

146+/- Acres For Sale

LAND FOR SALE

(Carmena Tract) Main Street, Zachary, LA 70791

Cade Bogan | 225.333.9807 | cbogan@beaibox.com



146+/- Acres For Sale (Carmena Tract)

Main Street, Zachary, LA 70791

PROPERTY HIGHLIGHTS



Property Highlights

- 146+/- acres of land in Zachary, LA
- Zoned "RE" Residential Estate
- The property is located within the Zachary School District and is located adjacent to Lane Regional Medical Center and The Home Depot, and near Walmart Supercenter.
- 36' Servitude of Passage via Lot X-1 (The Home Depot parcel) to the subject property accessing Main Street.
- Deeded Access to the site via Park Drive.
- Approximately 10+/- Acres located in Flood Zone X
- Price: \$450,000

Cade Bogan

225.333.9807

cbogan@beaubox.com

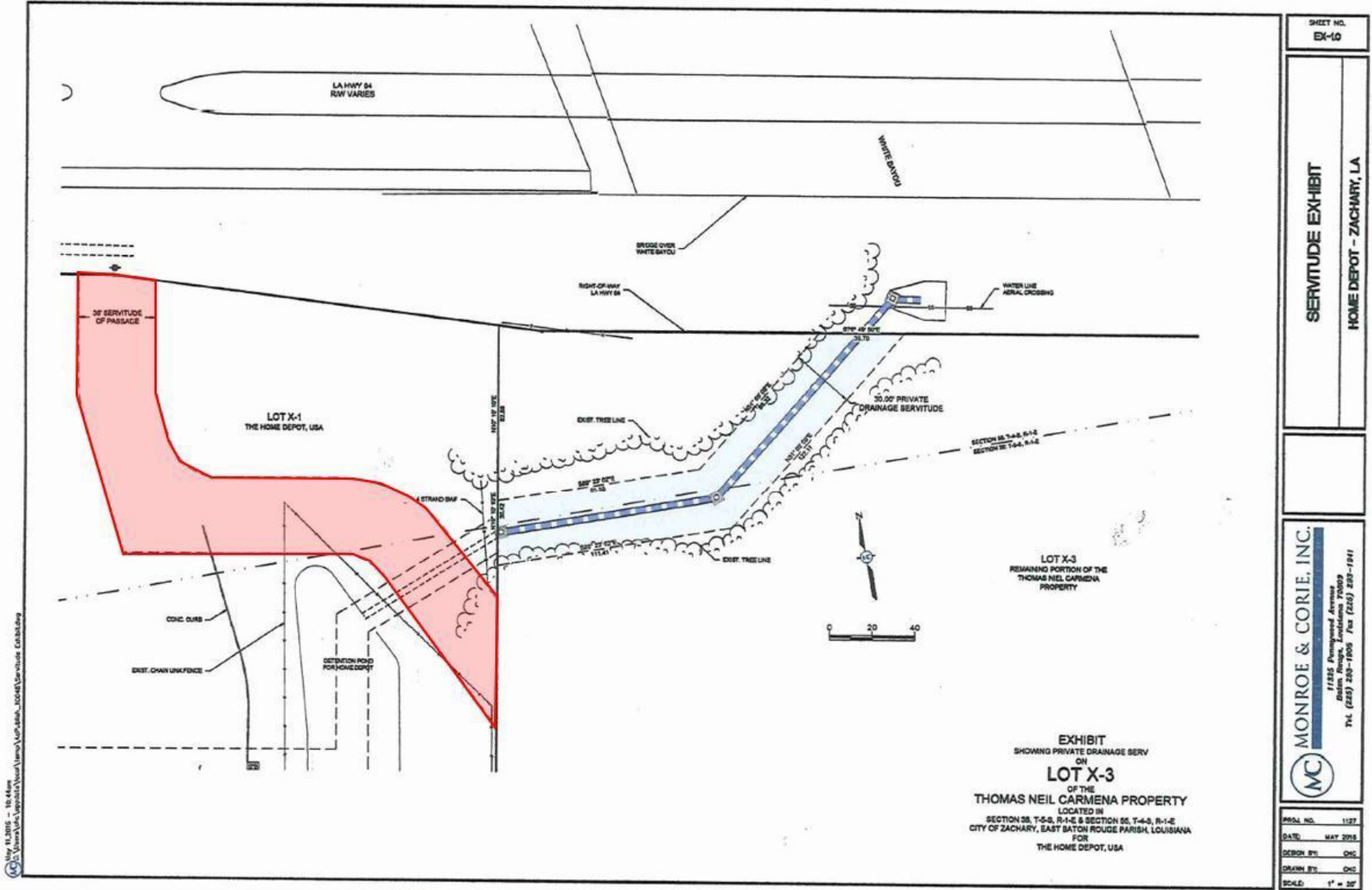
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 28, 2026



