



Mathew Laborde (C) 337.326.1368



ELIFIN

800.895.9329 | elifinrealty.com
640 Main St, Suite A, Baton Rouge, LA 70801

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.

FIRST-CLASS TRAINING FACILITY ON 77+ ACRES



PROPERTY DESCRIPTION

Formerly used as the training facilities for Louisiana Laborers, this ± 77.01 acre property features classrooms, offices, dormitories, a cafeteria, a field-training facility, a maintenance building ($\pm 2,430$ SF), a softball backstop, and a large parking lot. The property is located in Livonia, LA and is priced at just \$0.37 / SF of land. The Class A building is $\pm 16,911$ SF and is segmented into an administration/classroom wing, a dorm/student-housing wing, and a cafeteria/entertainment wing.

The dormitories each contain 2 beds and a bathroom with a shower. The classroom area features sitting/study areas, a computer lab, and a vaulted-ceiling foyer to welcome guests through the main entrance. The cafeteria has enough room to accommodate 50-70 people and features a commercial kitchen with serving window.

This beautiful property is fully cleared and a field-training facility sits in the center of the tract. This area contains miscellaneous training stations, concrete pads, a metal warehouse building ($\pm 7,560$ SF), storage containers, covered sitting areas, observation platforms, and other versatile structures.

LOCATION DESCRIPTION

The property is located on Highway 979 in Livonia, LA. It sits 0.4 miles from the Hwy 979 / Hwy 78 intersection and is only 3.2 miles from Highway 190 and the city-center of Livonia. The beautiful 77 acre tract, nestled between Louisiana farmlands, is lined with trees and sits across Hwy 979 from the Port Allen Lock.

PROPERTY HIGHLIGHTS

- ± 77.01 Acres
- $\pm 26,901$ SF of Building Improvements
- Classrooms, Offices, Dorms, Cafeteria
- Field-Training Facility

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January 01, 2021

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OFFERING SUMMARY

Sale Price: \$1,250,000

Total Building(s) Size: 26,901 SF

Lot Size: 77.01 Acres

Price / SF: \$46.47

Price / SF (Land): \$0.37

Year Built: 1978



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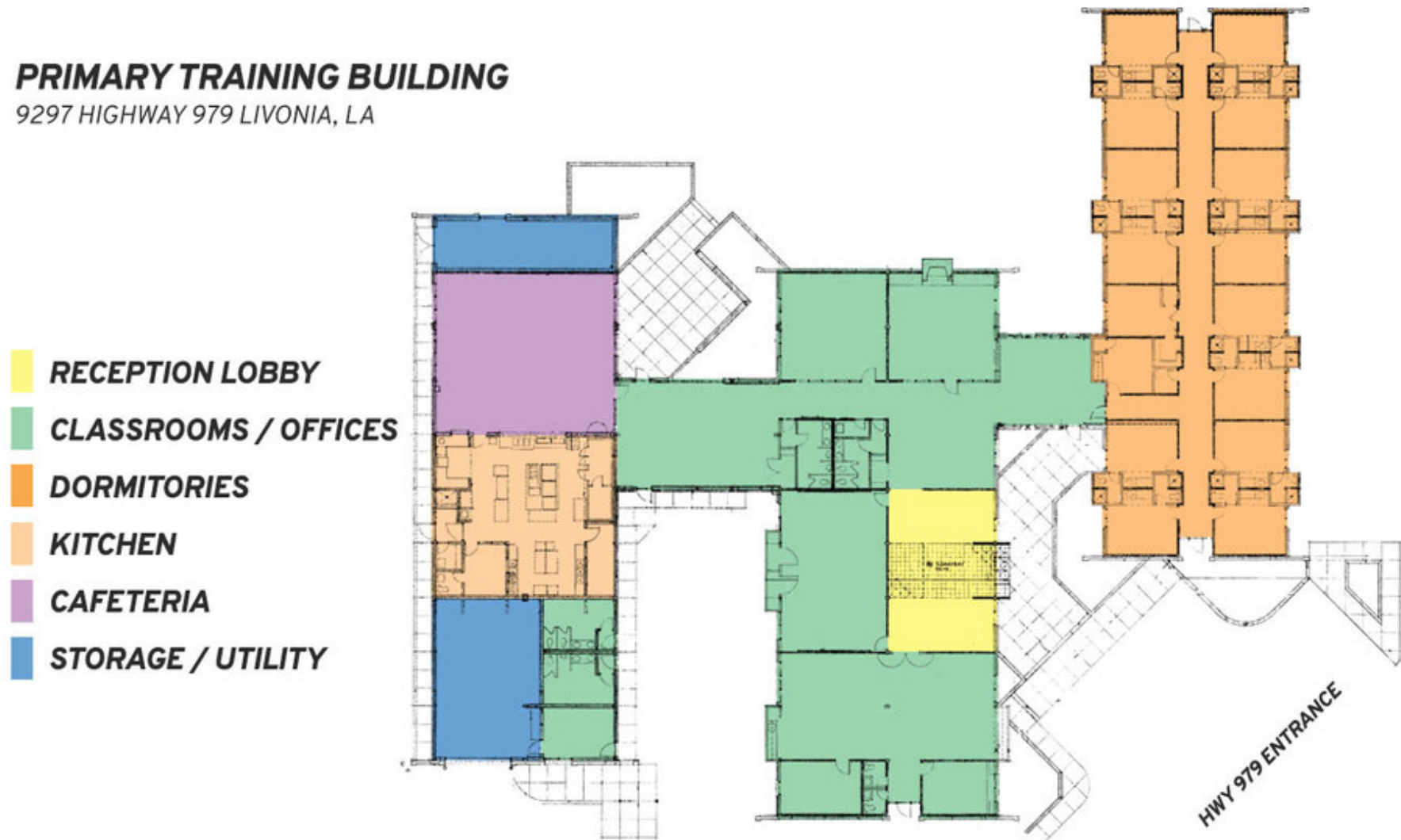
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PRIMARY TRAINING BUILDING

