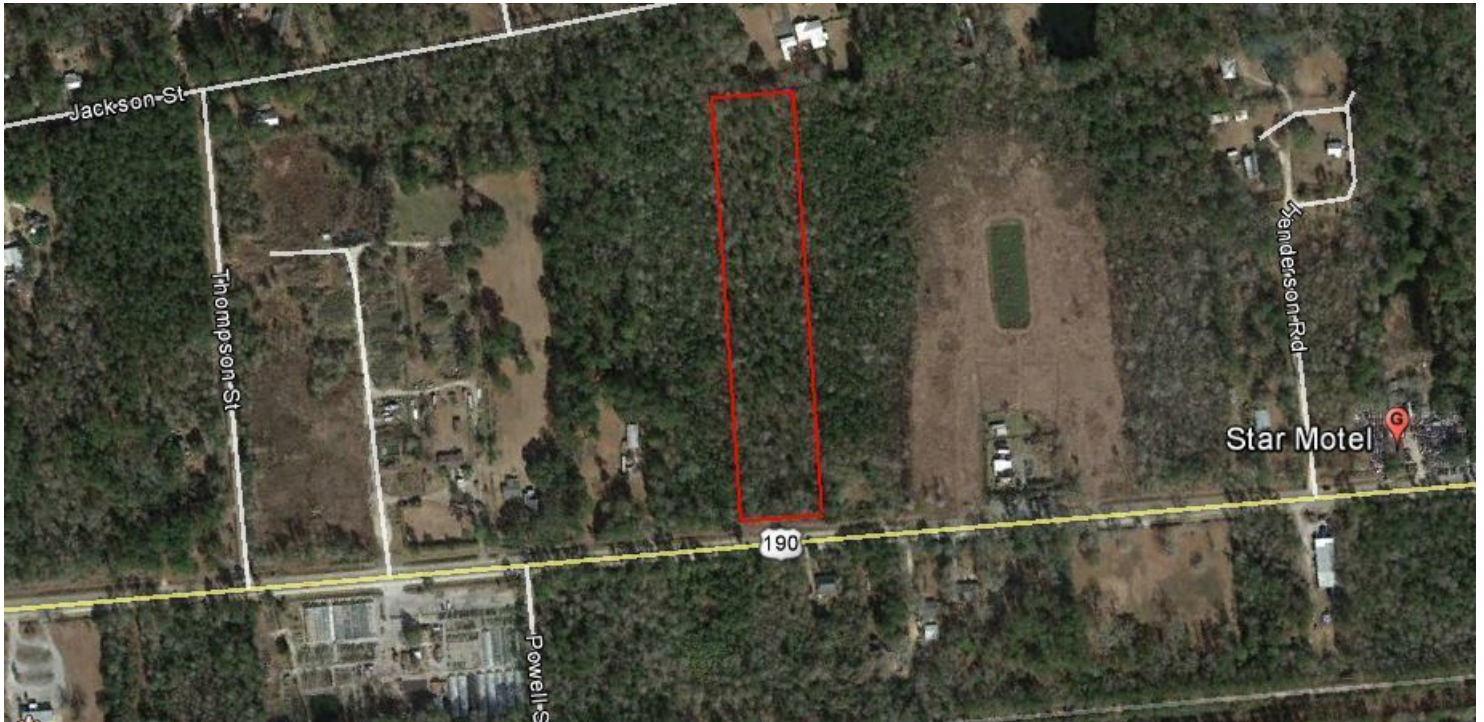


5 ACRES WITH HIGHWAY 190 FRONTAGE

Highway 190, Lacombe, LA 70445



SALE PRICE:	\$150,000
LOT SIZE:	5 Acres
PRICE/SF	NC-2 / A-4
ZONING:	
MARKET:	New Orleans
SUBMARKET:	Northshore New Orleans - St. Tammany - Lacombe
BROCHURE DATE:	1.9.2024

PROPERTY OVERVIEW

Approximately 5 acres with 200 feet of frontage on Highway 190 in Lacombe. Preferred flood zone C property located 2 miles west of the traffic circle on the north side of Highway 190. NC-2 commercial frontage with A-4 residential at rear portion. 200 ft. x 1080 ft.

PROPERTY HIGHLIGHTS

- 200 feet frontage on Highway 190
- NC-2 frontage with A-4 residential in rear
- Preferred flood zone C

