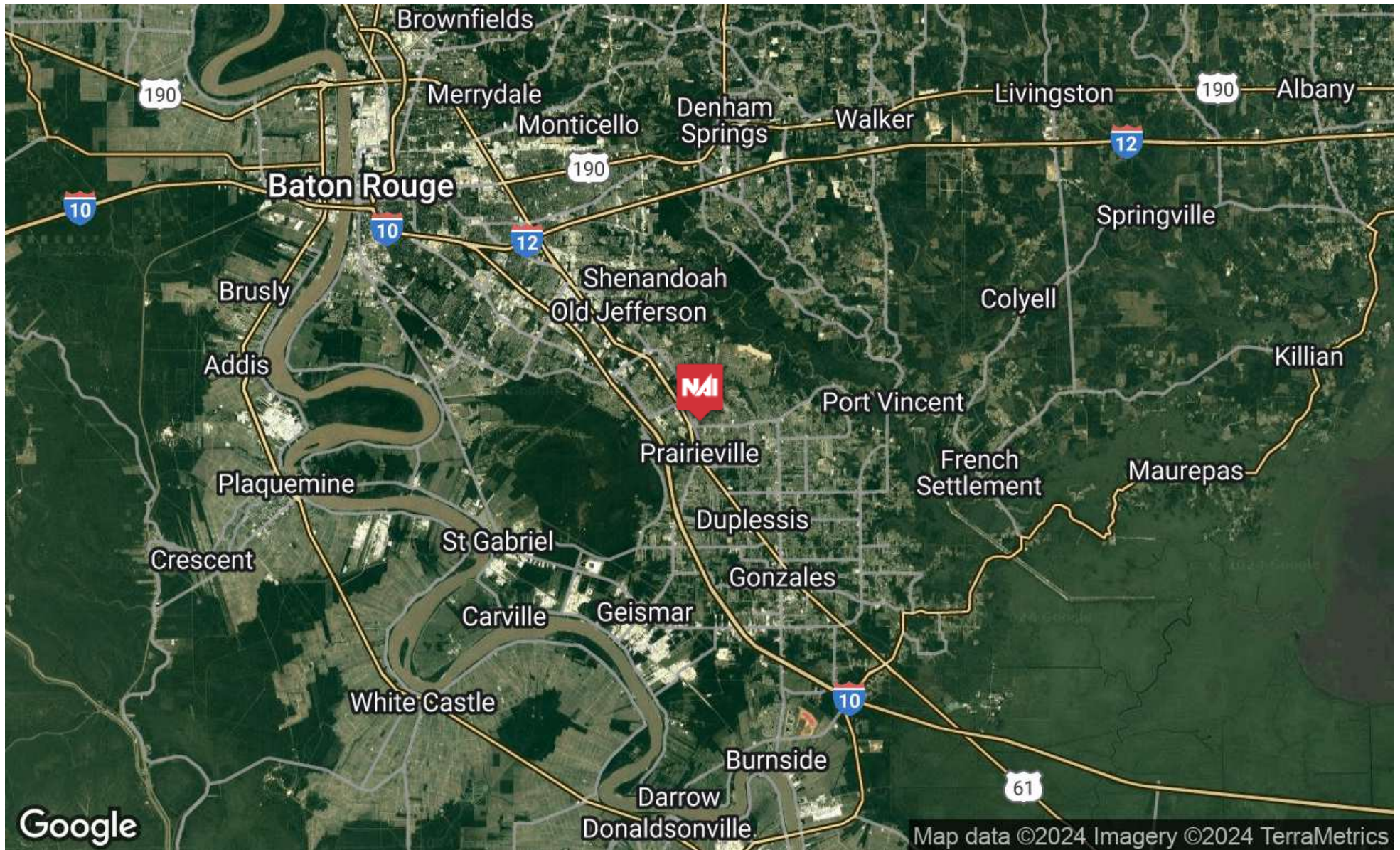
MLAKE DRIVE

