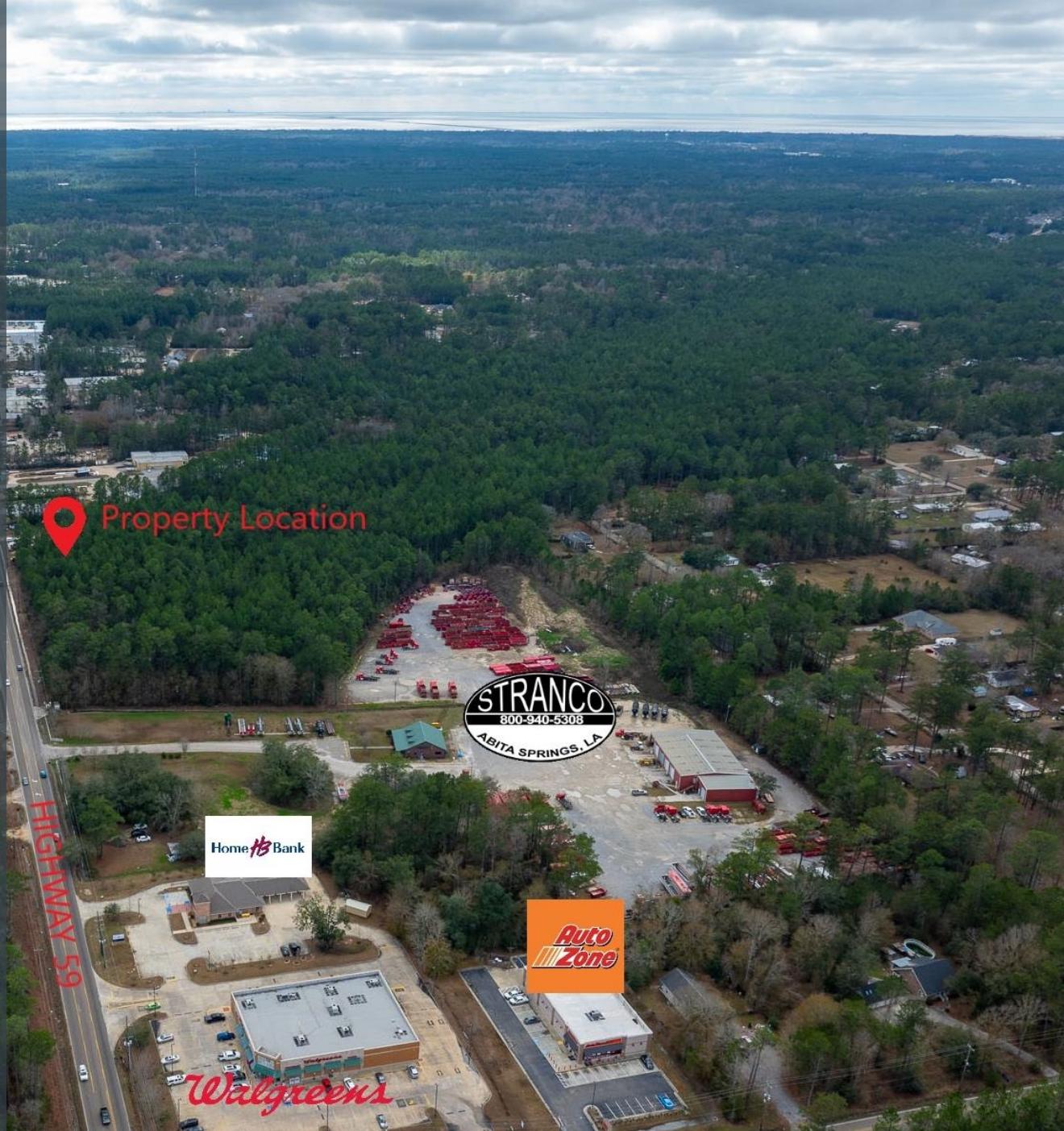


Hwy 59 - Block 30

03.18.24

FOR SALE

Hwy 59
Abita Springs, LA 70420



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Cordell Eustis Group
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Commercial Broker
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OFFERING SUMMARY

