

OFFERING MEMORANDUM

TBD BELL VERDINE ROAD
WESTLAKE, LA 70669

Introducing an exceptional investment opportunity in the coveted Westlake area, TBD Bell Verdine Road offers a prime location for land or residential development.



**THE COMMERCIAL
PROFESSIONALS**

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PROPERTY SUMMARY

TBD Bell Verdine Road Westlake, LA 70669

SALE PRICE: \$1,500,000

LOT SIZE: 9 Acres

PROPERTY TYPE: Commercial/Residential,
Industrial/Development

Introducing an exceptional investment opportunity in the coveted Westlake area, TBD Bell Verdine Road offers a prime location for land or residential development. This expansive lot provides abundant space for growth and is conveniently accessible via major roads and highways.

Zoned for both residential and commercial use, this tranquil and scenic property presents a favorable environment for development. Boasting readily available utilities and favorable market conditions, this is a rare chance for investors seeking a promising venture in the thriving Westlake area.



PROPERTY HIGHLIGHTS

Development Opportunity 4 +/- Acres in Growing Westlake, LA

- Prime location in Westlake area
- Ideal for land or residential development
- Spacious lot with ample room for expansion
- Easy access to major roads and highways
- Proximity to essential amenities and services
- Potential for high return on investment
- Zoned for residential or commercial use
- Tranquil and scenic surroundings
- Utilities readily available for development
- Favorable market conditions for property appreciation



AREA OVERVIEW

Located in the thriving industrial corridor of Westlake, Louisiana, this +/- 4-acre property offers exceptional access to key transportation routes and major industrial hubs. Situated just minutes from Interstate 10, Highway 90, and key petrochemical facilities, this site is ideal for businesses seeking proximity to Westlake's booming industrial sector.

| | 0.3 Miles | 0.5 Miles | 1 Miles |
|--------------------------|-----------|-----------|-----------|
| Total households | 2 | 4 | 163 |
| Total population | 6 | 11 | 429 |
| Persons per household | 3 | 2.8 | 2.6 |
| Average household income | \$96,298 | \$88,423 | \$102,383 |
| Average house value | \$183,233 | \$178,845 | \$193,663 |
| Average age | 38 | 38 | 38 |
| Average age male | 37 | 37 | 37 |
| Average age female | 39 | 39 | 39 |

RETAILER MAP





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[ACCESS SECURE DOCUMENTS HERE](#)

[VIEW ADDITIONAL PROPERTY DETAILS HERE](#)

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