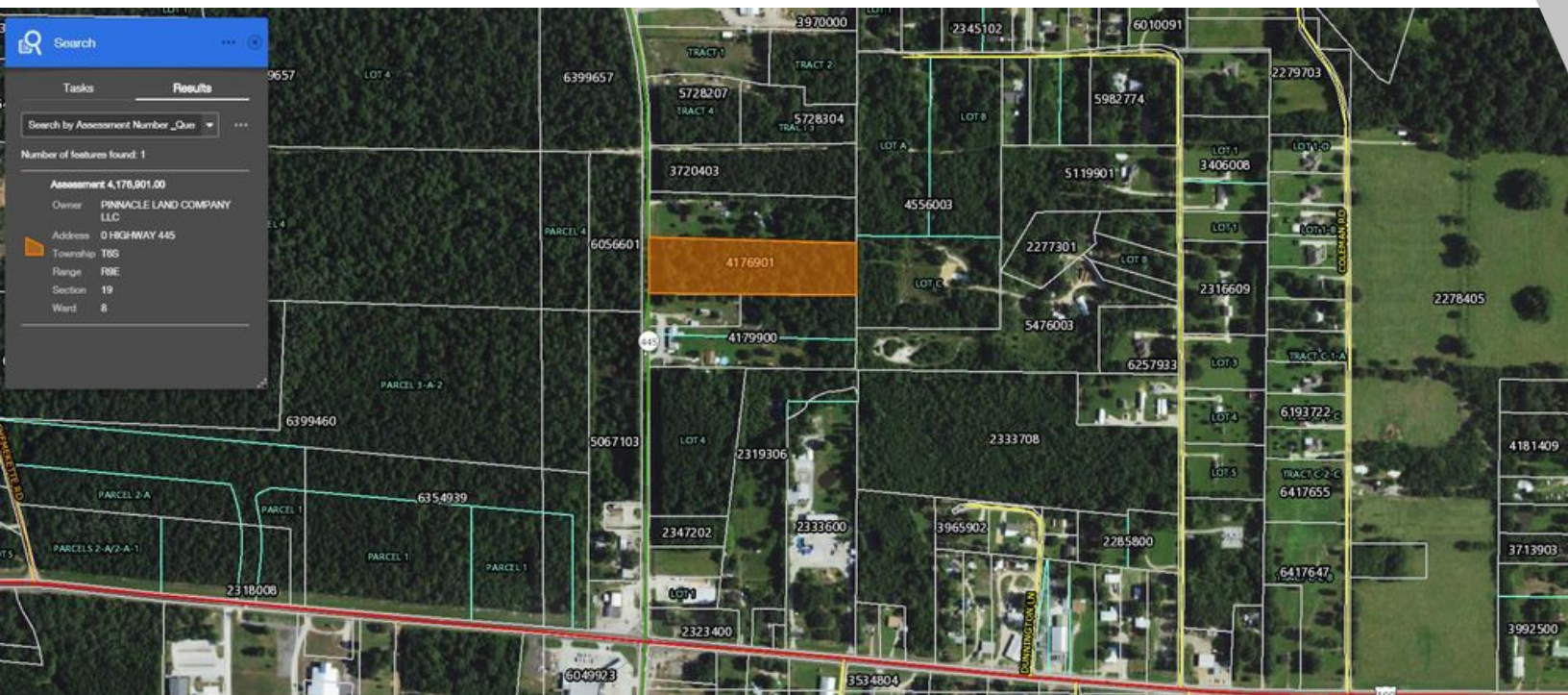


LAND FOR SALE

3.97 ACRES ON HIGHWAY 445

Highway 445 (LA-445), Robert, LA 70445



SALE PRICE:	\$165,000
LOT SIZE:	3.97 Acres
LOT DIMENSIONS:	230 X 849 X 211 X 850
ZONING:	Unknown
CROSS STREETS:	Hwy 190
BROCHURE DATE:	12/14/17

PROPERTY OVERVIEW

3.97-acre parcel located in the vicinity of the Wal-Mart distribution center and Southeastern Louisiana University. Property has city water, gas, and electric available. Many potential uses in an area that is growing rapidly. Priced to sell!