KPG REALTY
1427 West Causeway Approach
Mandeville, LA 70471



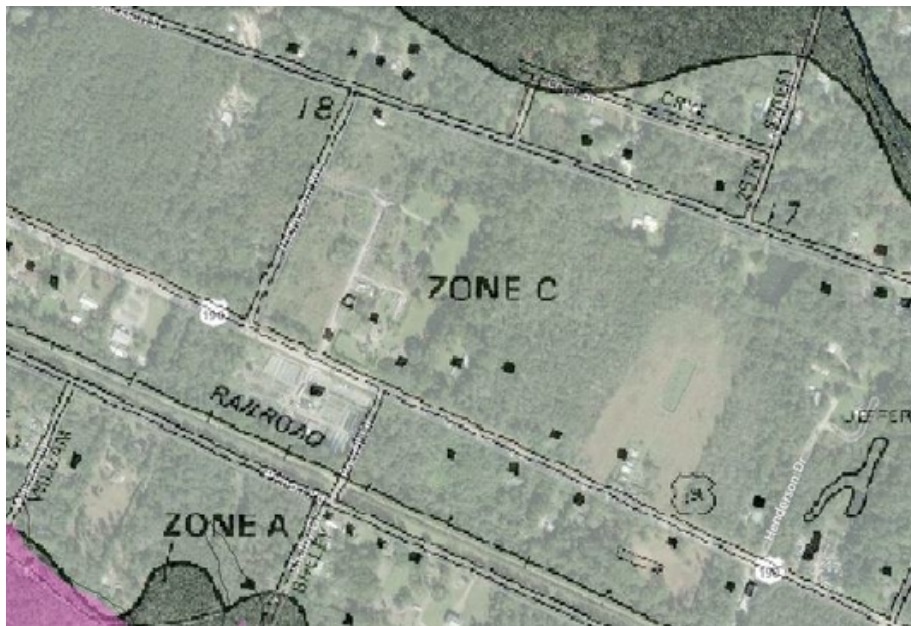
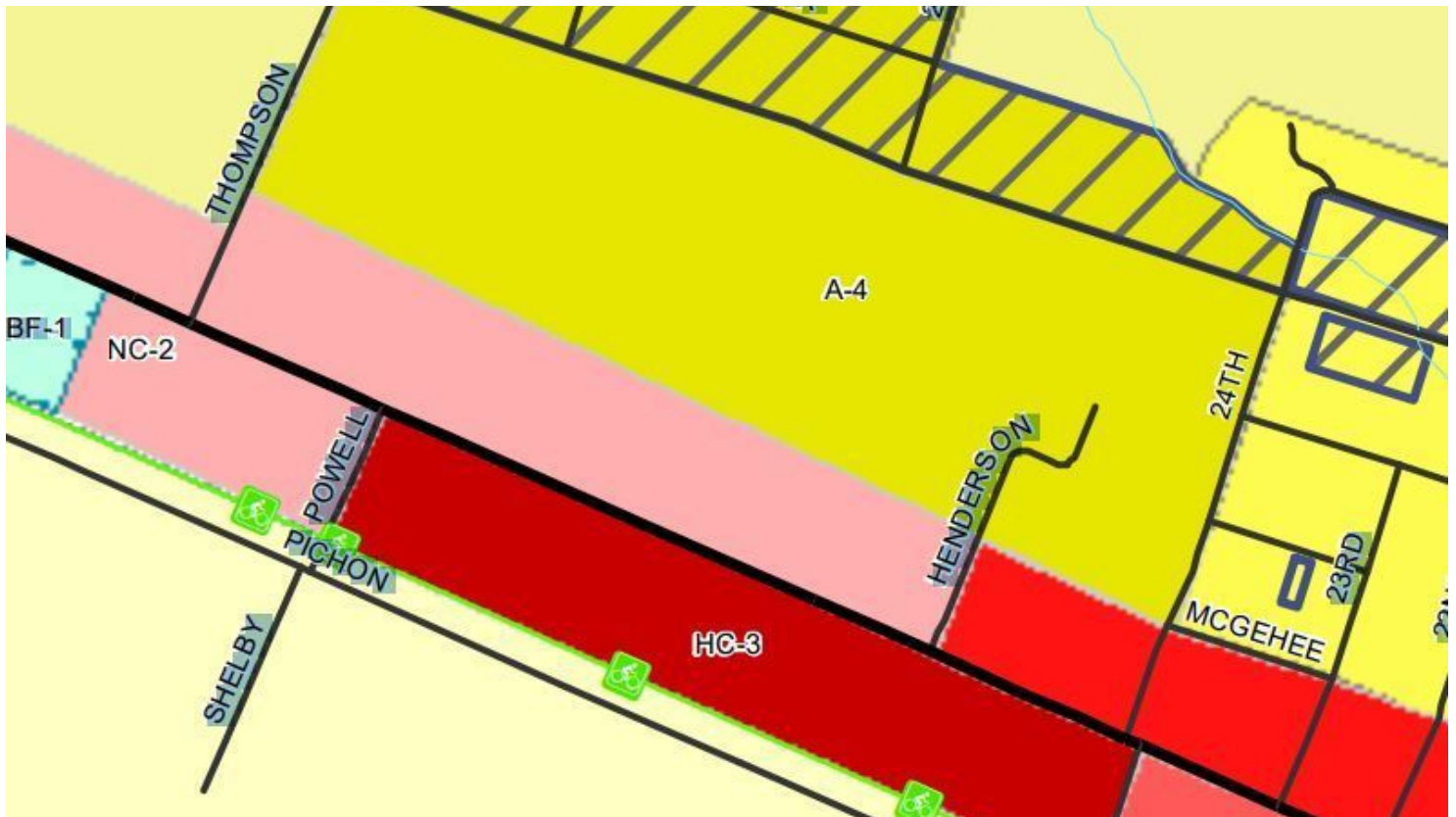
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5 ACRES WITH HIGHWAY 190 FRONTAGE

