

LAND FOR SALE

4.46 ACRES
106 RONDINAUD ROAD
DONALDSONVILLE, LA 70346

Price:\$300,000



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PROPERTY DESCRIPTION

106 Rondinaud
106 Rondinaud Road | Donaldsonville, LA 70346

03



106 Rondinaud Road Donaldsonville, LA 70346

This is a narrow strip of land centrally located in Donaldsonville, Louisiana. The property is approximately 124 feet wide and approximately 1,700 feet deep. It fronts Hwy 1, and it is right next to O'Reilly Auto Parts.

Portion of the frontage is light commercial, and the rest of the property is rural or residential. It is a prime location for a commercial development, followed by a residential community.

Donaldsonville, Louisiana, is the parish seat of Ascension Parish and is located on the Mississippi River at the start of Bayou Lafourche. It is a city rich in history, known for its significant role in Louisiana's past, particularly during the antebellum period and the Civil War.

For a brief period from 1829 to 1831, Donaldsonville served as the capital of Louisiana.

Please reach out if you have any questions

PROPERTY SUMMARY

106 Rondinaud
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Property Summary

Lot Size:	4.46 Acres
Price:	\$300,000
Zoning:	C1 and Res

Property Overview

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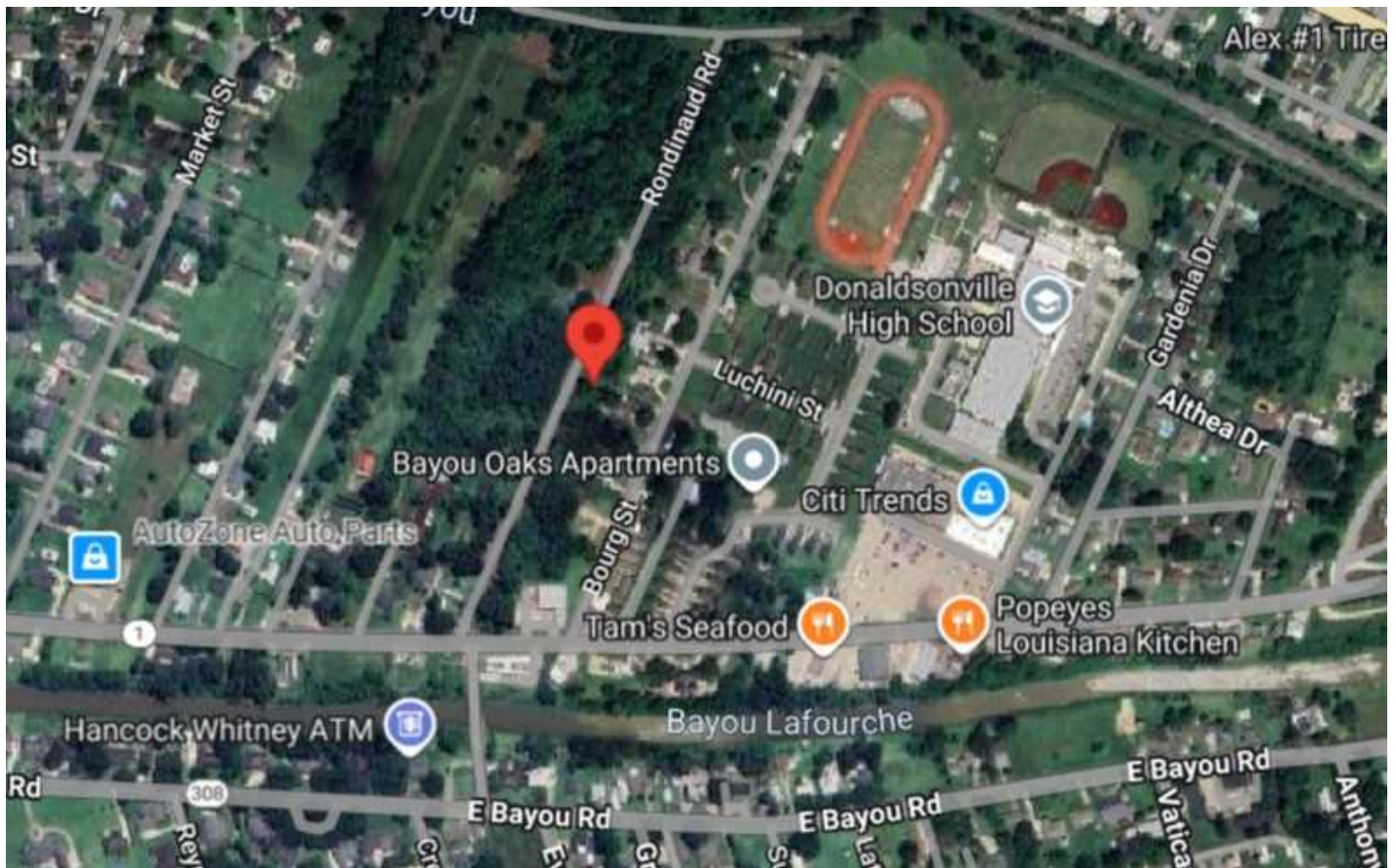
Location Overview

