



# Americana TND Commercial Development Site

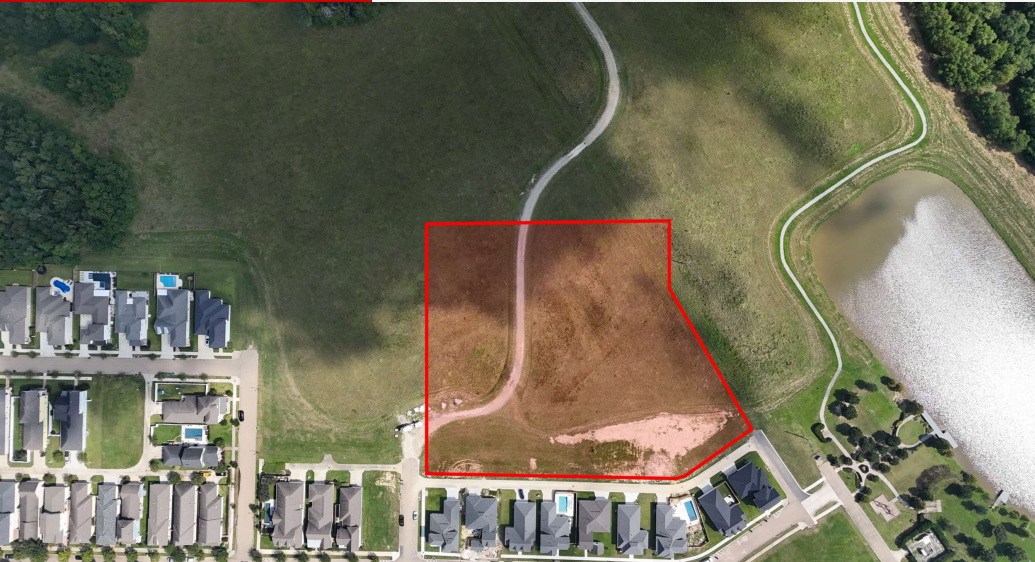
Liberty Way Zachary, LA 70791

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Americana Development Site  
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PROPERTY SUMMARY



Property Description

Development tract located in Americana, Zachary's premier Traditional Neighborhood Development. The Property measures 4.324 acres. The site is cleared with all utilities available. Zoning is subject to the TND CCR's but is suitable for commercial development, including but not limited to, retail and office as well as independent, assisted, or senior living facilities. The Property is currently accessible via Liberty Way and Americana Blvd with future access from the LA-64 corridor. Zachary is located 14 miles north of Baton Rouge and is home to the top school district in Louisiana.

Property Highlights

- 4.324 Acre (188,350 SF) Development-Ready Tract
- Suitable For Commercial or Senior / Assisted Living
- Located in Premier Traditional Neighborhood Development

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Offering Summary

Sale Price:	Subject to Offer
Lot Size (Acres):	4.324
Zoning:	TND - Commercial / Senior Living
Flood Zone:	X - Area of Minimal Flood Hazard

Demographics	3 Miles	5 Miles	7 Miles
Total Households	5,766	9,796	16,214
Total Population	16,365	27,206	44,542
Average HH Income	\$110,499	\$99,012	\$90,127

