



PROPERTY DESCRIPTION

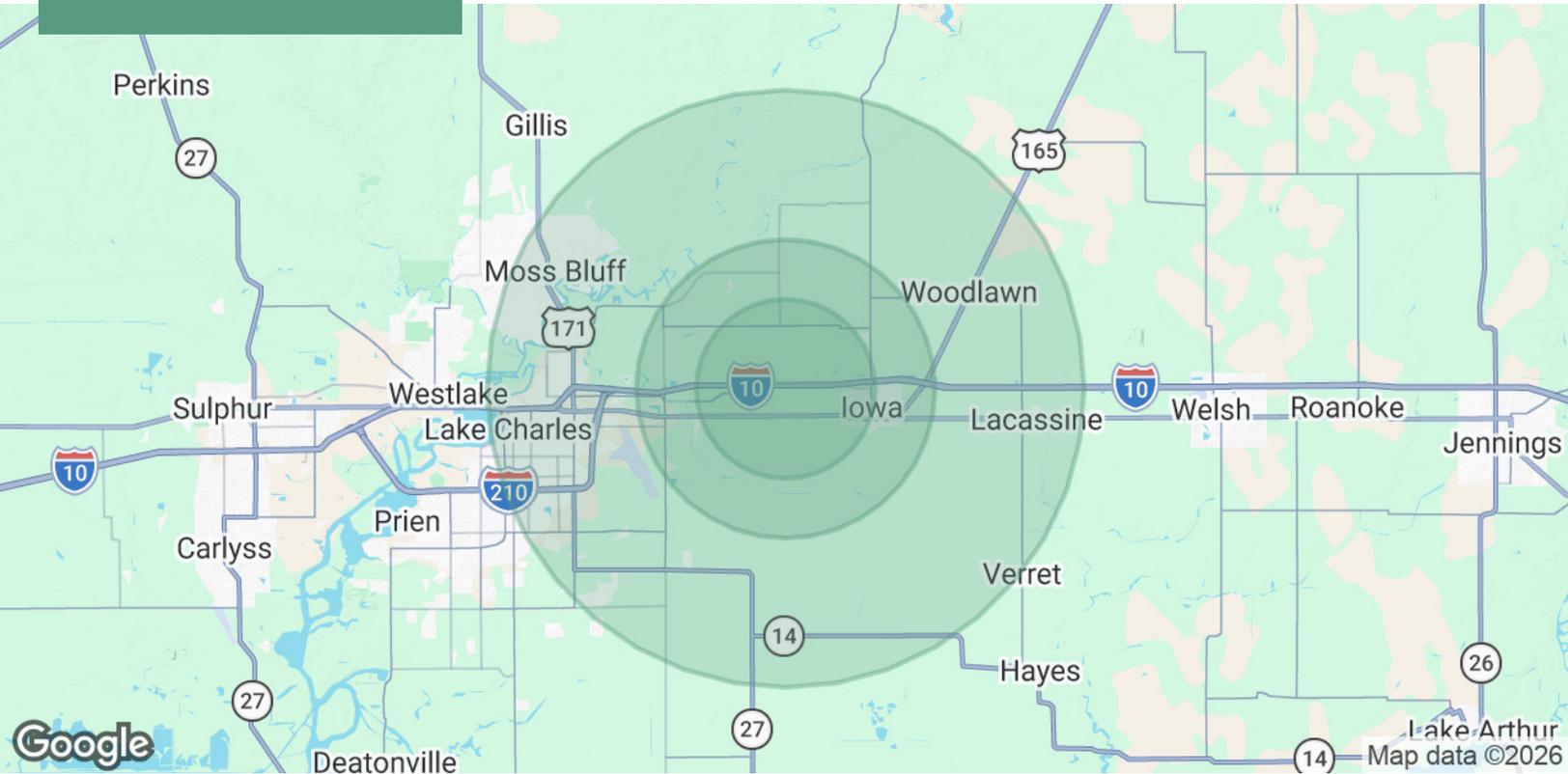
This property is situated just off Interstate 10, near the Sugarcane Residential Development in Iowa. It lies between the exits for Hwy 383 (Iowa exit) and Hwy 165.

Its location offers high visibility and traffic from I-10, with easy access to the service road, making it an ideal investment property for residential or commercial use.