PROPERTY FEATURES

- 3.97-acre parcel in Robert
- City water, gas, and electric available
- Lots of potential uses: commercial, industrial, retail, multi-family, residential
- Growing area

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

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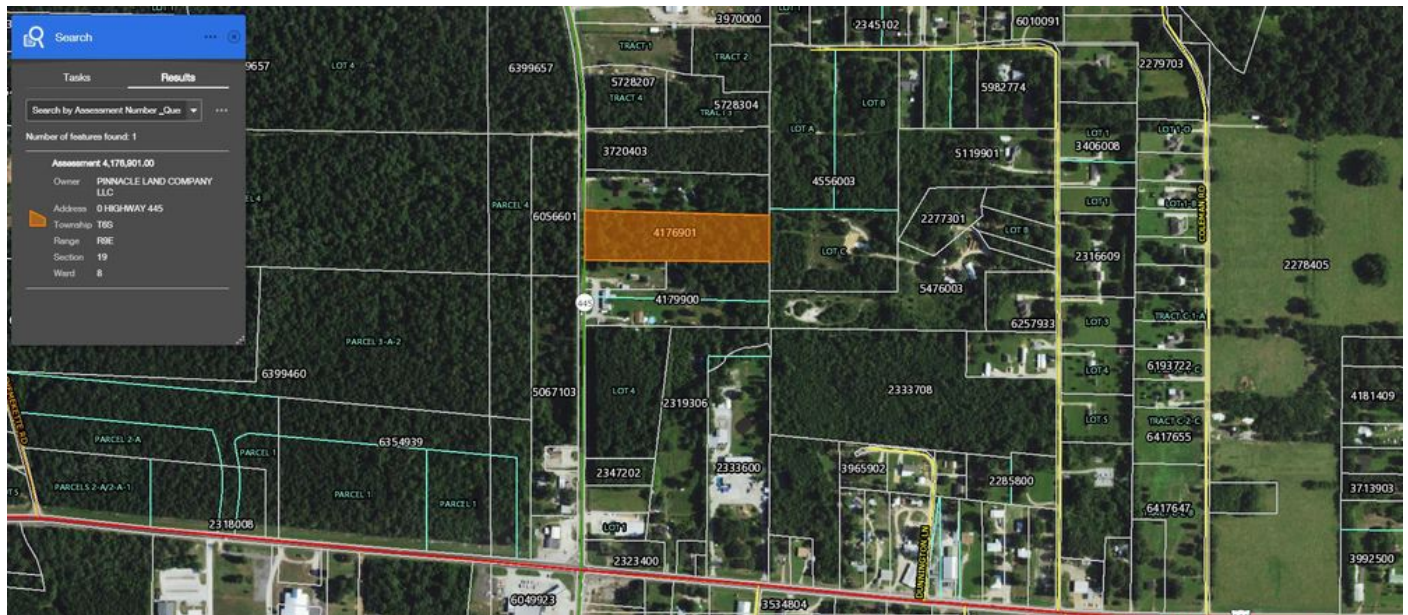
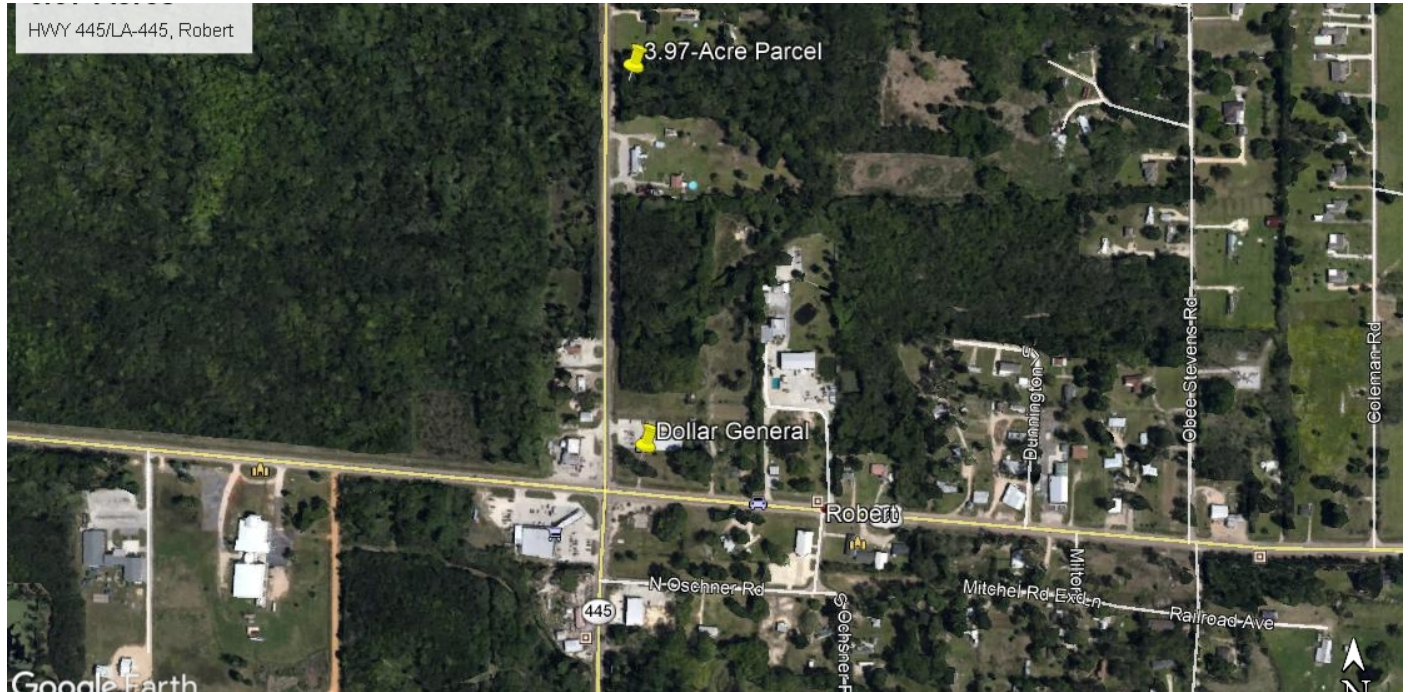
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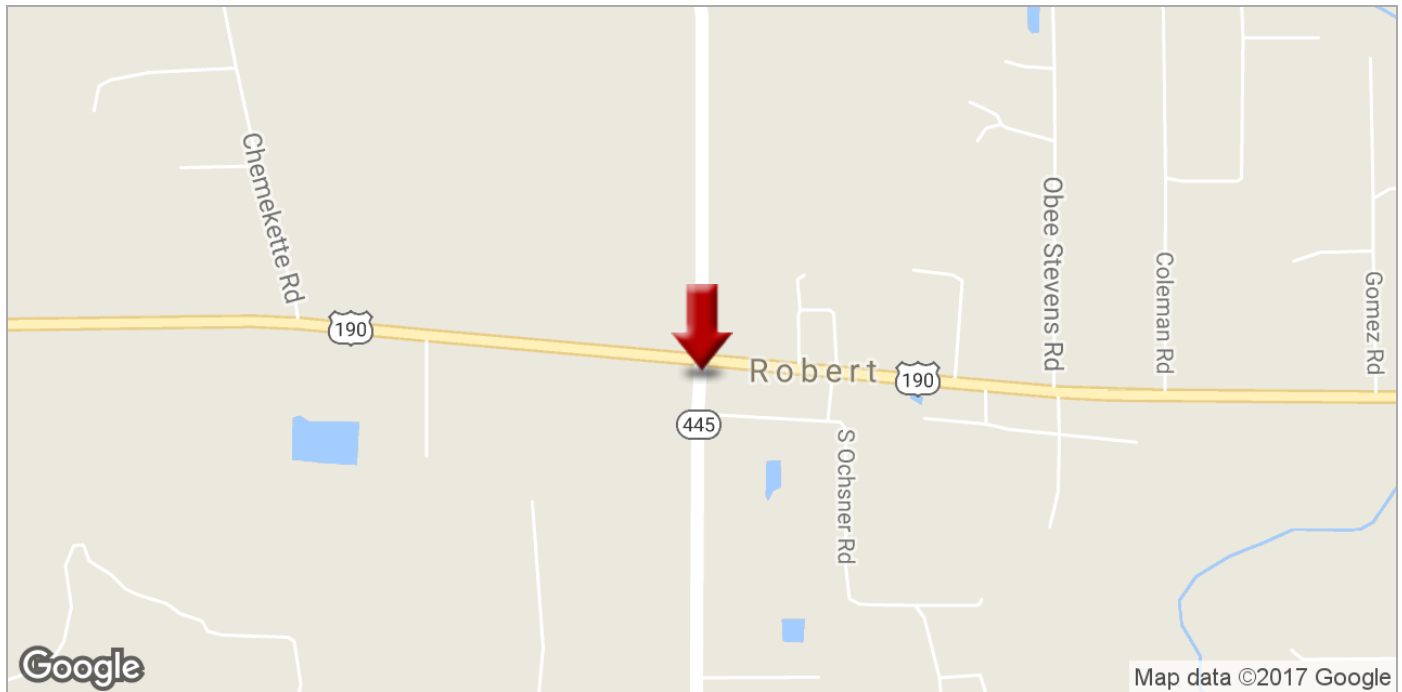
