

SUMMARY

SUBDIVISION AERIAL

RETAIL AERIAL

DEMOGRAPHICS

LAND FOR SALE

AVAILABLE

- 235 Acres

SALE PRICE

- \$9,600 / Acre

PROPERTY OVERVIEW

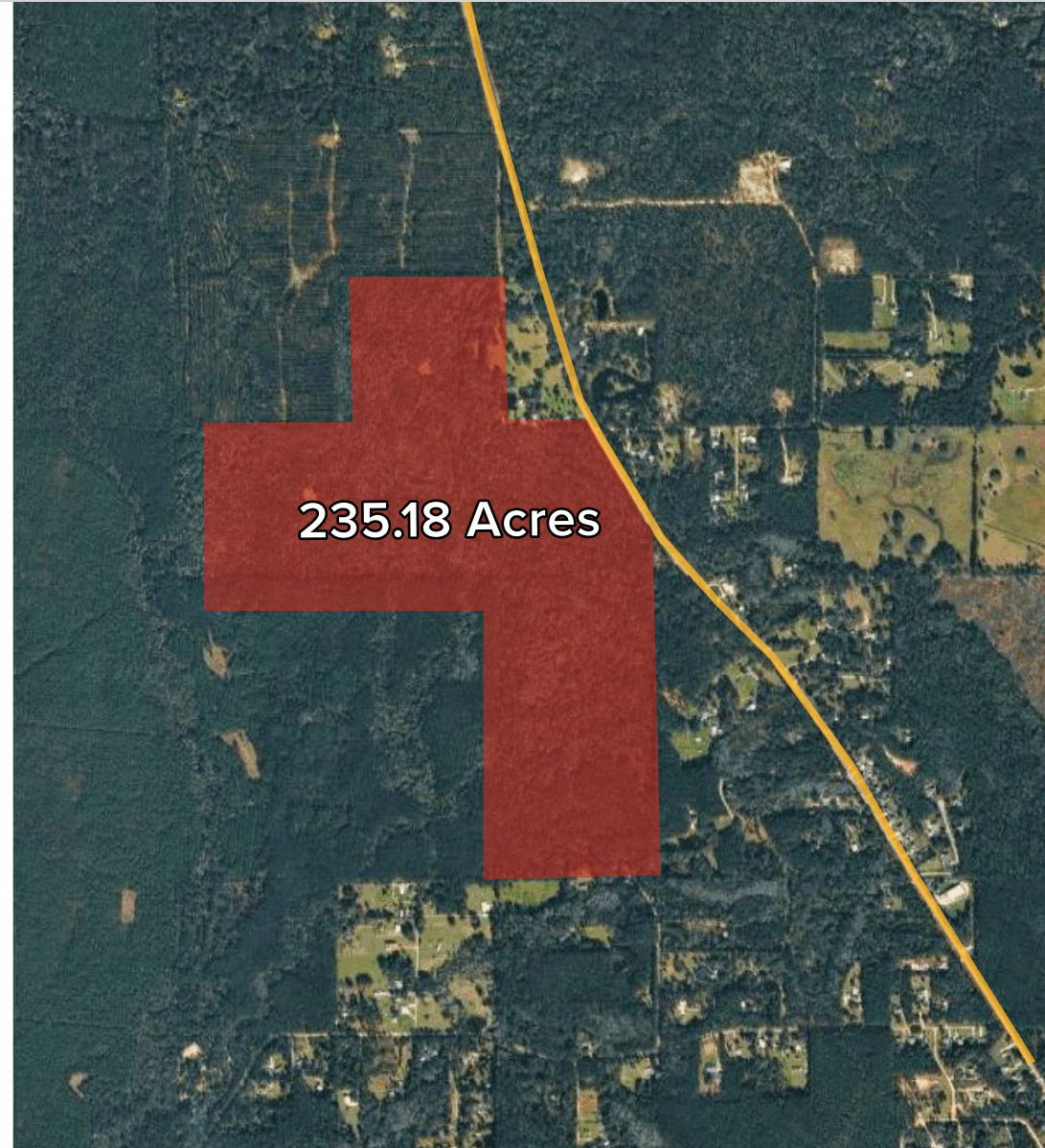
Introducing a rare 235-acre tract positioned directly along Highway 1077—an ideal canvas for a thoughtfully planned residential community or large-scale development. Located in one of parish’s most rapidly expanding corridors, this property offers both scale and flexibility, with the ability to be subdivided or taken down as a whole.

The surrounding area is defined by beautiful winding roads, mature trees, and established neighborhoods featuring large-acre homesites. The landscape combines a peaceful, rural feel with the convenience of quick access to local amenities, top-rated schools, and regional employment hubs. Growth along Hwy 1077 has been steady and strong, making this corridor one of the most sought-after locations for new residential development.

With its expansive acreage, natural beauty, and strategic location, this site is an exceptional opportunity or a neighborhood, estate-lot subdivision, or a mixed-use concept aligned with the parish’s ongoing growth.