OAK GR
TOWN HO

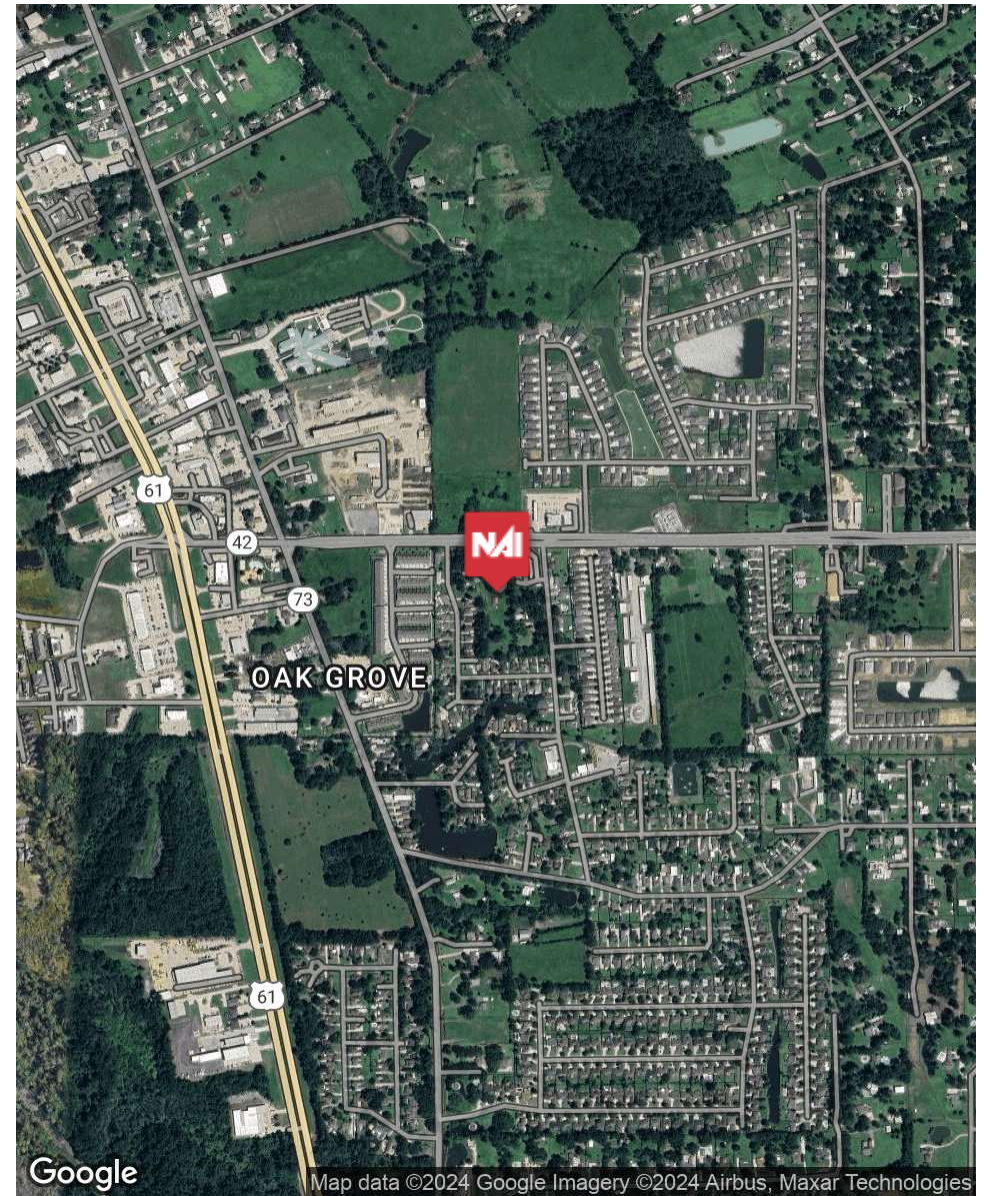