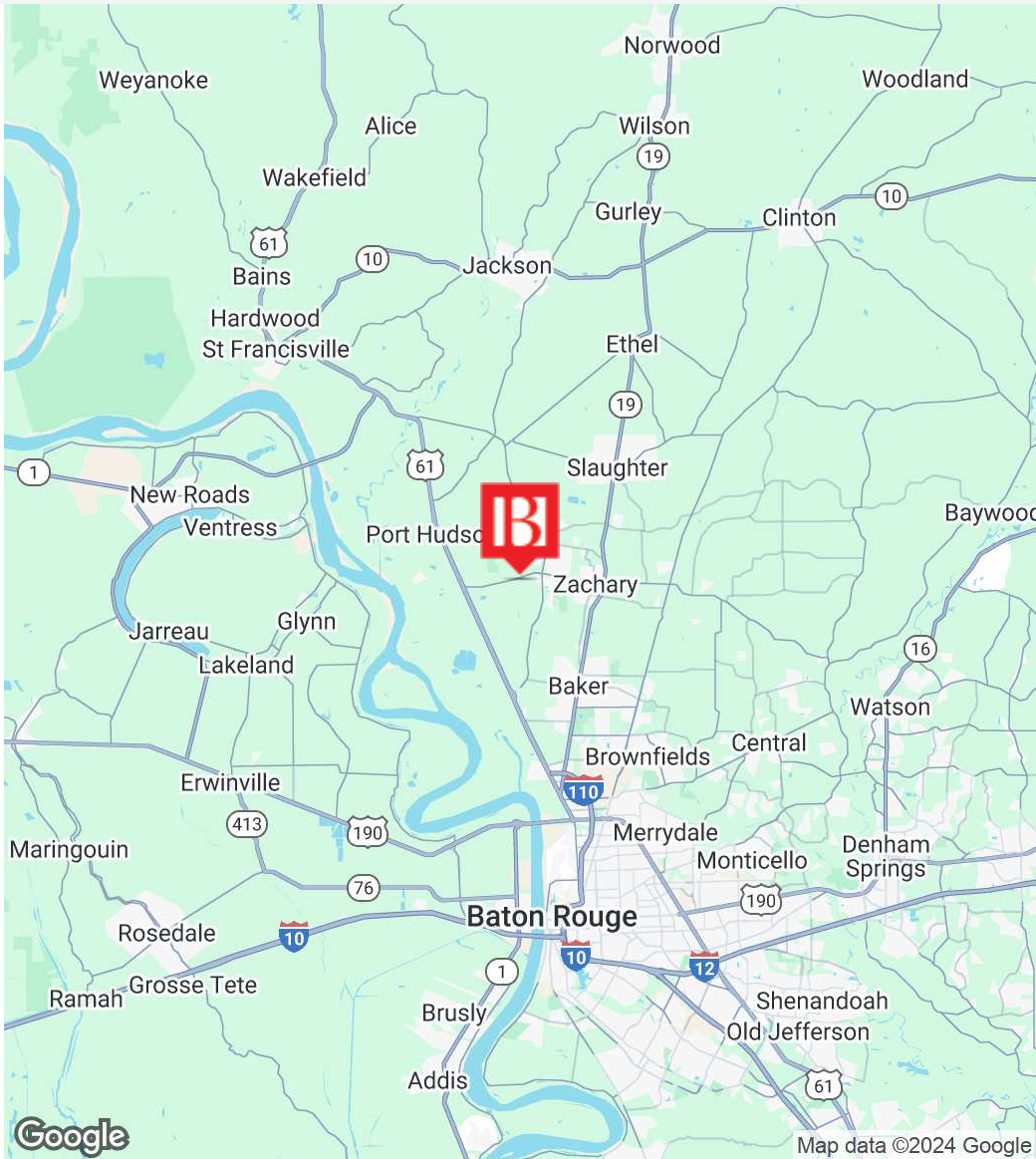
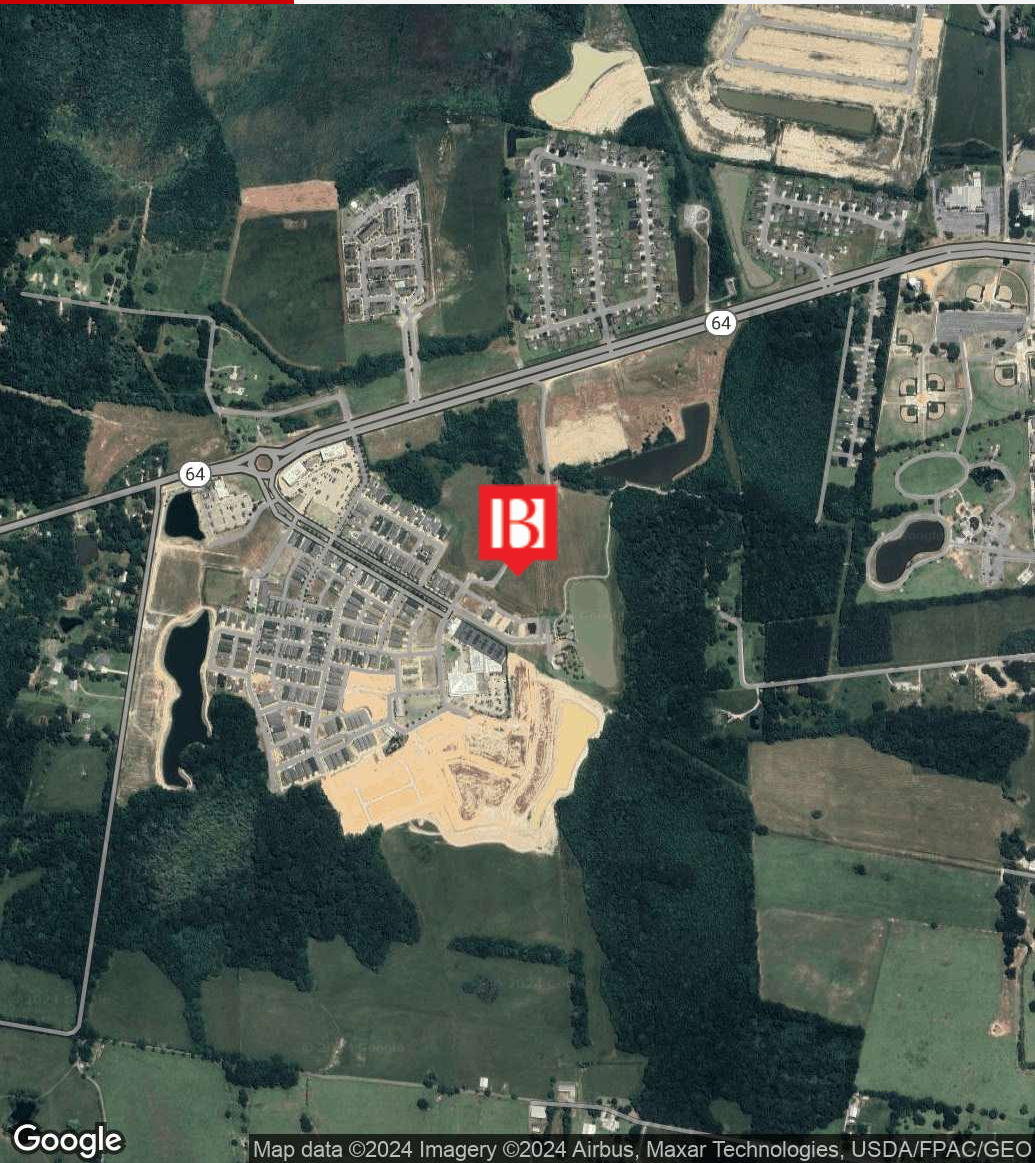
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LOCATION MAP