PROPERTY HIGHLIGHTS

- 235 acres along highly traveled Hwy 1077
- Prime development corridor in a rapidly growing area of the parish
- Surrounded by established neighborhoods and large-acre residential tracts
- Beautiful natural setting with mature trees, rolling terrain, and rural appeal
- Ideal for residential subdivision, estate lots, or mixed-use concepts
- Subdivision potential or opportunity to acquire the entire tract
- Excellent access to nearby amenities, schools, and regional employment hubs
- Hard-to-find large acreage in one of the parish’s most in-demand locations



SUMMARY

SUBDIVISION AERIAL

RETAIL AERIAL

DEMOGRAPHICS

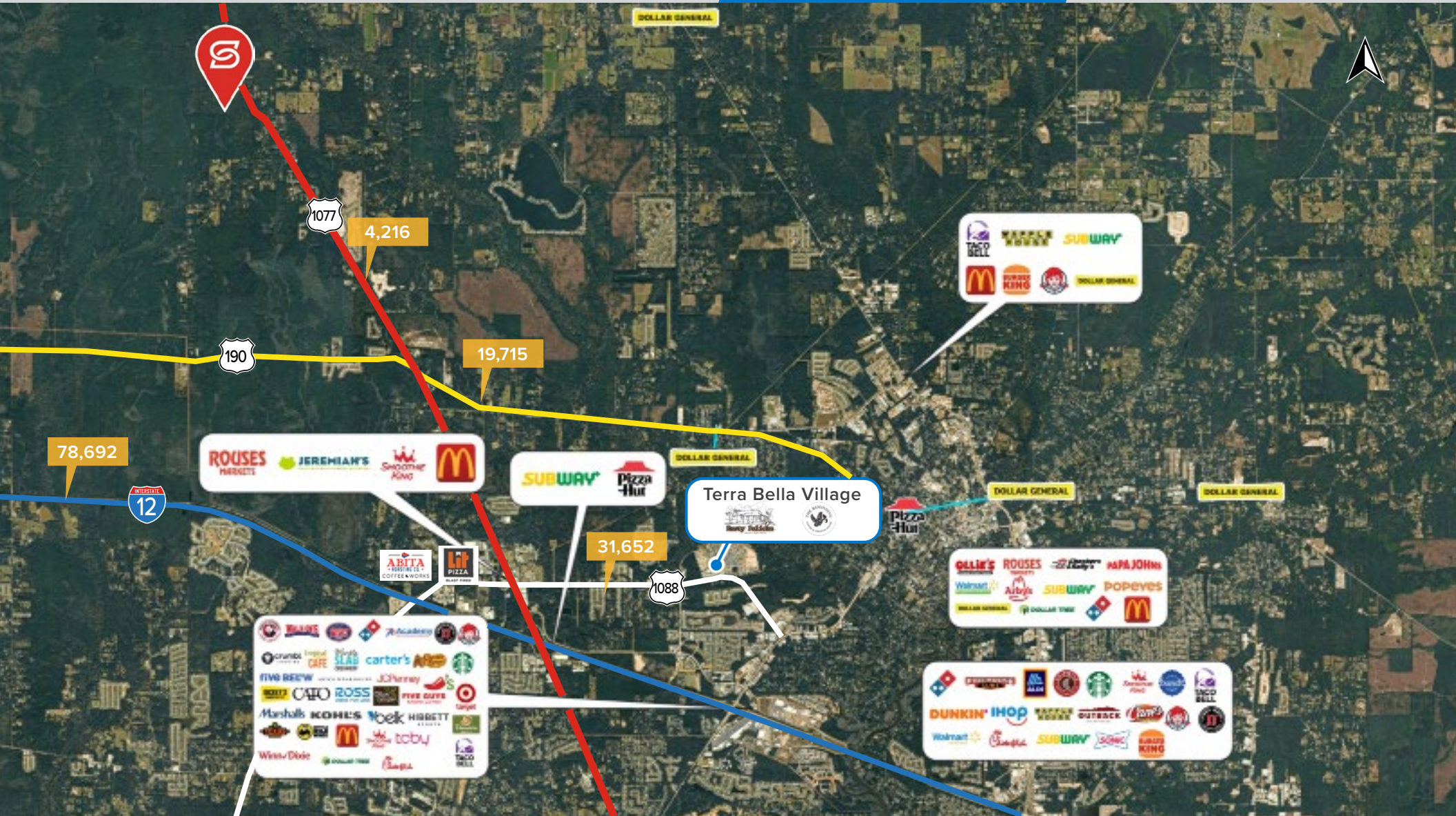


SUMMARY

SUBDIVISION AERIAL

RETAIL AERIAL

DEMOGRAPHICS



SUMMARY

SUBDIVISION AERIAL

RETAIL AERIAL

DEMOGRAPHICS

2025 DEMOGRAPHICS



POPULATION

3 MILE	5 MILE	15 MILE
13,032	43,540	194,275



AVG. HH INCOME

3 MILE	5 MILE	15 MILE
\$140,574	\$133,016	\$120,804



HOUSEHOLDS

3 MILE	5 MILE	15 MILE
4,661	16,167	75,392