Highway 190, Lacombe, LA 70445



Pt. 2 (30.3216, -89.9614)

Community: Lacombe

Preliminary FIRM (Issued: 04/30/2008)
Flood Zone: X
FIRM Panel ID: 22103C0455F

Effective FIRM (Effective: Varies)
Flood Zone: AREA NOT INCLUDED
FIRM Panel ID: Not Avail

Ground Elevation¹: 16.5 ft

IRC Windspeed²: undefined (Previously)
IBC Windspeed: Display

[Community Info](#) [What Does This Mean?](#)

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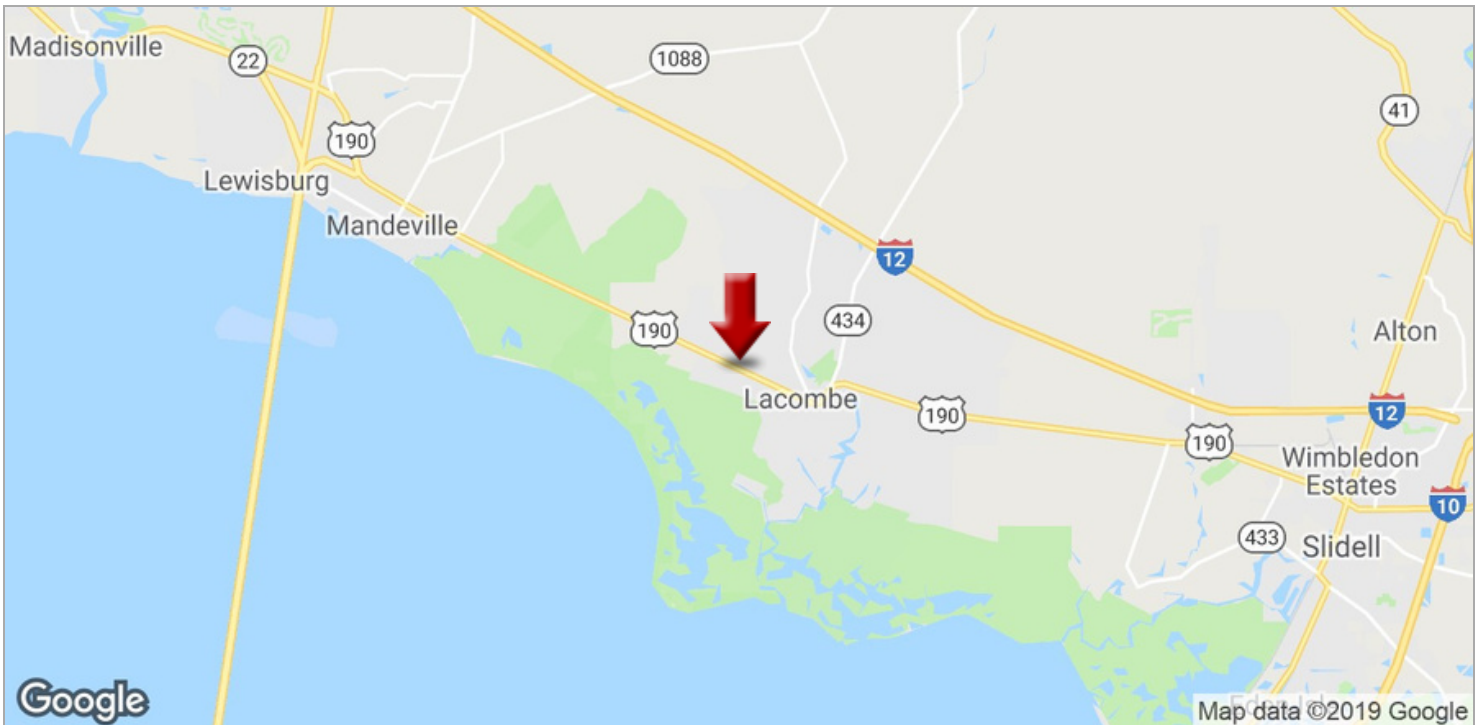
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5 ACRES WITH HIGHWAY 190 FRONTAGE

Highway 190, Lacombe, LA 70445



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5 ACRES WITH HIGHWAY 190 FRONTAGE

Highway 190, Lacombe, LA 70445



POPULATION	1 MILE	5 MILES	10 MILES
Total population	617	12,712	67,442
Median age	40.6	39.8	38.4
Median age (male)	40.1	39.6	37.3
Median age (Female)	41.5	40.3	39.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	237	4,690	24,285
# of persons per HH	2.6	2.7	2.8
Average HH income	\$57,242	\$66,372	\$82,675
Average house value	\$191,366	\$190,862	\$269,000

Demographic data derived from 2010 US Census

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