146+/- Acres For Sale (Carmena Tract)

Main Street, Zachary, LA 70791

36' SERVITUDE OF PASSAGE



| | |
|---|----------|
| SHEET NO. EX-10 | |
| SERVITUDE EXHIBIT | |
| HOME DEPOT - ZACHARY, LA | |
| MONROE & CORIE, INC. 11225 Plaquemine Avenue Baton Rouge, LA 70802 Tel: (225) 280-1805 Fax: (225) 280-1811 | |
| PROJ. NO. | 1127 |
| DATE | MAY 2018 |
| DESIGN BY | CHC |
| DRAWN BY | CHC |
| SCALE | 1" = 30' |

Cade Bogan
 225.333.9807
 cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 28, 2026



146+/- Acres For Sale (Carmena Tract) Main Street, Zachary, LA 70791

AERIAL PHOTO 1



Cade Bogan
225.333.9807
cbogan@beaubox.com

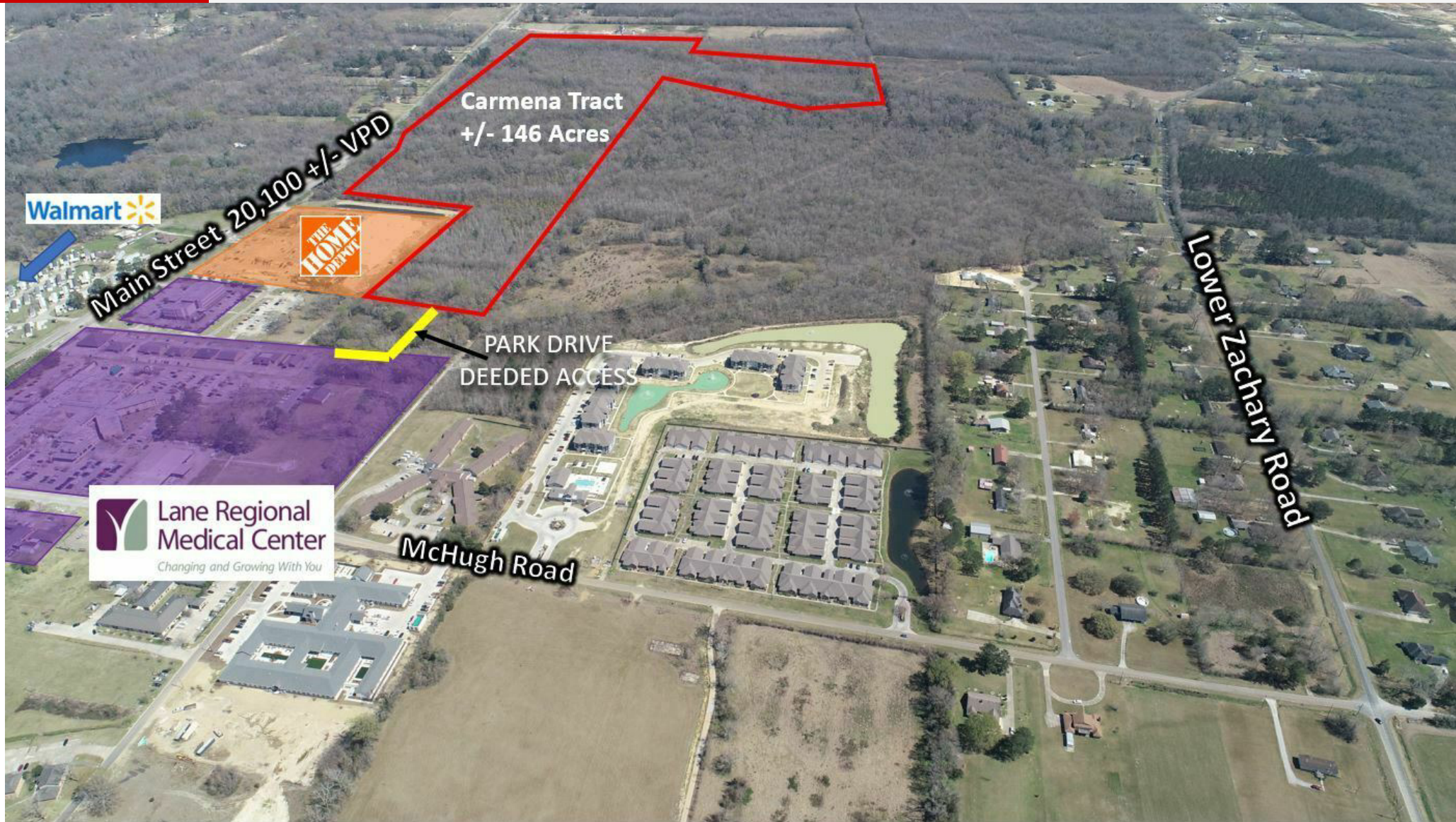
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 28, 2026