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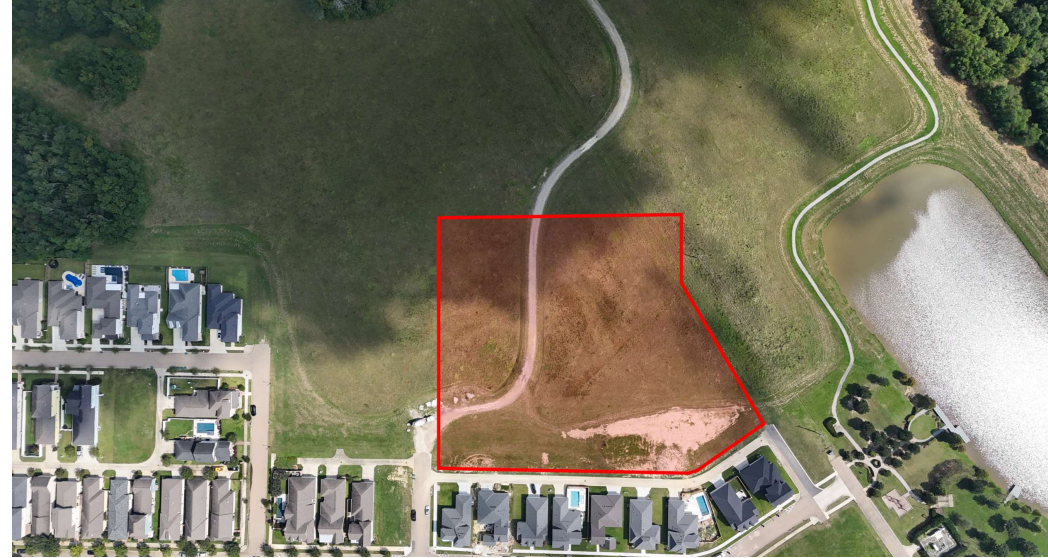