OFFERING SUMMARY

Sale Price:	\$1,345,000
Location:	S. Frontage Road, Iowa, LA 70647
Lot Size:	+/-112 Acres
Frontage:	+/- 1,660'
Zoned:	Mixed Residential -Agricultural
Topography:	Mostly Cleared Prairieland

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,856	4,286	39,347
Total Population	5,085	12,625	101,501
Average HH Income	\$77,566	\$80,639	\$80,010



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,085	12,625	101,501
Average Age	37	37	39
Average Age (Male)	36	36	38
Average Age (Female)	38	38	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,856	4,286	39,347
# of Persons per HH	2.7	2.9	2.6
Average HH Income	\$77,566	\$80,639	\$80,010
Average House Value	\$212,857	\$243,828	\$245,860

Demographics data derived from AlphaMap



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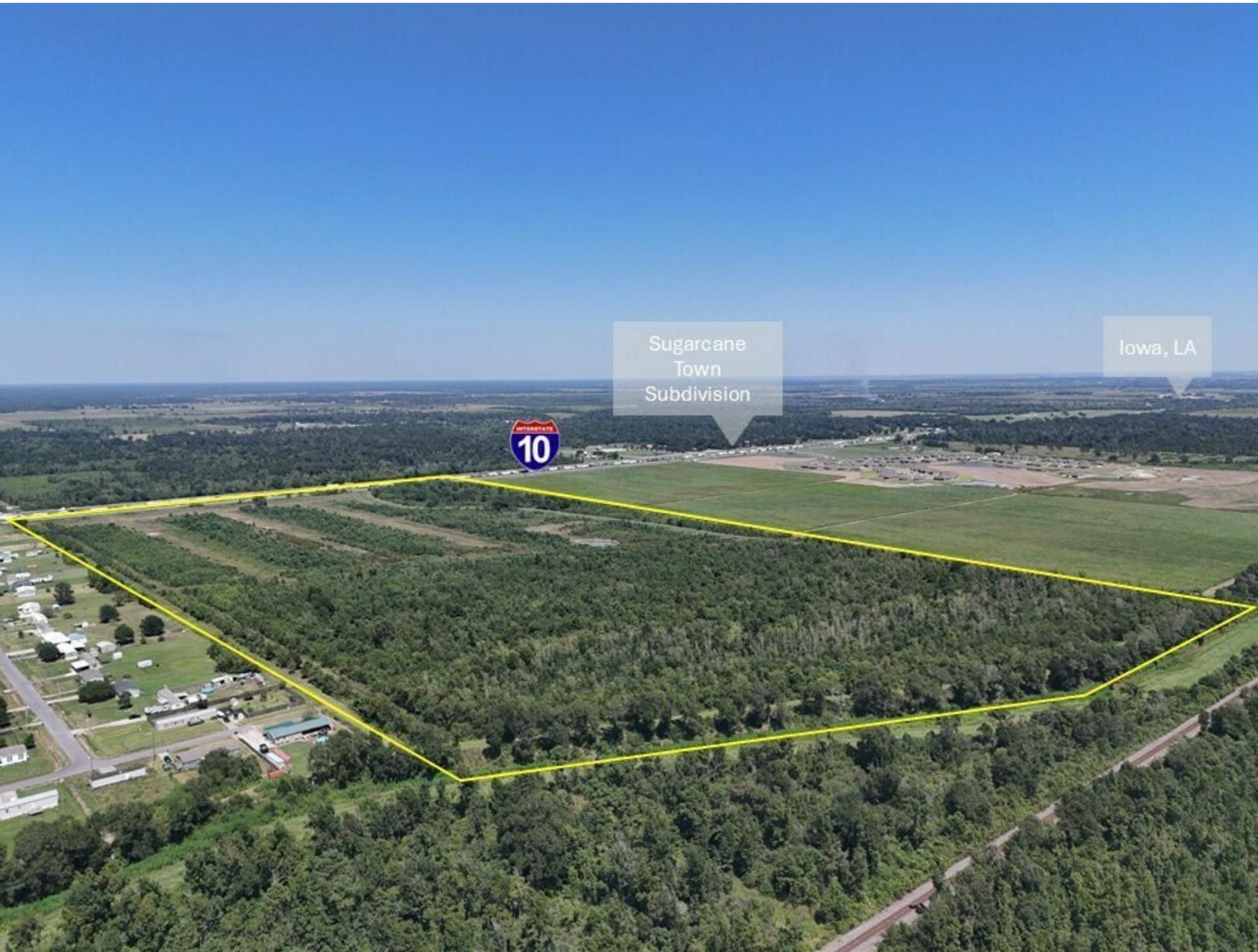
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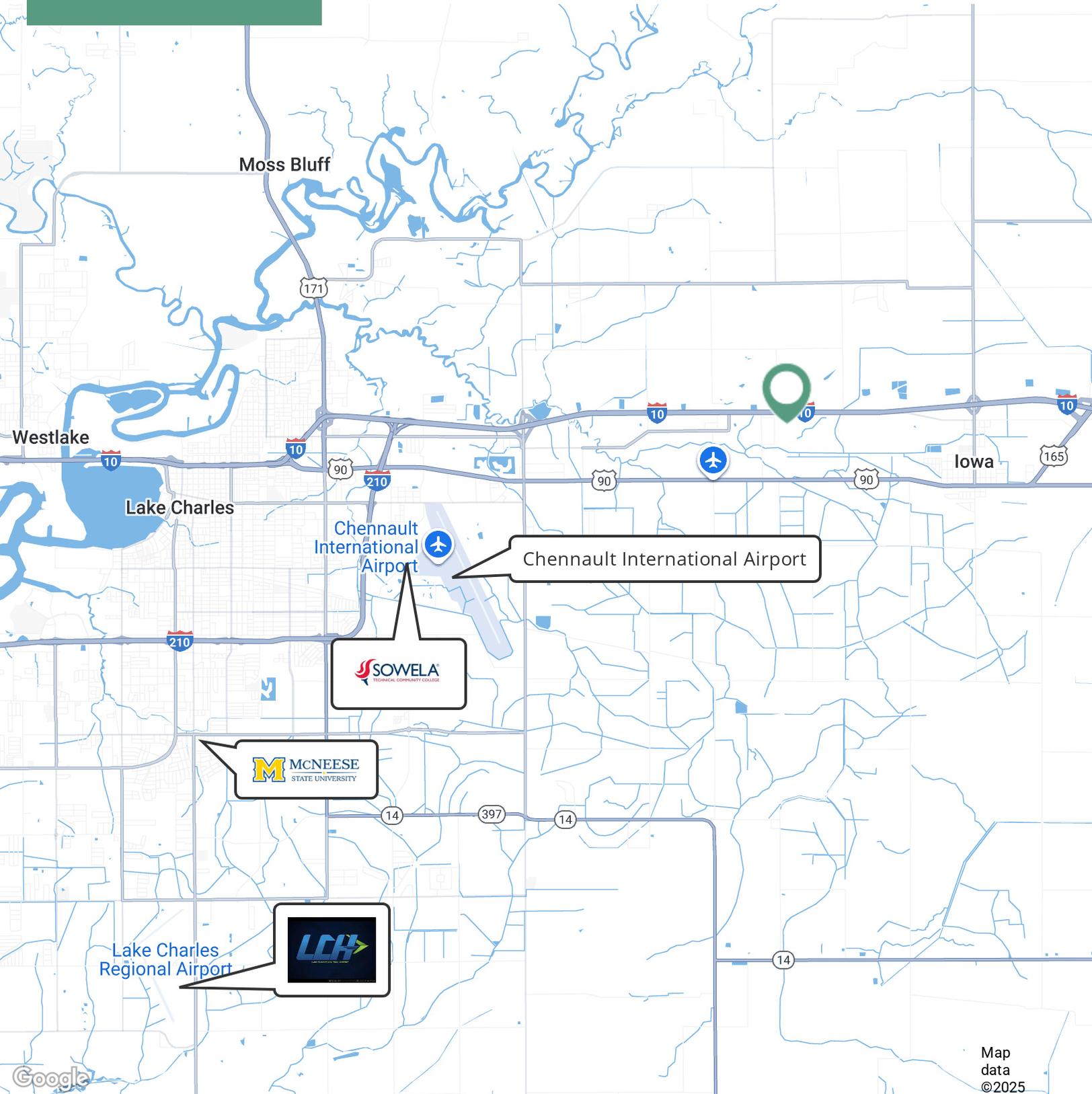


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