

## LAND FOR SALE

### PROPERTY SUMMARY

This 37.18-acre property, divided into two parcels by Hwy 3241 in Bush, LA, presents a fantastic opportunity for a variety of development projects. The eastern parcel offers 21.43 acres with 2,120 feet of prime highway frontage, while the western parcel spans 15.75 acres with 2,260 feet of frontage. Located along the newly completed Hwy 3241, part of a 30+ mile corridor that will ultimately connect Bogalusa to Interstate 12, the property enjoys exceptional visibility and access. A recently opened 20-mile section of the highway, which connects Bush to I-12, is already driving increased traffic and development in the area. The cleared and leveled land is ready for a wide range of uses, including multi-family, travel station, quick-service restaurant, or multi-tenant retail strip development. Situated in Flood Zones X and AE, this property is an ideal location for investors or developers seeking to capitalize on the area's growth and its proximity to major transportation routes.

### SIZE

- 37.18 Acres Total  
 Can be subdivided
  - Parcel 1: 21.43 Acres
  - Parcel 2: 15.75 Acres

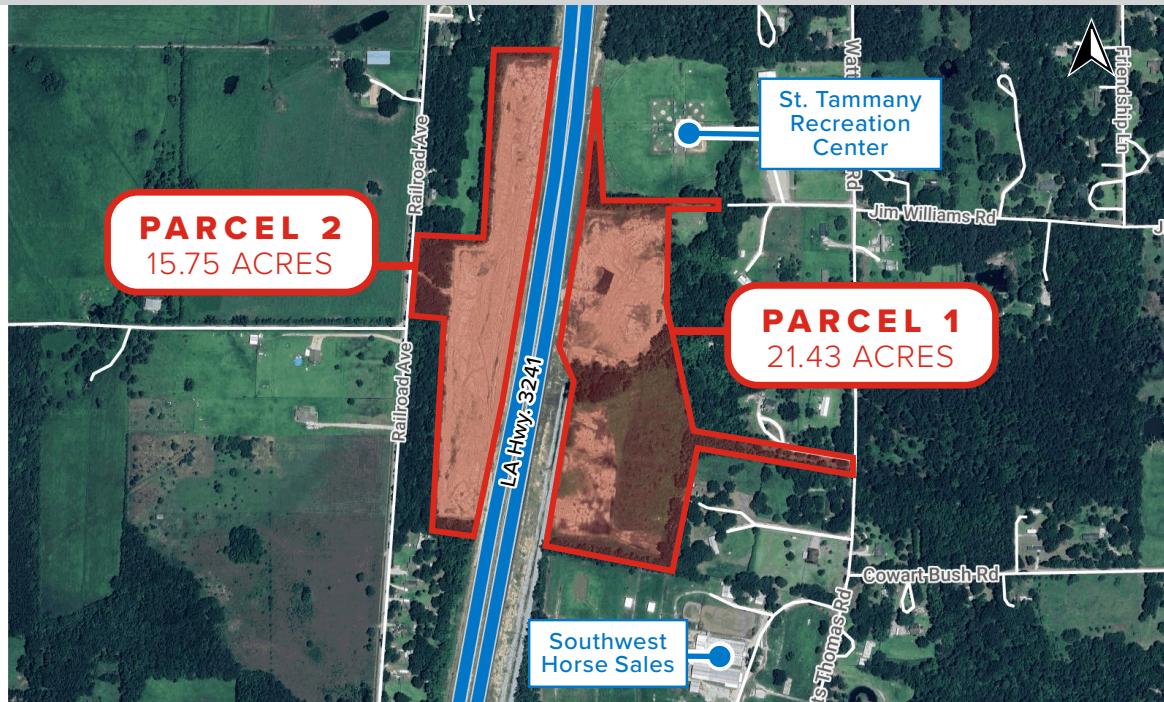
### TOTAL SALE PRICE

- \$557,700

### TRAFFIC COUNT (ADT 2024)

- On LA Highway 3241: 10,988

2024 DEMOGRAPHICS	3 MI	5 MI	10 MI
Population	1,839	4,310	19,855
Avg. HH Income	\$76,049	\$85,074	\$95,106

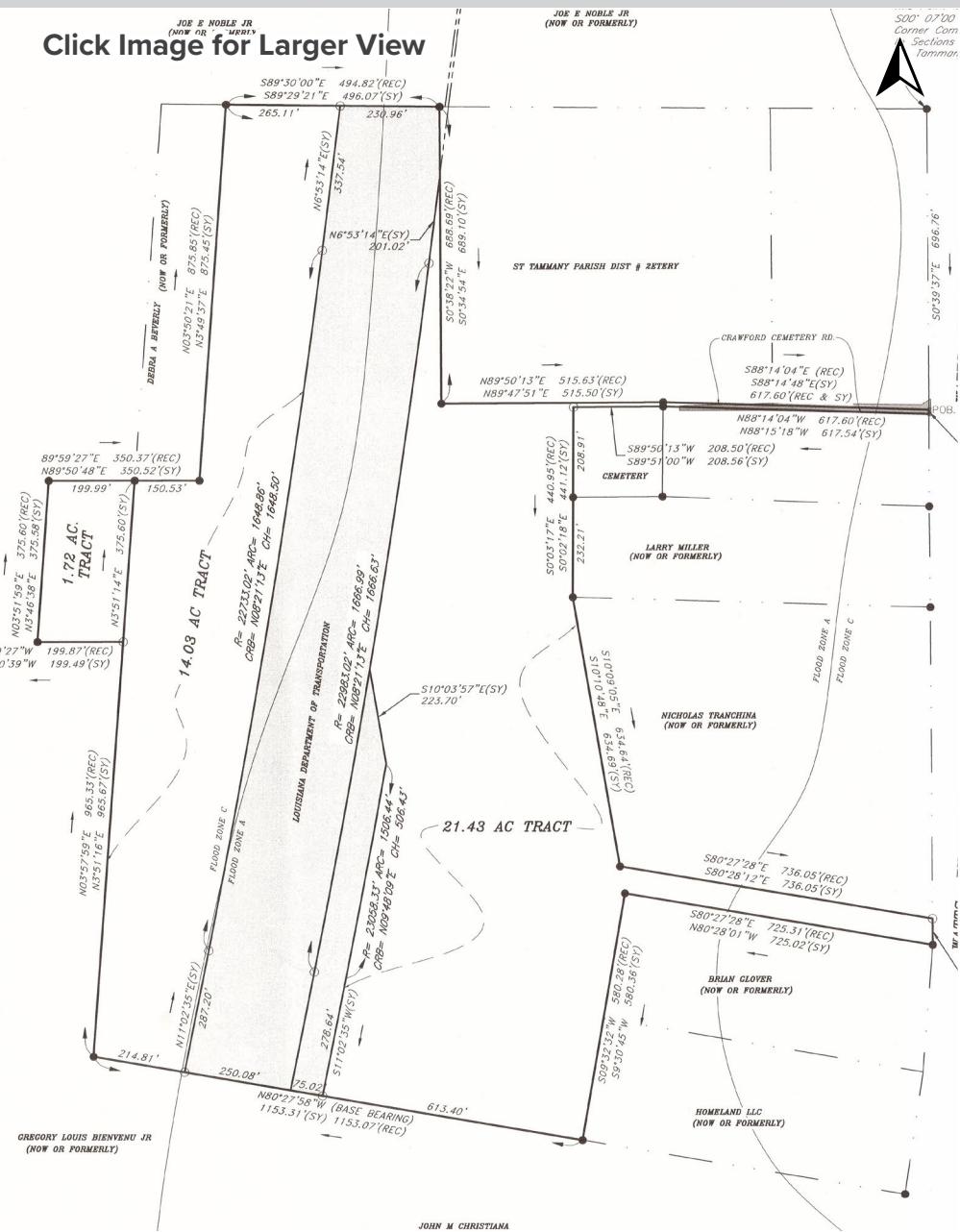


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# 37.18-ACRE DEVELOPMENT OPPORTUNITY

Watts Thomas Rd, Bush, LA