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### SITE AERIALS



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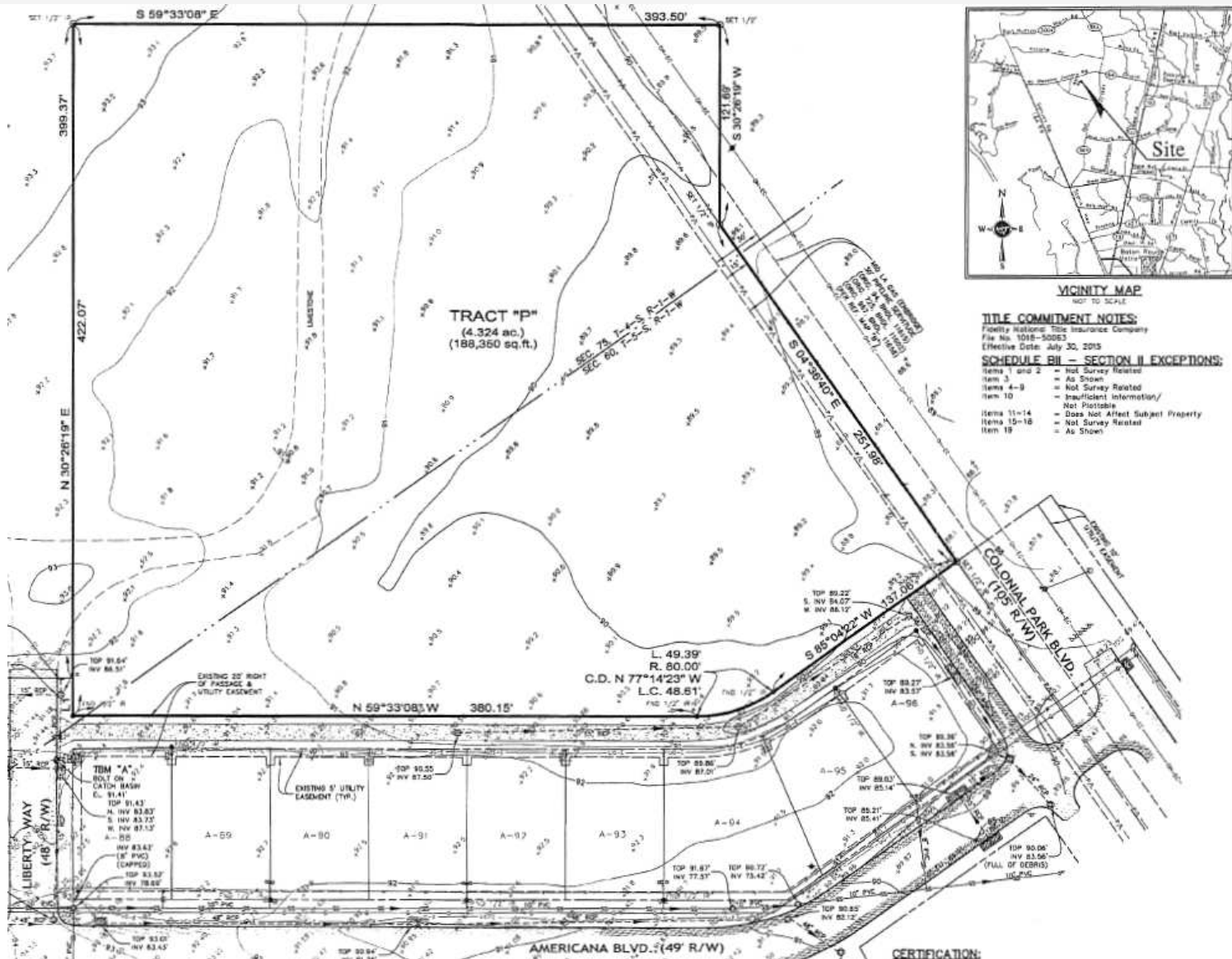




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SURVEY



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**AMERICANA OVERVIEW**



**Americana Neighborhood Overview**

Americana heralds the return of true neighborhood living — a place where residents feel a sense of community and comfort with the modern amenities, inviting front porches and tree-lined streets. It's where families can grow, friendships can flourish and life can be lived to the fullest.

The Neighborhood amenities include the Americana YMCA; Kidz Karousel Childhood Development Center; The Pointe at Americana, a civic building playing host to many different community-oriented events; a children's playground; a dog park; stocked fishing ponds; and walking paths.

