



OFFICE / MEETING FACILITY ON 14.394 ACRES IN LIVONIA

5968 PARLANGE LANE LIVONIA, LA, LA 70755



OFFERED: FOR SALE

SALE PRICE: \$349,900

- ±14.394 Acres - ±9,600 SF Modular Building
- Fenced and securely gated with remote-controlled gate
- 21+ Offices, conference, 2 kitchens, plus a large meeting/training room in rear building
- Located between Livonia, LA and Parlange, LA 1.89 miles west of False River

CONTACT:

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Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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.

OFFERING SUMMARY



PROPERTY SUMMARY

- This property is located on Highway 78 (Parlange Ln) between Livonia, LA and Parlange, LA. The property is ± 14.394 acres in total and features a $\pm 9,600$ SF modular office building, a large limestone parking lot with lights, 2 gated entry points, and surplus land.
- The building contains 21+ offices, a kitchen/breakroom, a full kitchen, reception area, copy rooms, a conference room, a large meeting room, and multiple restrooms (some with a shower). The building is segmented into an office building and meeting/training facility joined by a covered porch. Accessibility features have also been added. Two generators for the modular building are also on-site.
- The property is ideal for an industrial or commercial user in need of office space and a training center with laydown yard potential. It would also be well-suited for an emergency response.
- The property is comprised of ± 7 acres of surplus land and the ± 7 acres containing the building and parking lot.

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AERIAL PHOTOS



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EXTERIOR PHOTOS



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INTERIOR: OFFICES



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INTERIOR: MEETING FACILITY



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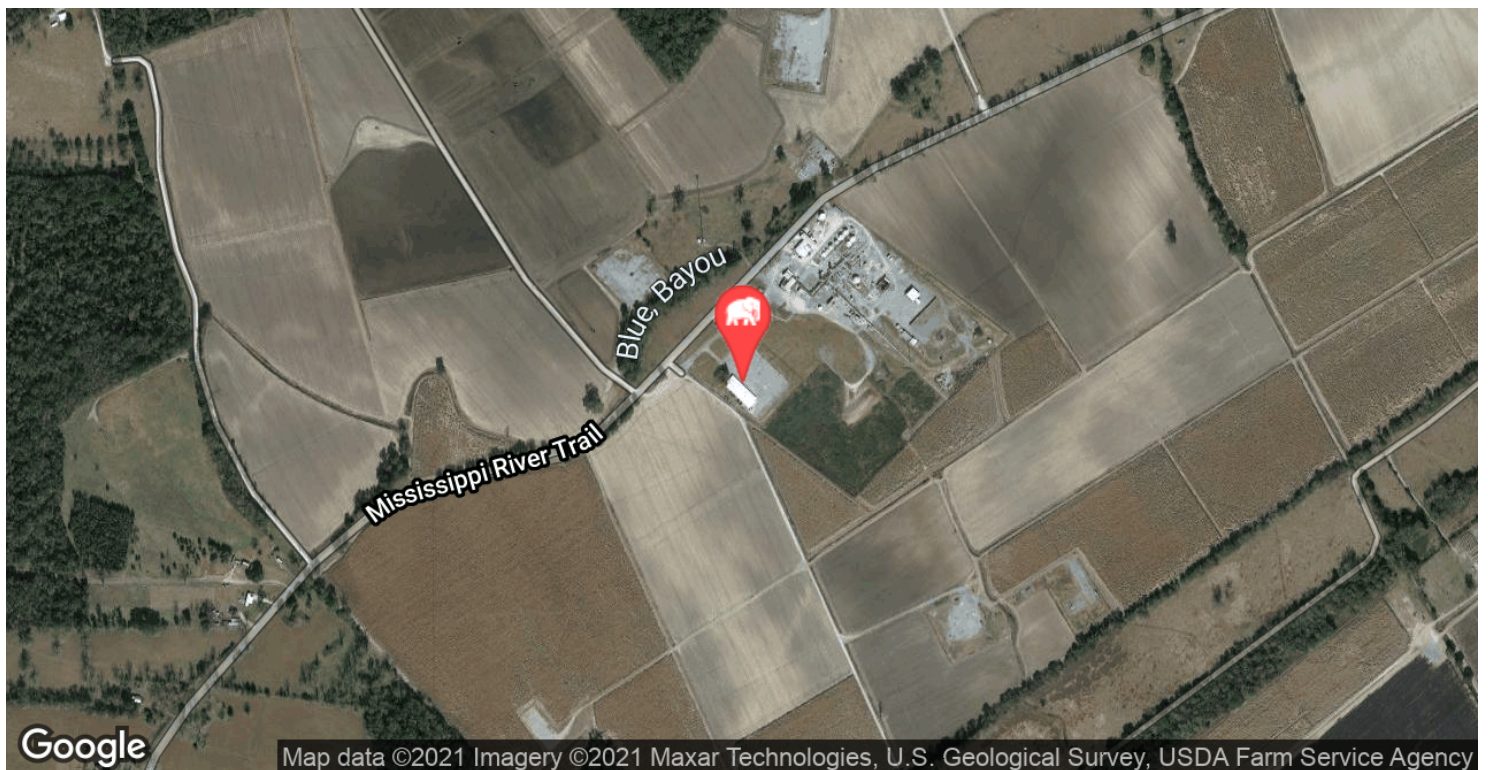
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LOCATION MAPS