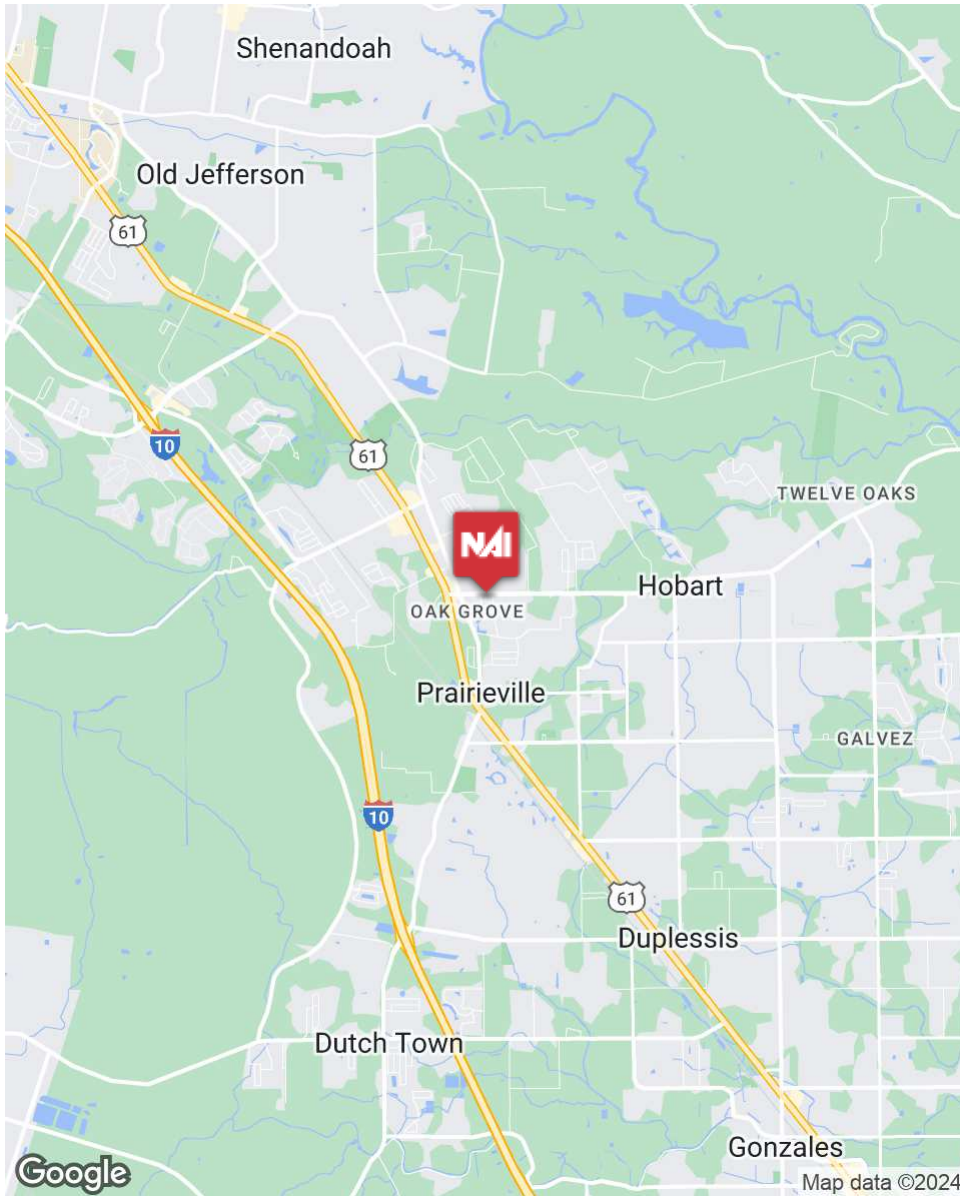
HIGHWAY 42