The Neighborhood also features The Villages at Americana, a mixed-use development consisting of multifamily and ground-floor retail and restaurants. Current offerings include Agave Blue Tequila and Taco Bar, Lit Pizza, Baton Rouge General Physicians (Primary Care), and Walk On's Sports Bistreaux.

Americana is located in Zachary, LA which offers the convenience of a metropolitan area with all the charm of small-city living. This growing community topped the list this year among Louisiana cities, with one of the highest annual household estimated incomes. Zachary's best kept secret is its' public schools. Zachary Schools have ranked #1 in the State of Louisiana for the past thirteen years. This premier education system has positioned Zachary for continued growth.

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### AMERICANA MASTER PLAN



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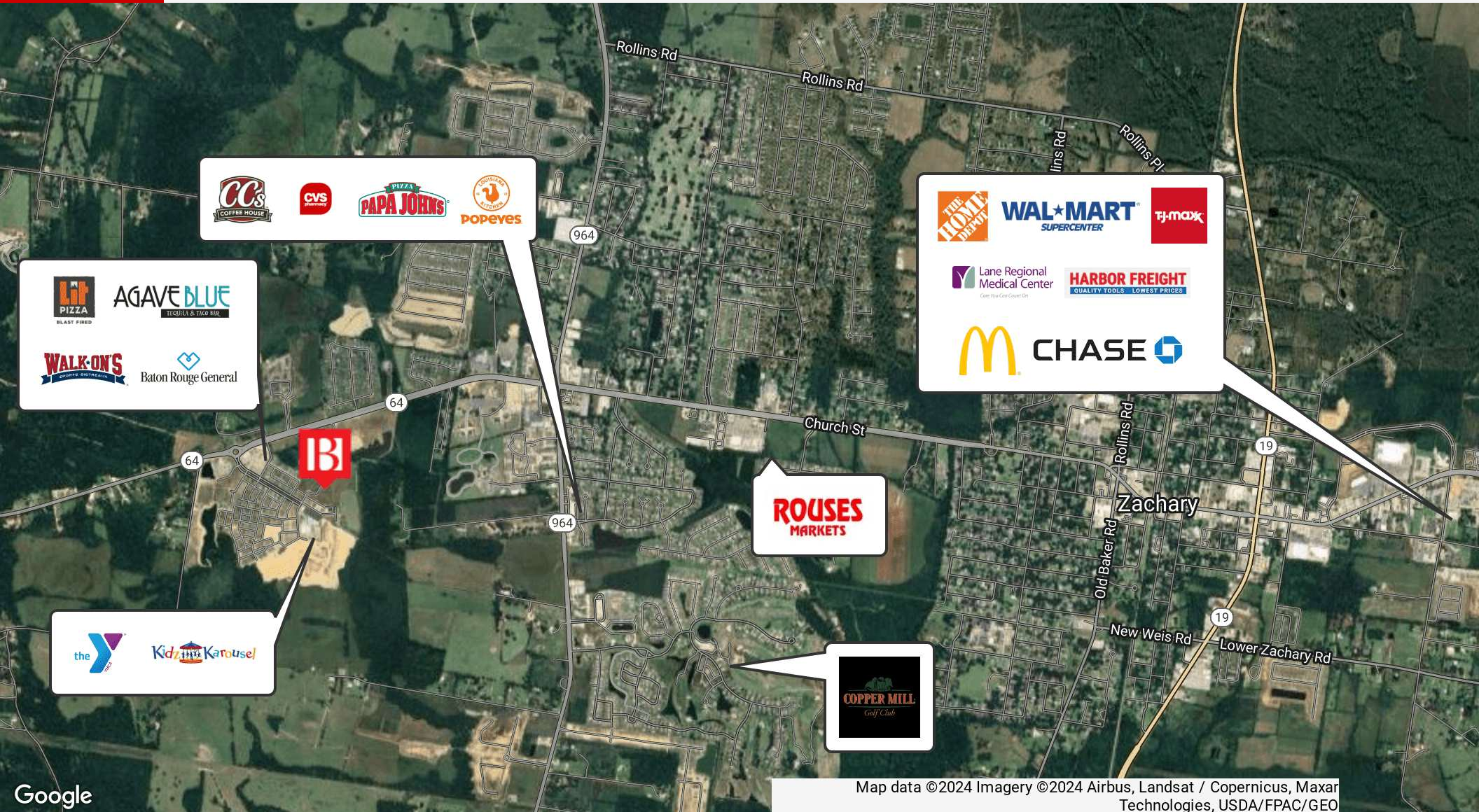




