

## FOR SALE

### PROPERTY SUMMARY

Featuring direct Interstate access and over 1270 feet of Highway frontage, this development site is located at the intersection of Highway 1040 (Old Baton Rouge Highway) and Huey Bankston Road, approximately 0.3 miles north of Interstate 12. The site is comprised of Commercial / Industrial lots ranging in size from 1.38 to 2.20 acres. Lot assemblages are available up to 14.04 acres. All lots possess roadway frontage and are accessed individually from Hwy 1040 or Bankston Road.

### LAND SIZE

- 1.38 - 14.04 Acres

### PRICE

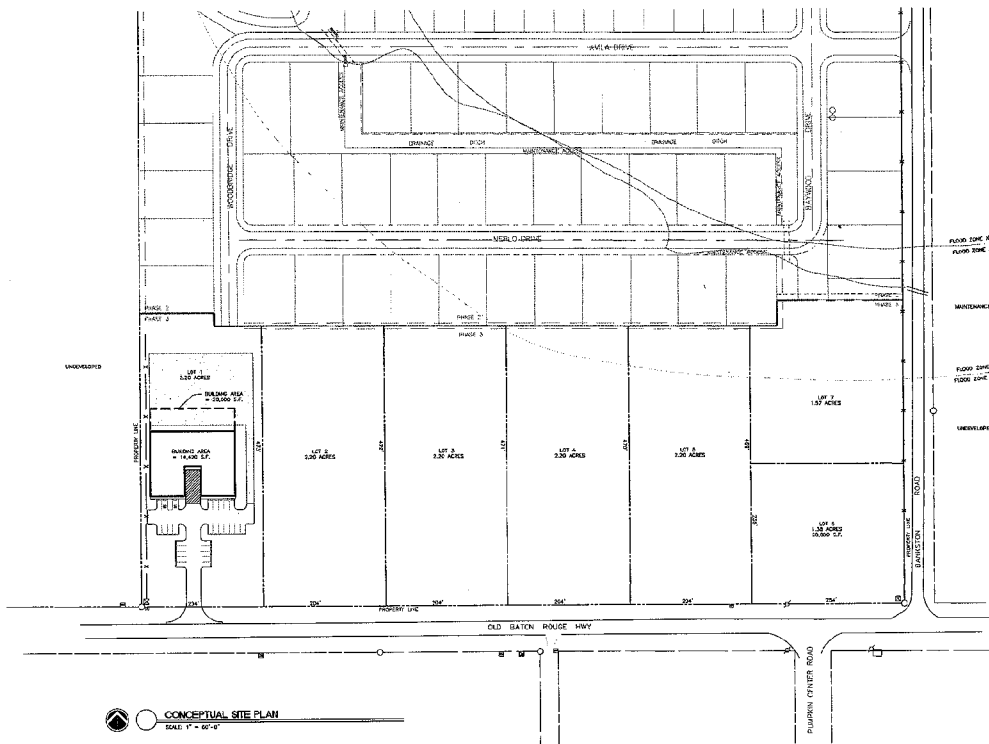
- Entire 14 Acres (Lots 1-7): \$3.50 PSF
- Interior lots fronting Highway 1040 (Lots 1-5): \$4.90 PSF
- Corner lots fronting Bankston Road (Lots 6 & 7): \$5.90 PSF
- Build to suit, owner financing, and joint venture options may be available.

### 2023 DEMOGRAPHICS

	1 MI	2 MI	3 MI
Population	2,391	7,715	17,544
Avg. HH Income	\$87,140	\$85,356	\$76,132



### SITE PLAN



### DEMOGRAPHIC MAP