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PROPERTY PHOTOS

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05



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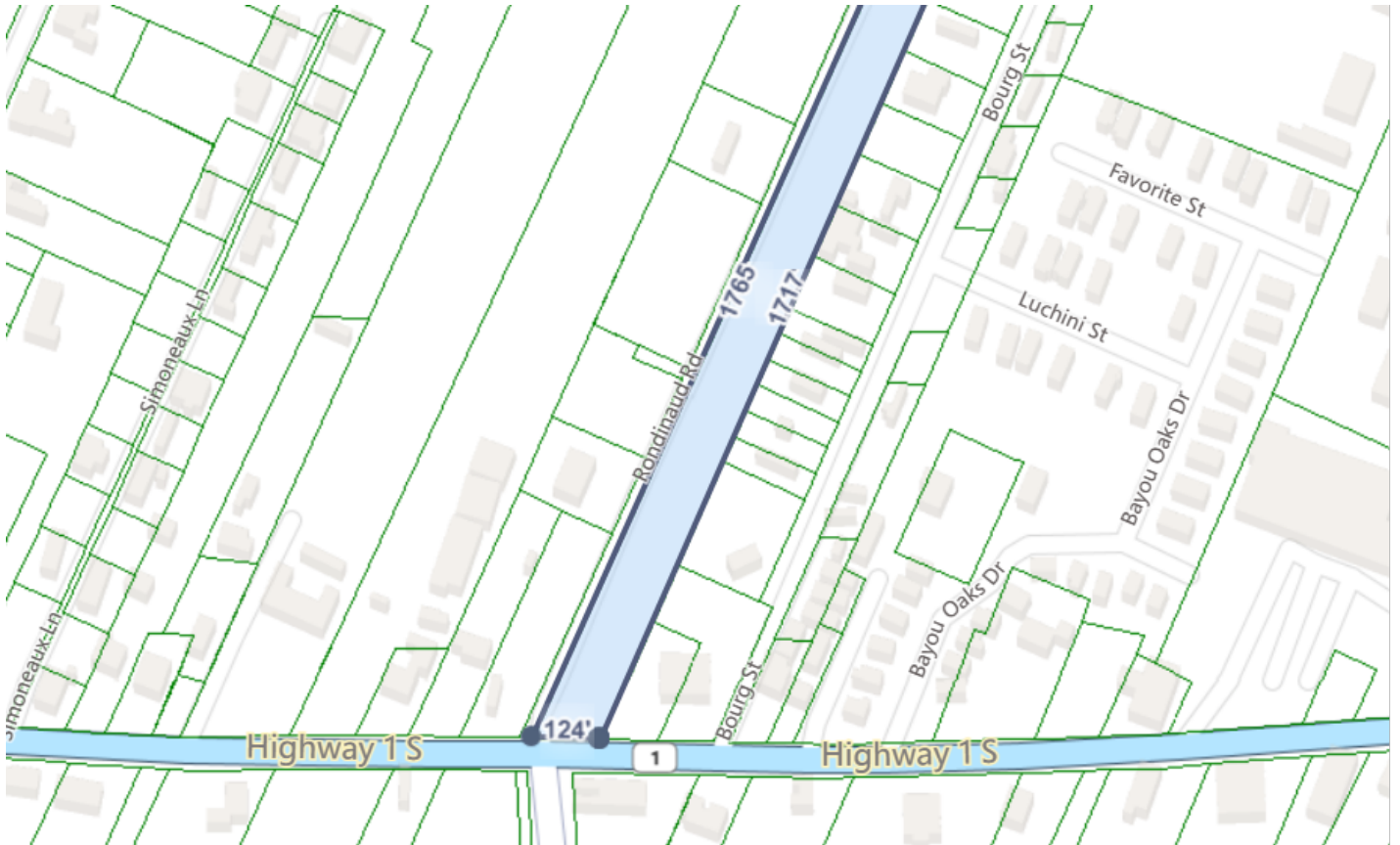
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BUSINESS MAP