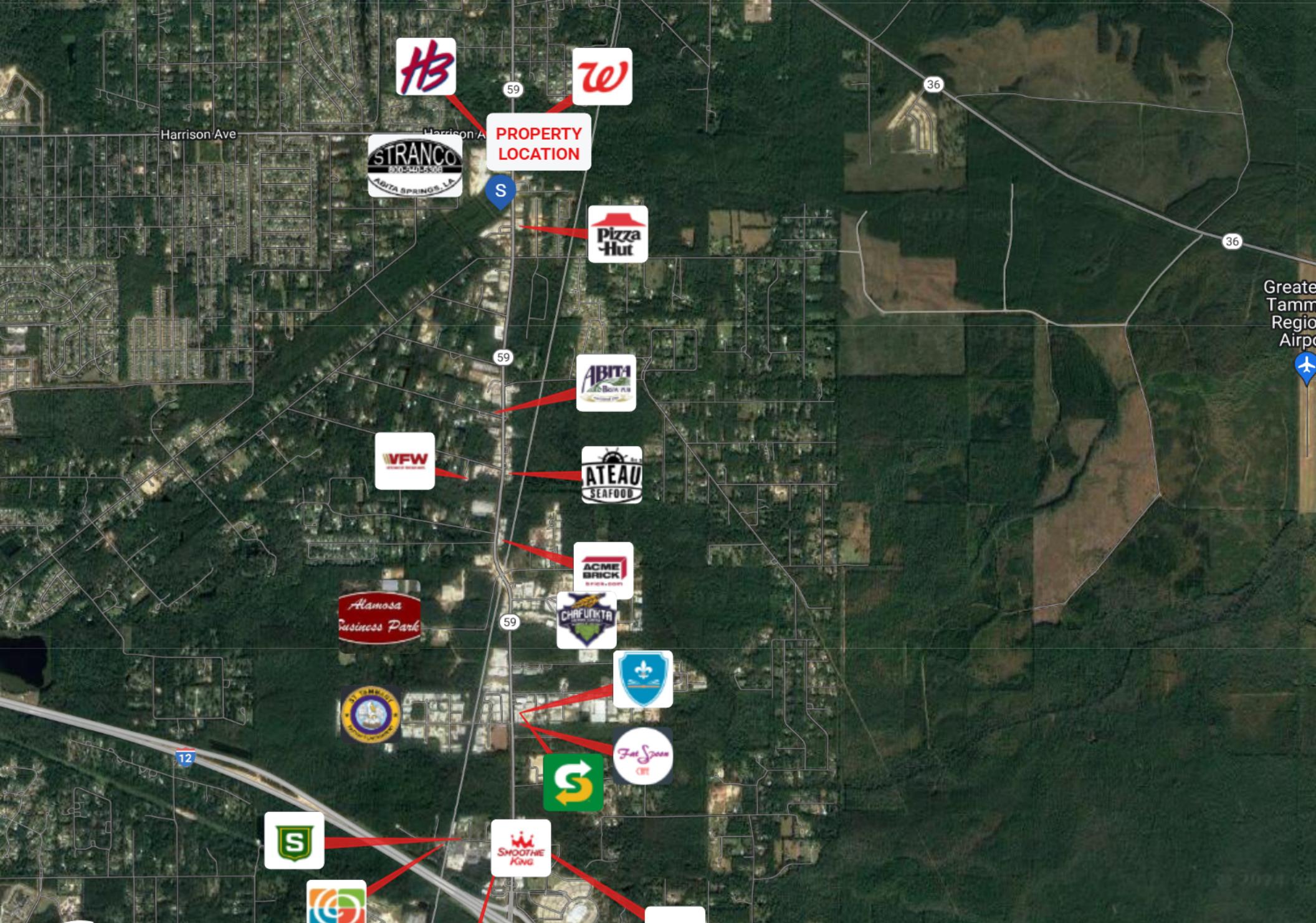
| | |
|-------------------|----------------------------------|
| ADDRESS | Hwy 59 Abita Springs LA 70420 |
| PRICE PER SQ. FT. | \$5.50 |
| PRICE | \$838,530 |
| LAND ACRES | 3.5 |
| ZONING TYPE | HC2/I2 |
| # OF PARCELS | 1 |