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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	5968 Parlange Lane
City, State, Zip	Livonia, LA, LA 70755
County	Pointe Coupee Parish
Township	5S
Range	9E
Section	48
Side Of The Street	South
Street Parking	No
Signal Intersection	No
Road Type	Highway
Market Type	Rural
Nearest Highway	Highway 78 (Parlange Ln)
Nearest Airport	False River Regional Airport

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Lot Size	14.394 Acres
APN #	00457600
Lot Frontage	500 ft
Lot Depth	1,300 ft
Corner Property	No
Traffic Count	3499
Traffic Count Street	Parlange Ln
Traffic Count Frontage	500 ft

BUILDING INFORMATION

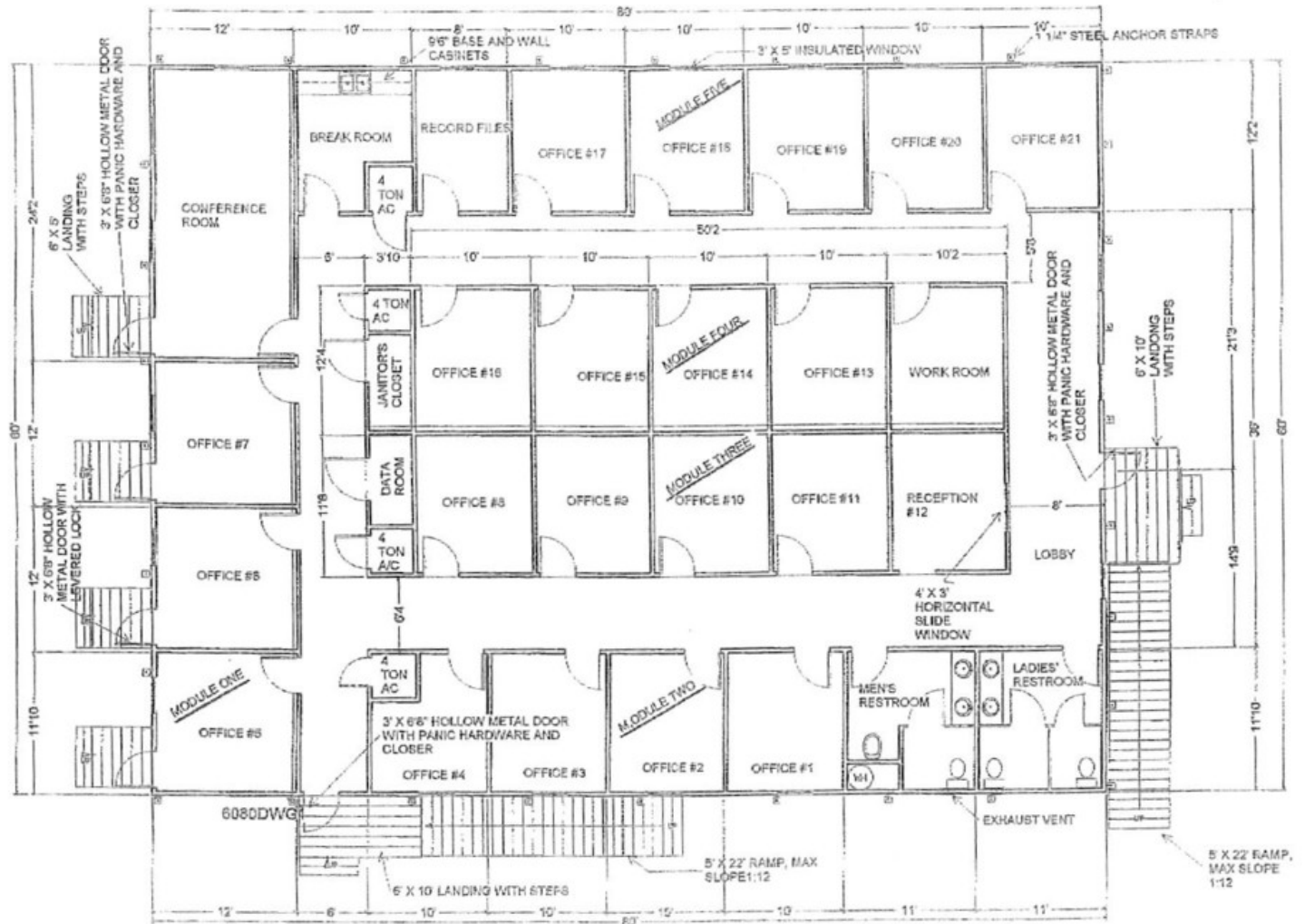
Building Size	9,600 SF
Number Of Floors	1
Parking Type	Surface
Parking Description	Limestone gravel lot with lighting
Number Of Buildings	1