106 Rondinaud
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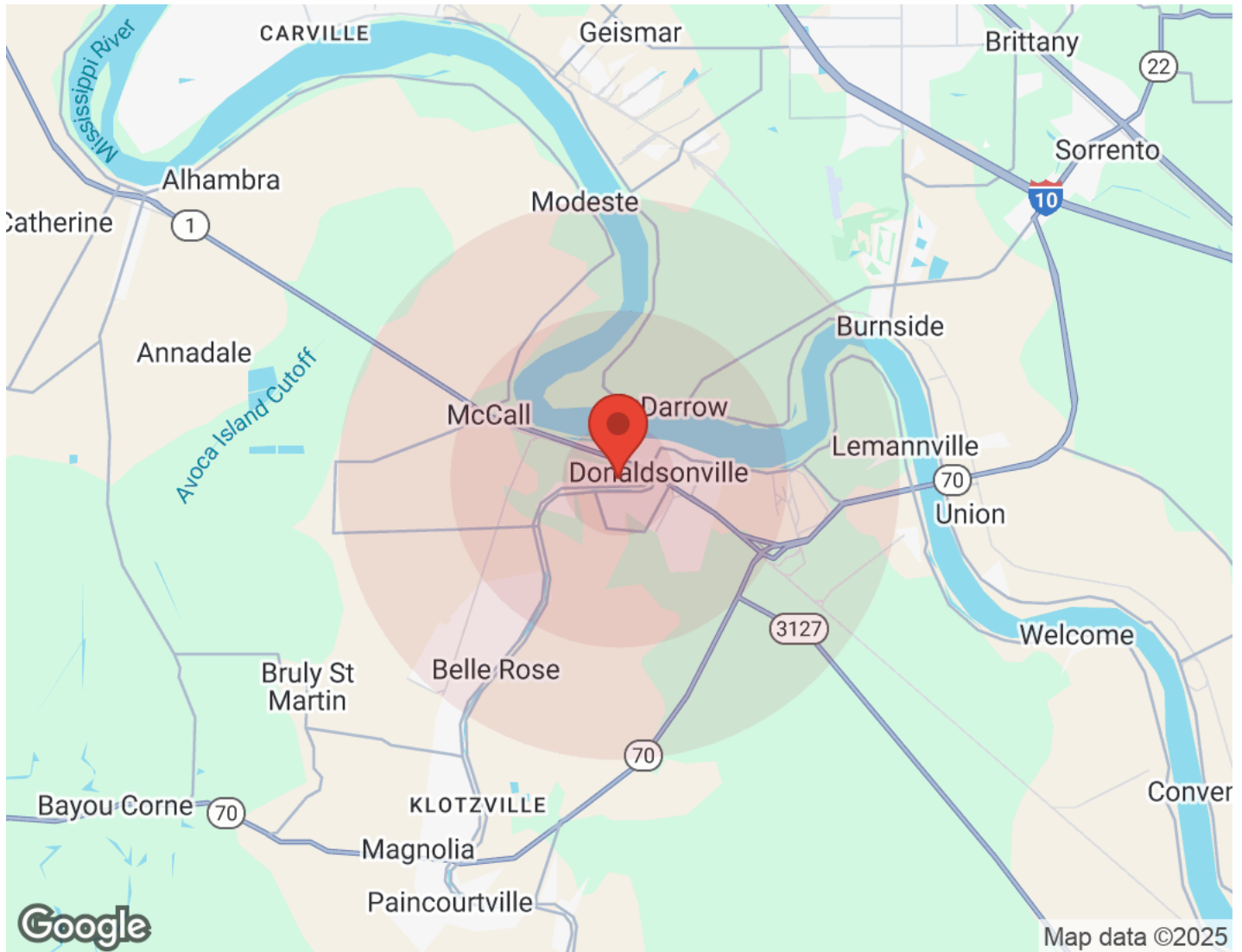
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DETAILED DEMOGRAPHICS