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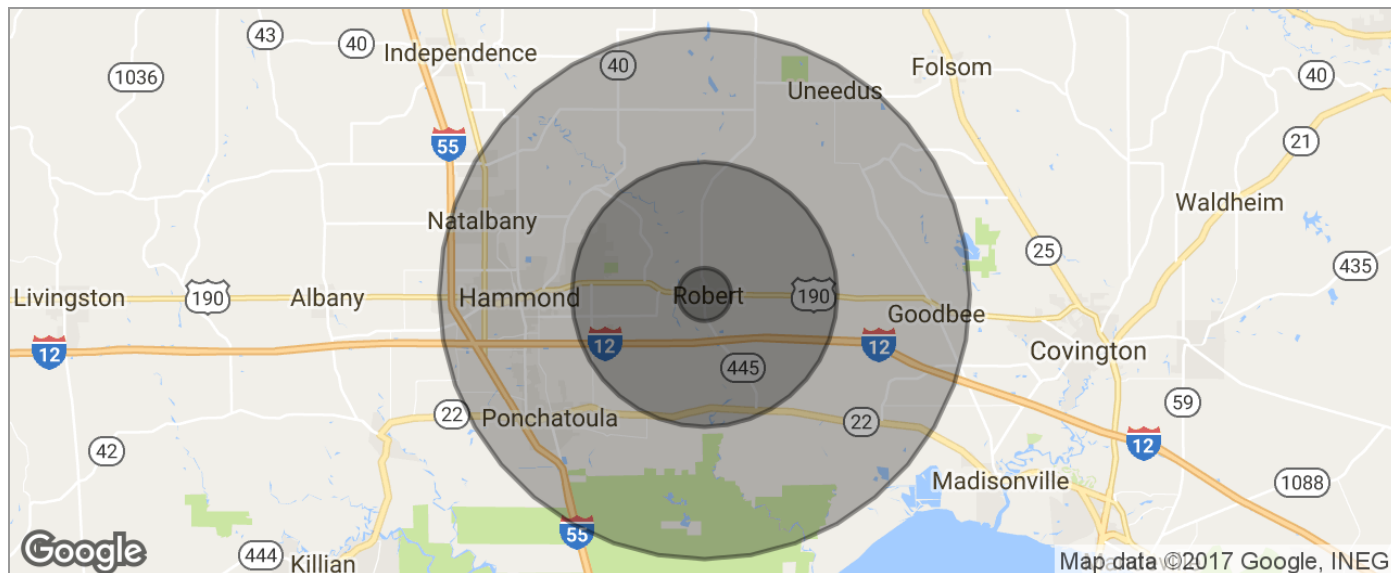
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3.97 ACRES ON HIGHWAY 445

Highway 445 (LA-445), Robert, LA 70445



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	223	8,549	58,853
MEDIAN AGE	36.6	35.6	33.1
MEDIAN AGE (MALE)	37.0	34.4	32.4
MEDIAN AGE (FEMALE)	36.0	36.2	33.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	76	2,999	21,466
# OF PERSONS PER HH	2.9	2.9	2.7
AVERAGE HH INCOME	\$56,631	\$71,360	\$58,941
AVERAGE HOUSE VALUE	\$183,369	\$174,619	\$163,750
RACE	1 MILE	5 MILES	10 MILES
% WHITE	93.3%	83.4%	71.1%
% BLACK	4.9%	15.2%	25.9%
% ASIAN	0.0%	0.0%	0.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.0%	0.1%	1.0%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.3%	1.8%	3.4%

* Demographic data derived from 2010 US Census

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