146+/- Acres For Sale (Carmena Tract)

Main Street, Zachary, LA 70791

AERIAL PHOTO 2



Cade Bogan
225.333.9807
cbogan@beaubox.com

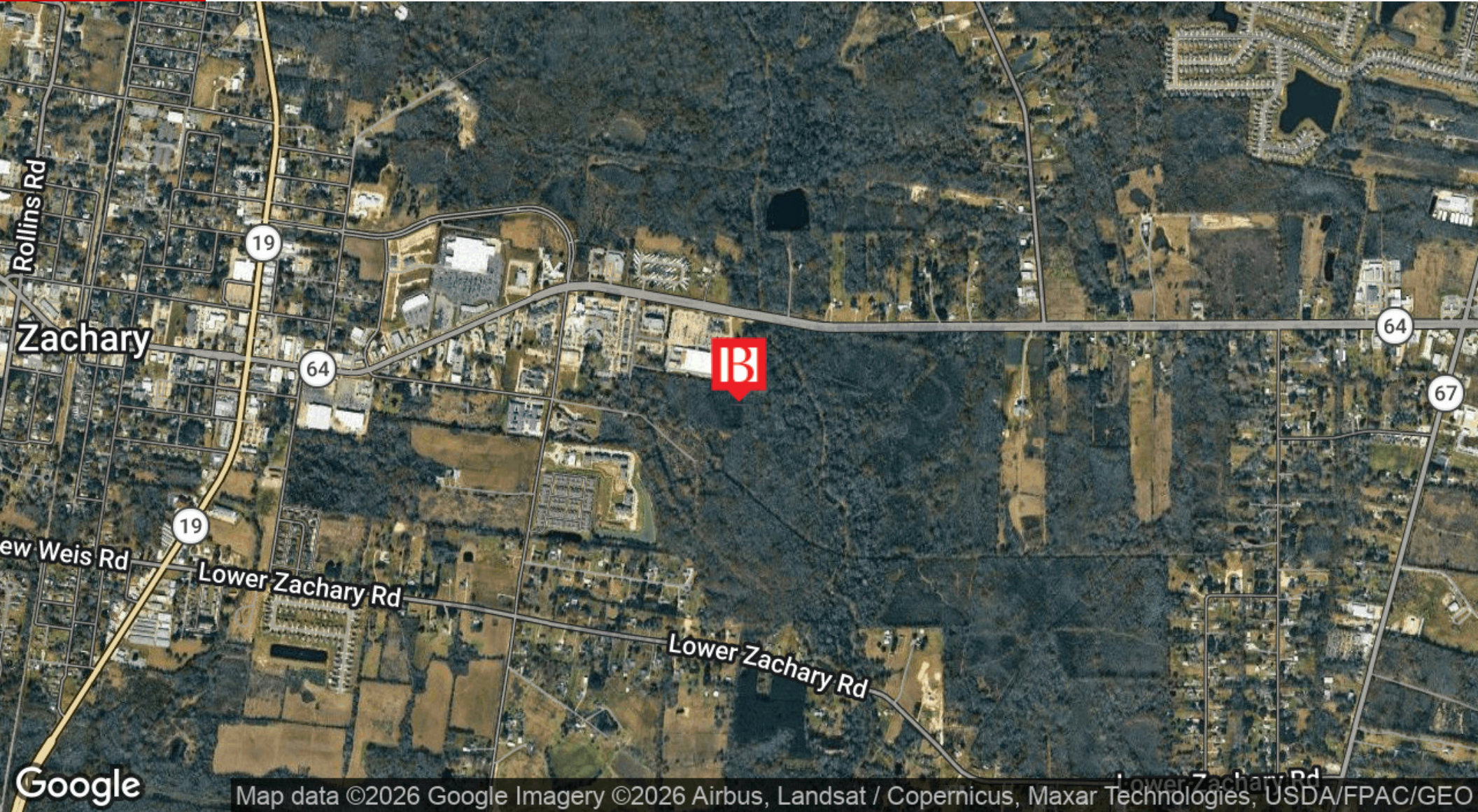
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 28, 2026



146+/- Acres For Sale (Carmena Tract)

Main Street, Zachary, LA 70791

LOCATION MAP



Cade Bogan
225.333.9807
cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 28, 2026



146+/- Acres For Sale (Carmena Tract)