- Block 30 is +/- 3.5 acres. This irregular shaped parcel has approximately 500 feet of frontage along Highway 59.
- The zoning indicates that most of the property is zoned HC2 and a point at the northern portion of the property is zoned I-2.
- The final price of the property will be determined by the purchaser's final survey at \$5.50 per square foot. There is another square in the rear of the property and access would need to be purchased through another seller.
- Measurements are not guaranteed. Flood Zone X.









| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|----------|----------|----------|
| 2000 Population | 2,160 | 12,274 | 27,989 |
| 2010 Population | 2,589 | 16,593 | 36,017 |
| 2023 Population | 3,085 | 19,780 | 44,346 |
| 2028 Population | 3,295 | 20,852 | 46,395 |
| 2023 African American | 463 | 2,259 | 4,835 |
| 2023 American Indian | 10 | 78 | 161 |
| 2023 Asian | 14 | 193 | 611 |
| 2023 Hispanic | 353 | 2,062 | 4,308 |
| 2023 Other Race | 147 | 656 | 1,312 |
| 2023 White | 2,165 | 14,600 | 33,265 |
| 2023 Multiracial | 285 | 1,988 | 4,150 |
| 2023-2028: Population: Growth Rate | 6.65 % | 5.30 % | 4.55 % |
| 2023 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
| less than \$15,000 | 144 | 750 | 2,001 |
| \$15,000-\$24,999 | 94 | 564 | 1,115 |
| \$25,000-\$34,999 | 96 | 717 | 1,469 |
| \$35,000-\$49,999 | 134 | 762 | 1,752 |
| \$50,000-\$74,999 | 310 | 1,609 | 3,683 |
| \$75,000-\$99,999 | 87 | 910 | 2,212 |
| \$100,000-\$149,999 | 232 | 1,318 | 2,738 |
| \$150,000-\$199,999 | 75 | 621 | 1,473 |
| \$200,000 or greater | 75 | 519 | 1,590 |
| Median HH Income | \$59,737 | \$64,665 | \$66,088 |
| Average HH Income | \$86,952 | \$92,347 | \$98,491 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 869 | 4,847 | 11,143 |
| 2010 Total Households | 994 | 6,347 | 14,091 |
| 2023 Total Households | 1,250 | 7,769 | 18,032 |
| 2028 Total Households | 1,348 | 8,245 | 18,992 |
| 2023 Average Household Size | 2.46 | 2.54 | 2.43 |
| 2000 Owner Occupied Housing | 629 | 3,655 | 7,915 |
| 2000 Renter Occupied Housing | 151 | 850 | 2,365 |
| 2023 Owner Occupied Housing | 1,023 | 6,197 | 13,796 |
| 2023 Renter Occupied Housing | 227 | 1,572 | 4,236 |
| 2023 Vacant Housing | 125 | 574 | 1,509 |
| 2023 Total Housing | 1,375 | 8,343 | 19,541 |
| 2028 Owner Occupied Housing | 1,113 | 6,651 | 14,659 |
| 2028 Renter Occupied Housing | 234 | 1,593 | 4,332 |
| 2028 Vacant Housing | 128 | 577 | 1,517 |
| 2028 Total Housing | 1,476 | 8,822 | 20,509 |
| 2023-2028: Households: Growth Rate | 7.60 % | 6.00 % | 5.20 % |