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### AREA MAP



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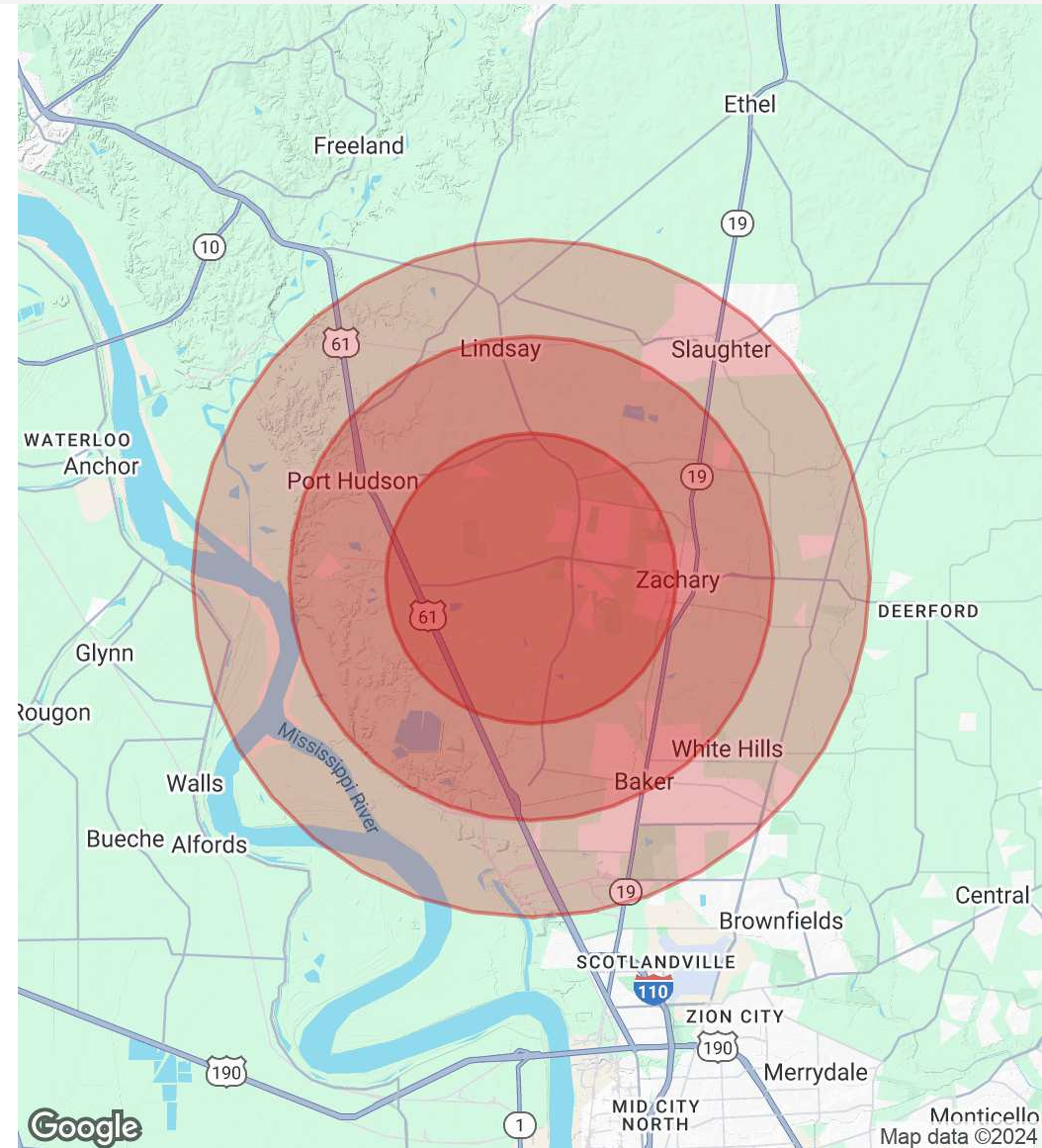
### DEMOGRAPHICS MAP & REPORT

Population	3 Miles	5 Miles	7 Miles
Total Population	16,365	27,206	44,542
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	5,766	9,796	16,214
# Of Persons Per HH	2.8	2.8	2.7
Average HH Income	\$110,499	\$99,012	\$90,127
Average House Value	\$327,672	\$296,031	\$268,970

Demographics data derived from AlphaMap



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