9297 HIGHWAY 979 LIVONIA, LA



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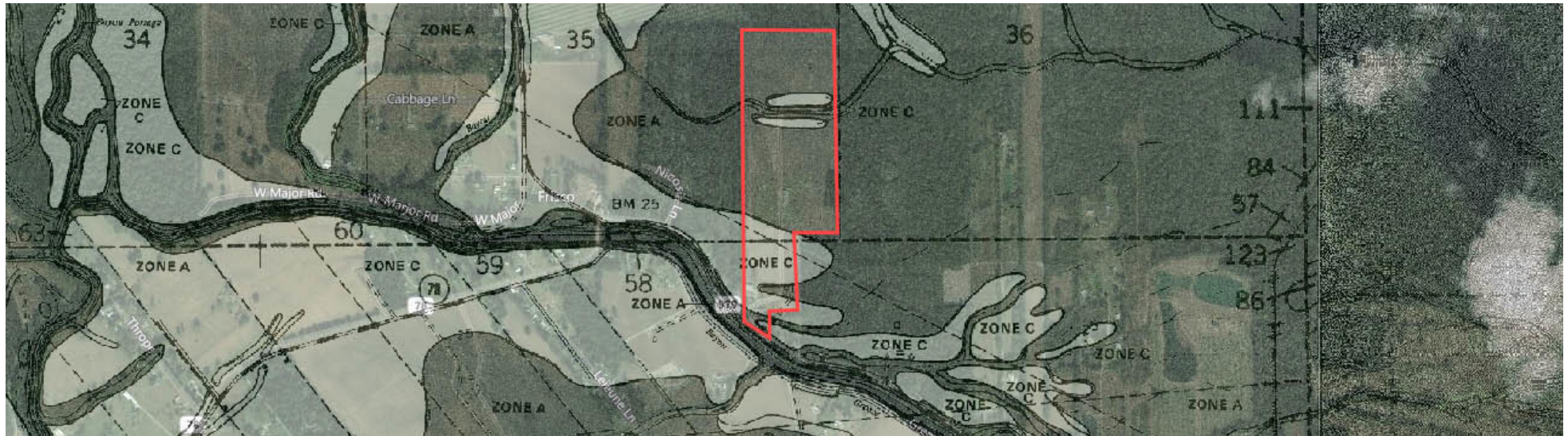
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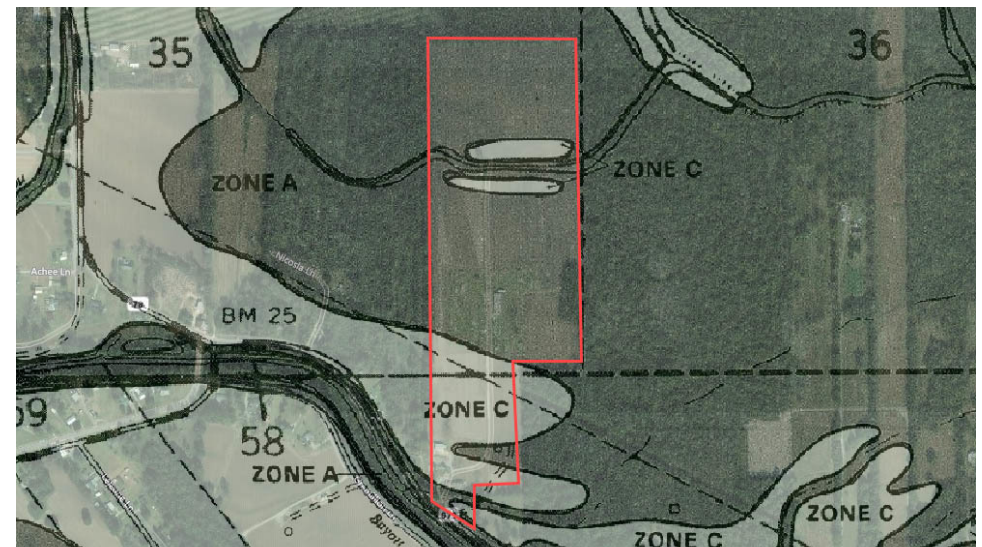