Source: esri



| 2023 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2023 Population Age 30-34 | 180 | 1,245 | 2,756 |
| 2023 Population Age 35-39 | 184 | 1,434 | 3,131 |
| 2023 Population Age 40-44 | 188 | 1,418 | 3,050 |
| 2023 Population Age 45-49 | 175 | 1,173 | 2,625 |
| 2023 Population Age 50-54 | 186 | 1,232 | 2,788 |
| 2023 Population Age 55-59 | 198 | 1,246 | 2,913 |
| 2023 Population Age 60-64 | 232 | 1,357 | 3,081 |
| 2023 Population Age 65-69 | 215 | 1,280 | 2,934 |
| 2023 Population Age 70-74 | 178 | 1,024 | 2,378 |
| 2023 Population Age 75-79 | 117 | 672 | 1,555 |
| 2023 Population Age 80-84 | 55 | 355 | 843 |
| 2023 Population Age 85+ | 51 | 303 | 713 |
| 2023 Population Age 18+ | 2,375 | 15,113 | 34,233 |
| 2023 Median Age | 41 | 41 | 41 |

| 2023 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$58,645 | \$63,752 | \$64,465 |
| Average Household Income 25-34 | \$80,232 | \$86,599 | \$89,515 |
| Median Household Income 35-44 | \$68,364 | \$77,298 | \$77,462 |
| Average Household Income 35-44 | \$97,618 | \$102,160 | \$108,023 |
| Median Household Income 45-54 | \$73,888 | \$83,648 | \$86,648 |
| Average Household Income 45-54 | \$102,961 | \$108,798 | \$120,560 |
| Median Household Income 55-64 | \$69,734 | \$75,557 | \$76,834 |
| Average Household Income 55-64 | \$100,836 | \$105,744 | \$113,445 |
| Median Household Income 65-74 | \$53,054 | \$54,608 | \$57,596 |
| Average Household Income 65-74 | \$77,005 | \$82,919 | \$86,810 |
| Average Household Income 75+ | \$56,805 | \$57,494 | \$64,383 |

| 2028 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2028 Population Age 30-34 | 213 | 1,179 | 2,636 |
| 2028 Population Age 35-39 | 200 | 1,406 | 3,151 |
| 2028 Population Age 40-44 | 199 | 1,514 | 3,354 |
| 2028 Population Age 45-49 | 199 | 1,462 | 3,196 |
| 2028 Population Age 50-54 | 186 | 1,208 | 2,711 |
| 2028 Population Age 55-59 | 198 | 1,255 | 2,820 |
| 2028 Population Age 60-64 | 200 | 1,233 | 2,842 |
| 2028 Population Age 65-69 | 227 | 1,319 | 2,991 |
| 2028 Population Age 70-74 | 198 | 1,175 | 2,693 |
| 2028 Population Age 75-79 | 153 | 882 | 2,075 |
| 2028 Population Age 80-84 | 95 | 543 | 1,263 |
| 2028 Population Age 85+ | 60 | 370 | 883 |
| 2028 Population Age 18+ | 2,554 | 15,941 | 35,950 |
| 2028 Median Age | 42 | 42 | 42 |

| 2028 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$63,482 | \$71,104 | \$71,559 |
| Average Household Income 25-34 | \$92,254 | \$98,216 | \$101,762 |
| Median Household Income 35-44 | \$82,737 | \$88,877 | \$88,647 |
| Average Household Income 35-44 | \$113,234 | \$118,029 | \$125,384 |
| Median Household Income 45-54 | \$93,573 | \$96,213 | \$97,136 |
| Average Household Income 45-54 | \$118,194 | \$124,423 | \$134,289 |
| Median Household Income 55-64 | \$84,940 | \$90,230 | \$89,383 |
| Average Household Income 55-64 | \$117,372 | \$122,603 | \$131,172 |
| Median Household Income 65-74 | \$59,989 | \$64,622 | \$66,237 |
| Average Household Income 65-74 | \$91,503 | \$99,937 | \$102,792 |
| Average Household Income 75+ | \$68,635 | \$68,782 | \$75,048 |

Hwy 59 - Block 30

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Exclusively Marketed by:



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