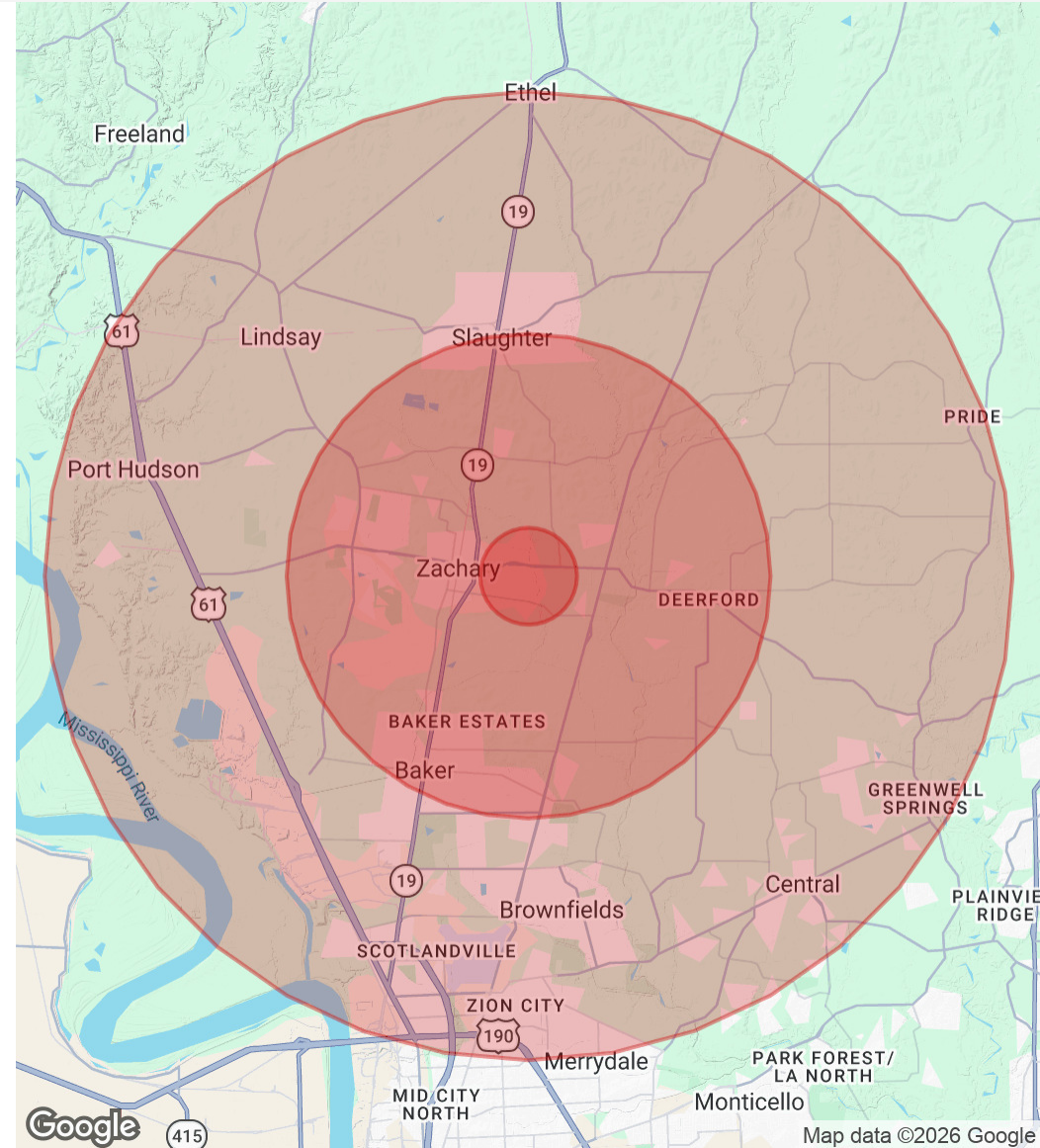
Main Street, Zachary, LA 70791

DEMOGRAPHICS MAP & REPORT

| Population | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population | 1,692 | 42,605 | 153,257 |
| Average Age | 31.9 | 34.8 | 33.4 |
| Average Age (Male) | 30.3 | 33.2 | 31.4 |
| Average Age (Female) | 33.0 | 36.0 | 35.3 |

| Households & Income | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 592 | 14,944 | 52,311 |
| # Of Persons Per HH | 2.9 | 2.9 | 2.9 |
| Average HH Income | \$58,070 | \$58,501 | \$50,915 |
| Average House Value | \$183,649 | \$148,186 | \$143,960 |

* Demographic data derived from 2020 ACS - US Census



Cade Bogan
 225.333.9807
 cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 28, 2026

