

# Hwy 59 - Block 30

03.18.24

FOR SALE

Hwy 59  
Abita Springs, LA 70420



Property Location



Home  Bank



Walgreens

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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.



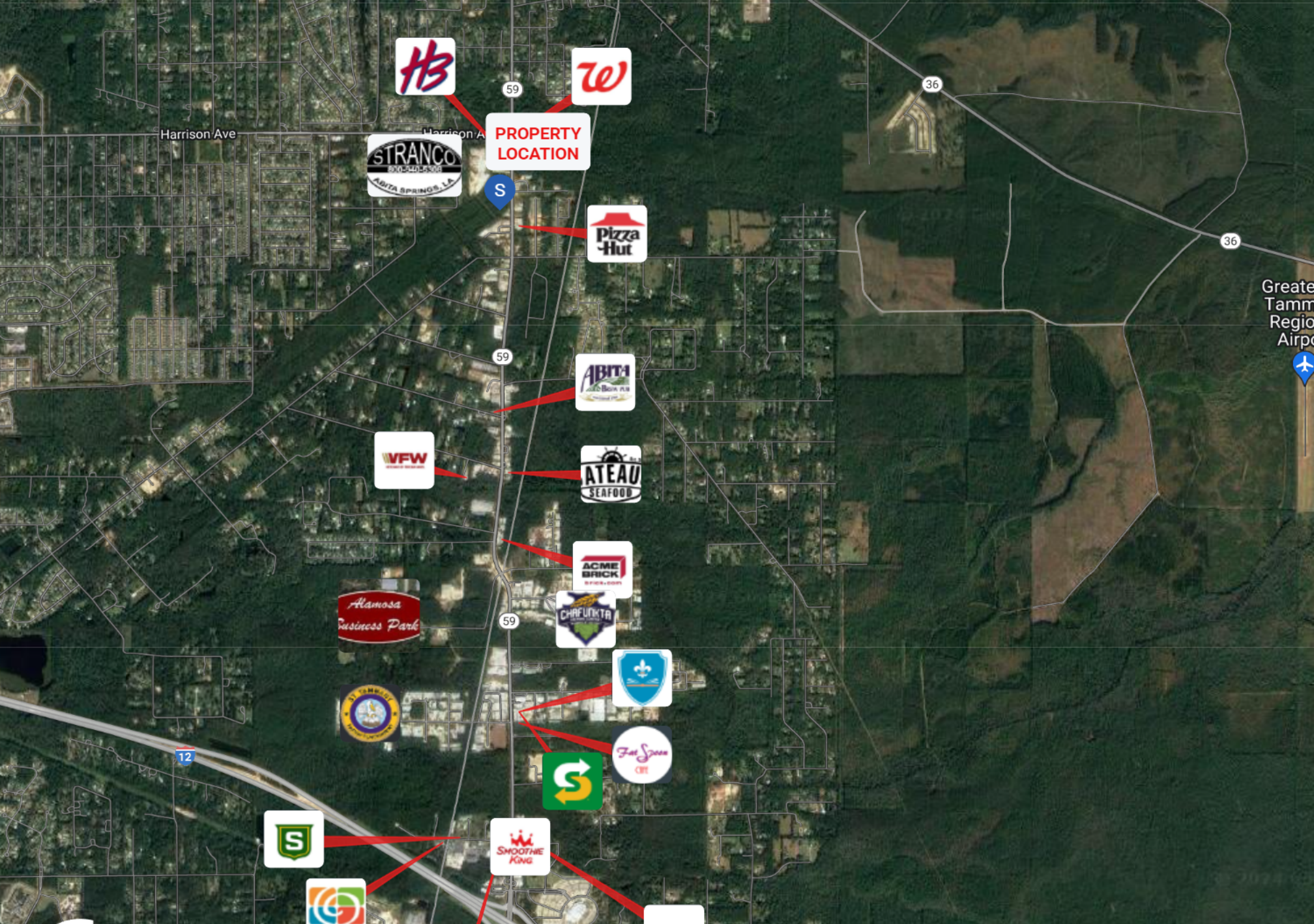














POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,160	12,274	27,989
2010 Population	2,589	16,593	36,017
2023 Population	3,085	19,780	44,346
2028 Population	3,295	20,852	46,395
2023 African American	463	2,259	4,835
2023 American Indian	10	78	161
2023 Asian	14	193	611
2023 Hispanic	353	2,062	4,308
2023 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



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*Exclusively Marketed by:*



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