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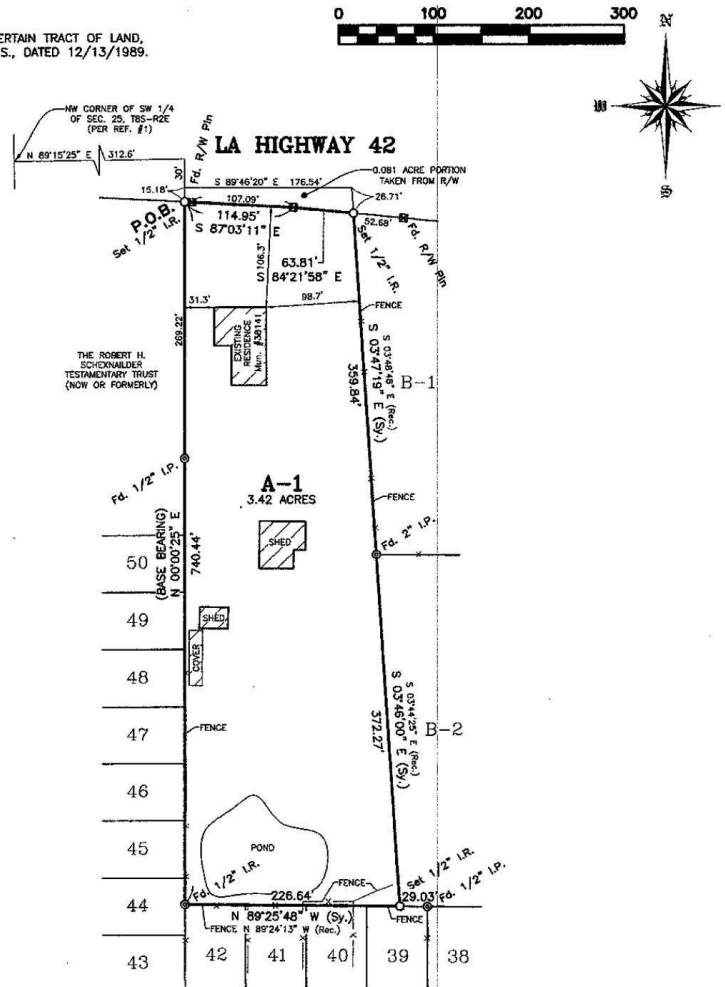
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REFERENCE:

1. SURVEY MAP SHOWING A CERTAIN TRACT OF LAND,
BY WILFRED J. FONTENOT, P.L.S., DATED 12/13/1989.



NOTE: BUILDING LINE SETBACKS SHOWN HEREON WERE TAKEN FROM THE RECORDED SUBDIVISION PLAT AND THE PARISH REQUIREMENTS FOR MAZ ZONING USE. OWNER SHOULD VERIFY THESE RESTRICTIONS WITH HIS ARCHITECT/BUILDER AND THE SUBDIVISION RESTRICTIONS.

BASE BEARING: N 00°00'25" E (PER REF. #1)
 FLOOD ZONE: "X" BASE FLOOD ELEVATION: N/A
 P.R.M.A. P.L.R.M. MAP NO. 22005C 0030 E DATED: 8/16/07

