



Traffic Counts

W Railroad Ave/US-51 | 7,095 VPD

E Railroad Ave | 5,198 VPD

LA-40 | 8,465 VPD

Demographics	1-mile	3-mile	5-mile
Population	1,382	5,194	11,006
Households	517	1,944	4,121
Average HH Income	\$52,216	\$52,287	\$53,919

*Demographics provided by CoStar Group, www.costar.com, 2024 dataset

**LAND FOR
SALE**

(817) 381-5682

**ACRES:
+/- 2.129**

**ZONING:
n/a**

2.129 acres Independence LA

adj. to 719 W Railroad Ave | Independence LA

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109

2.129 ACRES INDEPENDENCE LA | Independence, Louisiana