106 Rondinaud
106 Rondinaud Road | Donaldsonville, LA 70346

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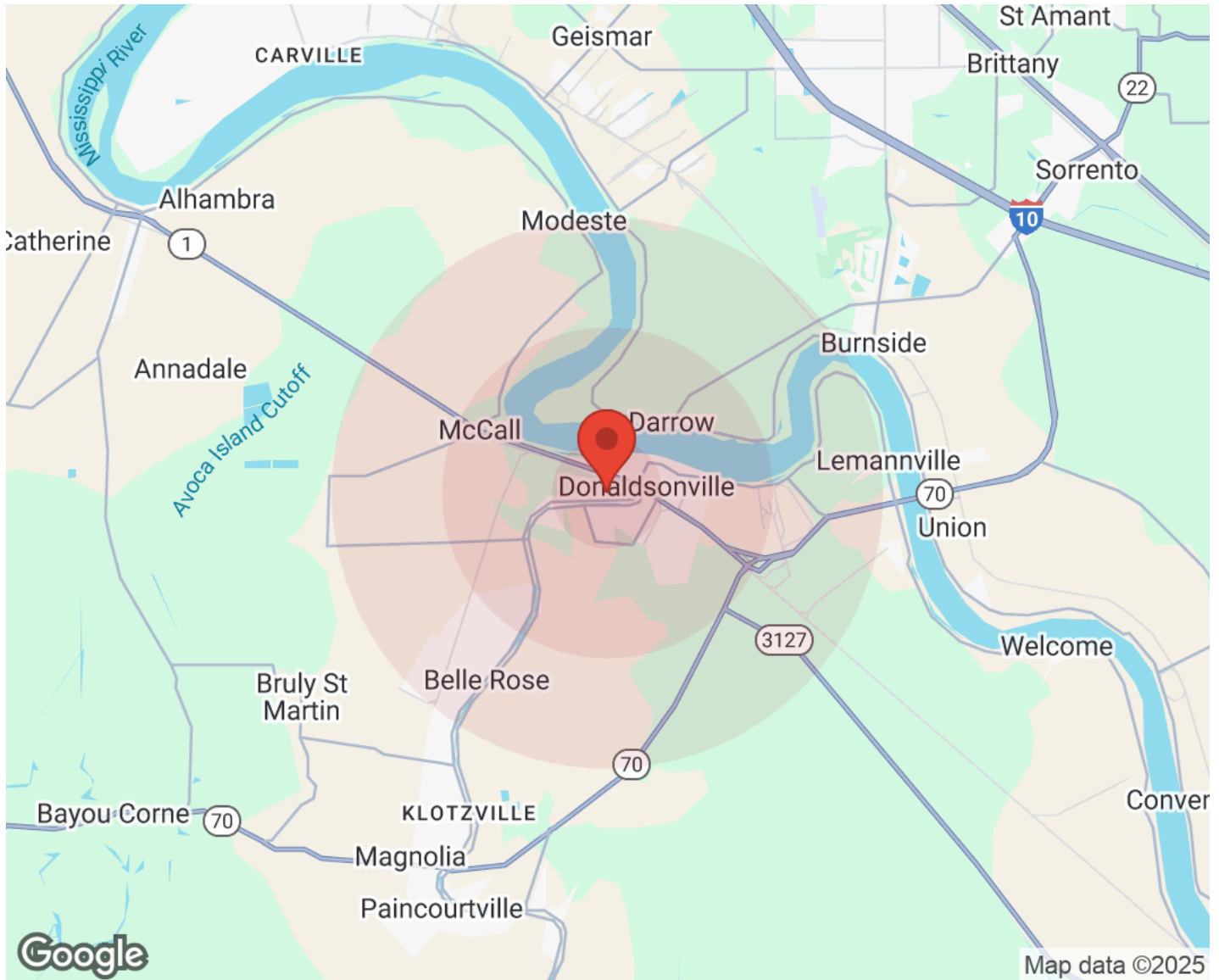