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FLOORPLAN: OFFICE BUILDING

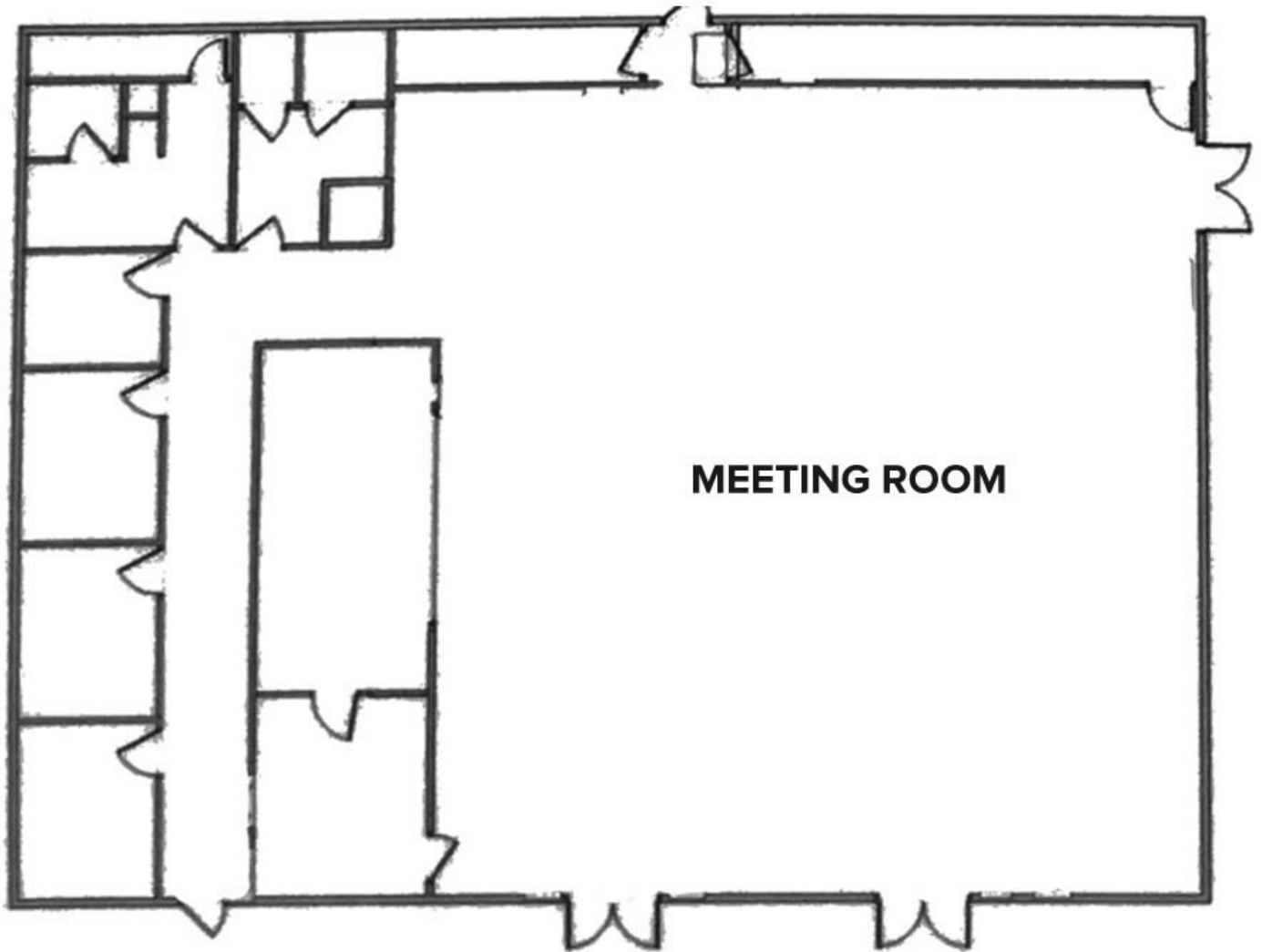


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FLOORPLAN: REAR BUILDING

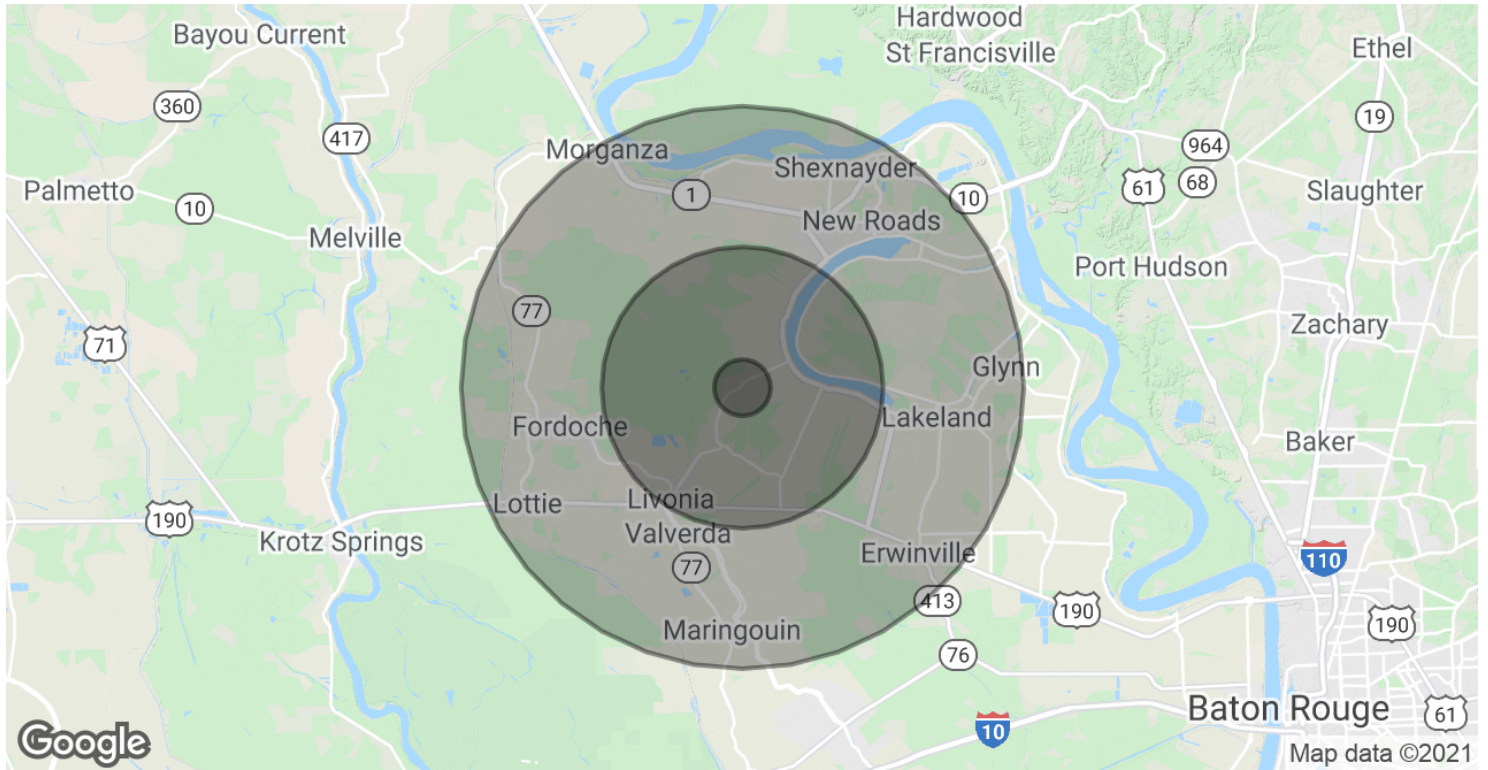


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	154	4,400	19,602
Average age	43.0	40.5	40.9
Average age (Male)	37.1	37.9	39.3
Average age (Female)	46.7	42.2	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	62	1,752	7,750
# of persons per HH	2.5	2.5	2.5
Average HH income	\$57,100	\$54,056	\$55,243
Average house value	\$150,563	\$152,414	\$167,801

* Demographic data derived from 2010 US Census

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