**MAP SHOWING SURVEY
OF
LOT A-1**

LOCATED IN SECTION 25, T8S-R2E
 SOUTHEASTERN LAND DISTRICT
 EAST OF THE MISSISSIPPI RIVER
 ASCENSION PARISH, LOUISIANA

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DEMOGRAPHICS

Section 3

226.64'
732.71'
740.44'
176.54'
3.42 ACRES

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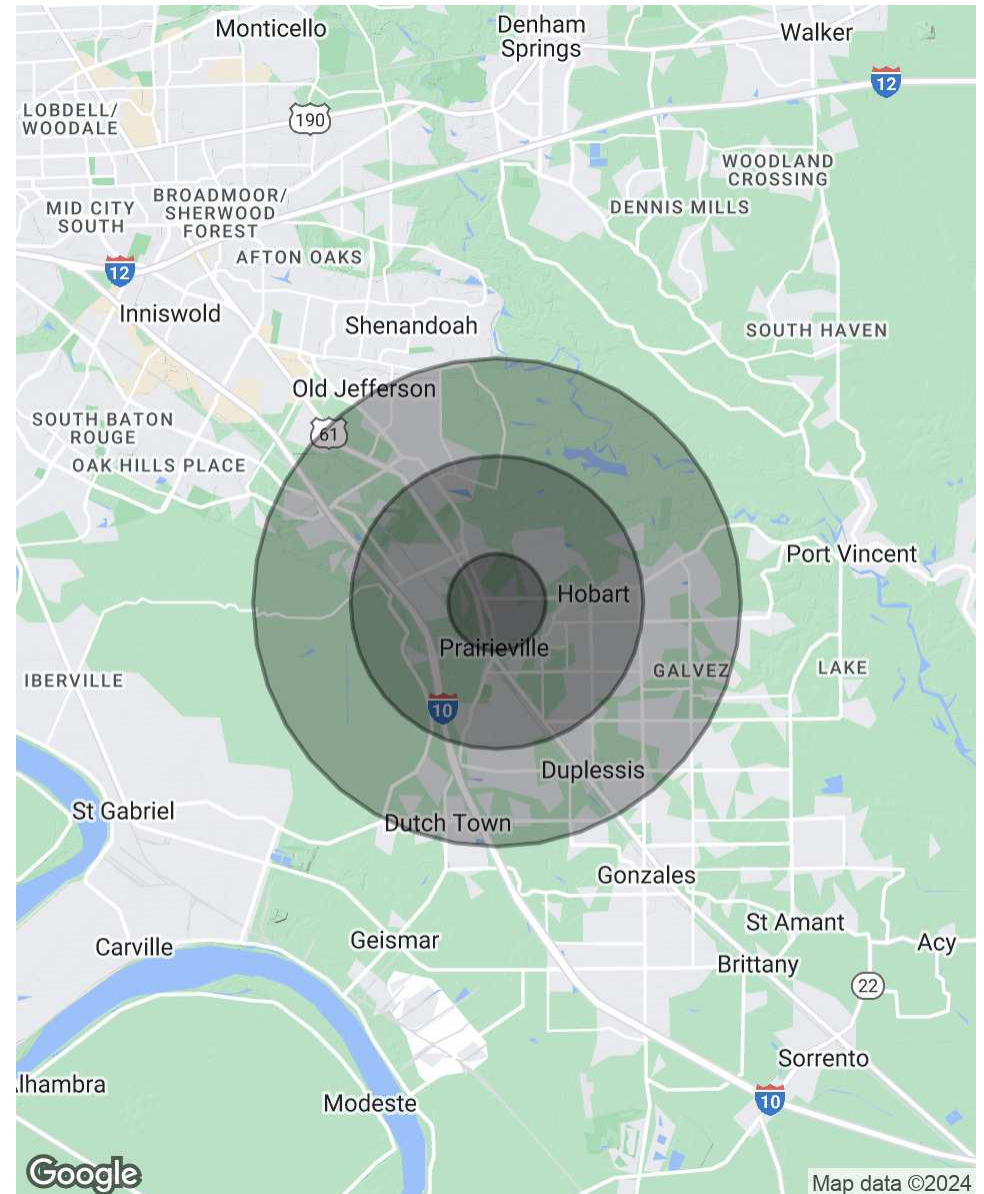
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,481	37,784	81,221
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,593	13,492	29,526
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$116,406	\$129,222	\$129,660
Average House Value	\$335,864	\$328,335	\$331,332

Demographics data derived from AlphaMap



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