Population	1 Mile	3 Miles	5 Miles
Male	3,019	4,376	6,005
Female	3,428	4,870	6,374
Total Population	6,447	9,246	12,379
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,878	4,260	5,613
Occupied	2,561	3,736	4,885
Owner Occupied	1,502	2,309	3,249
Renter Occupied	1,059	1,427	1,636
Vacant	317	524	728
Race	1 Mile	3 Miles	5 Miles
White	1,465	2,502	3,799
Black	4,741	6,358	7,998
Am In/AK Nat	1	2	4
Hawaiian	N/A	N/A	N/A
Hispanic	170	279	417
Asian	15	23	33
Multi-Racial	50	79	119
Other	4	5	10

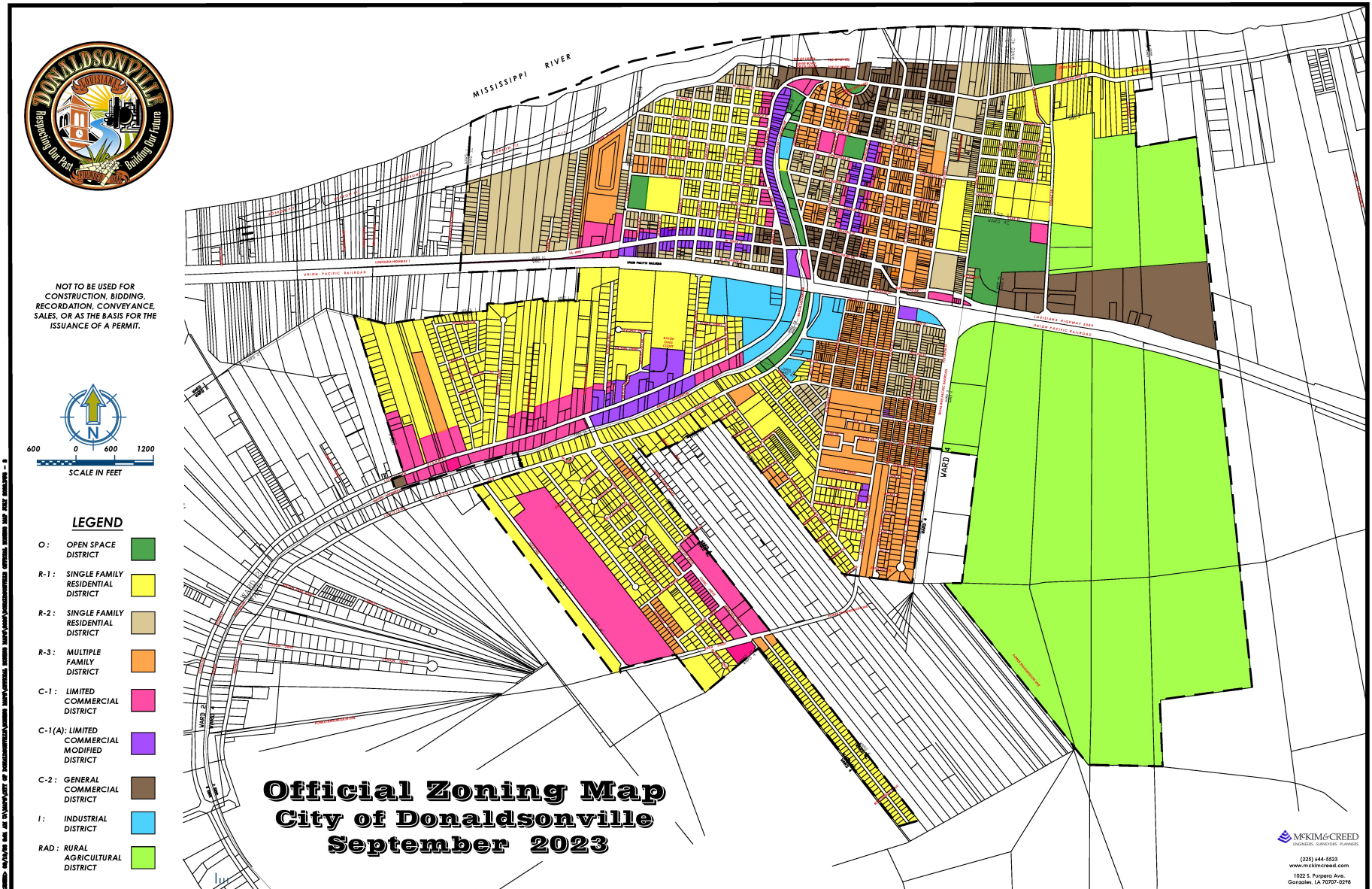
DETAILED DEMOGRAPHICS

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	434	597	753	Median	\$31,280	\$38,582	\$45,698
Ages 5-9	475	653	822	< \$10,000	146	203	260
Ages 10-14	448	639	845	\$10,000-\$14,999	484	635	787
Ages 15-19	483	669	860	\$15,000-\$19,999	266	307	369
Ages 20-24	426	600	802	\$20,000-\$24,999	232	360	404
Ages 25-29	383	546	755	\$25,000-\$29,999	138	188	214
Ages 30-34	426	613	849	\$30,000-\$34,999	55	94	164
Ages 35-39	392	585	796	\$35,000-\$39,999	87	114	127
Ages 40-44	376	562	769	\$40,000-\$44,999	2	31	100
Ages 45-49	337	481	659	\$45,000-\$49,999	56	87	136
Ages 50-54	343	492	679	\$50,000-\$59,999	212	285	368
Ages 55-59	412	605	821	\$60,000-\$74,999	147	251	315
Ages 60-64	433	621	828	\$75,000-\$99,999	202	305	420
Ages 65-69	400	576	761	\$100,000-\$124,999	257	324	387
Ages 70-74	280	426	594	\$125,000-\$149,999	125	171	208
Ages 74-79	190	274	374	\$150,000-\$199,999	91	232	373
Ages 80-84	129	186	243	> \$200,000	61	149	256
Ages 85+	81	120	170				





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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and an astute soccer player.

He attends Healing Place Church where he always finds an uplifting message.

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