ZONE A + ZONE C (EFFECTIVE FIRM)

The southern portion of the property lies within Zone C, and most of the middle and northern portions of the property lie within Zone A.

Zone A: No base flood elevations determined.

Zone C: Areas determined to be outside 500-year floodplain as listed on older maps.

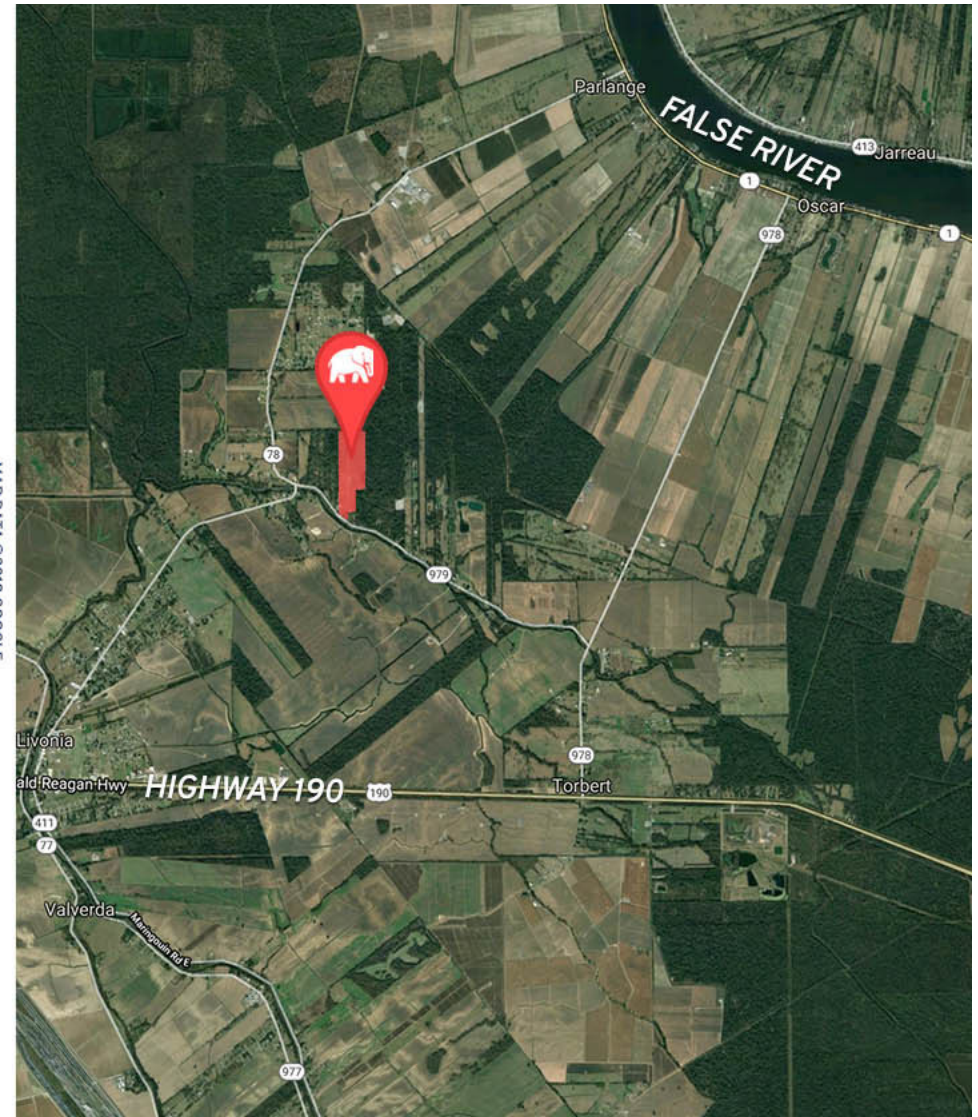
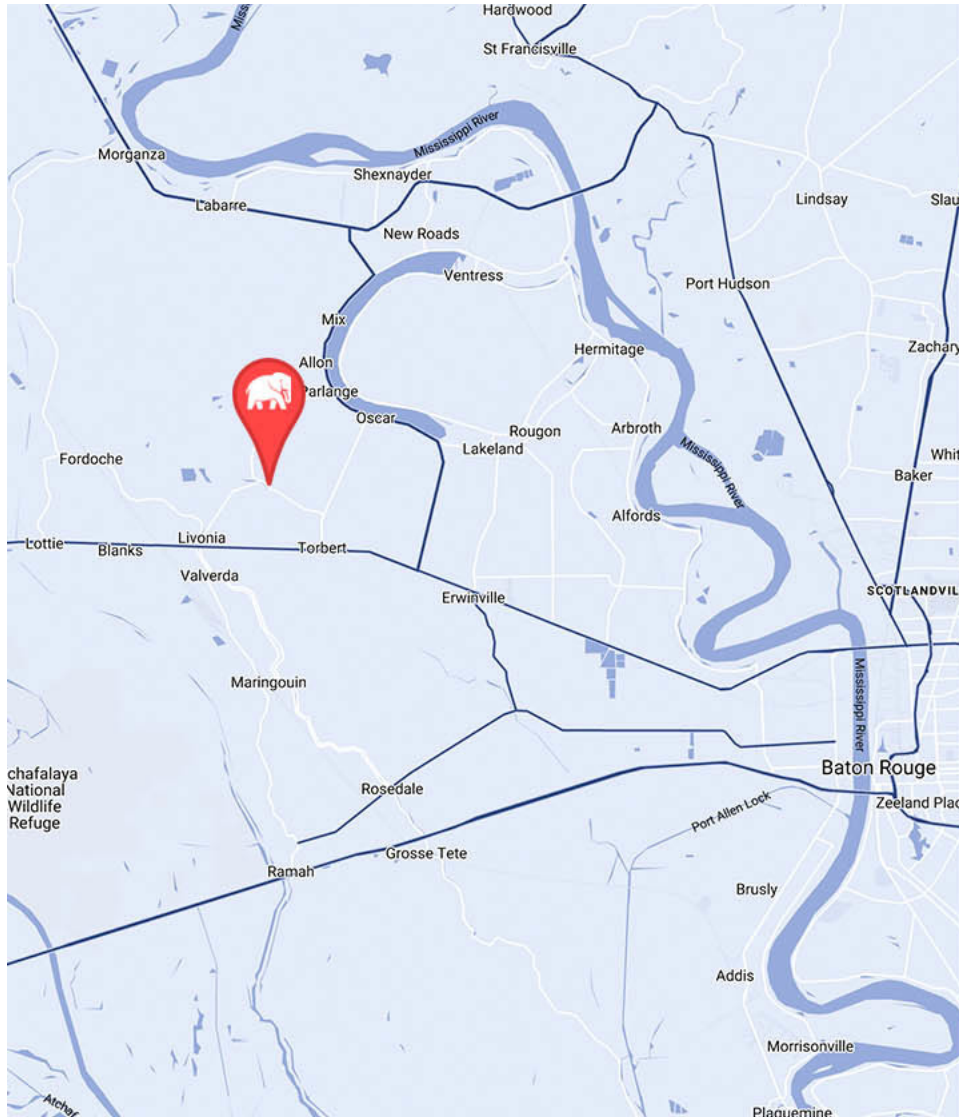


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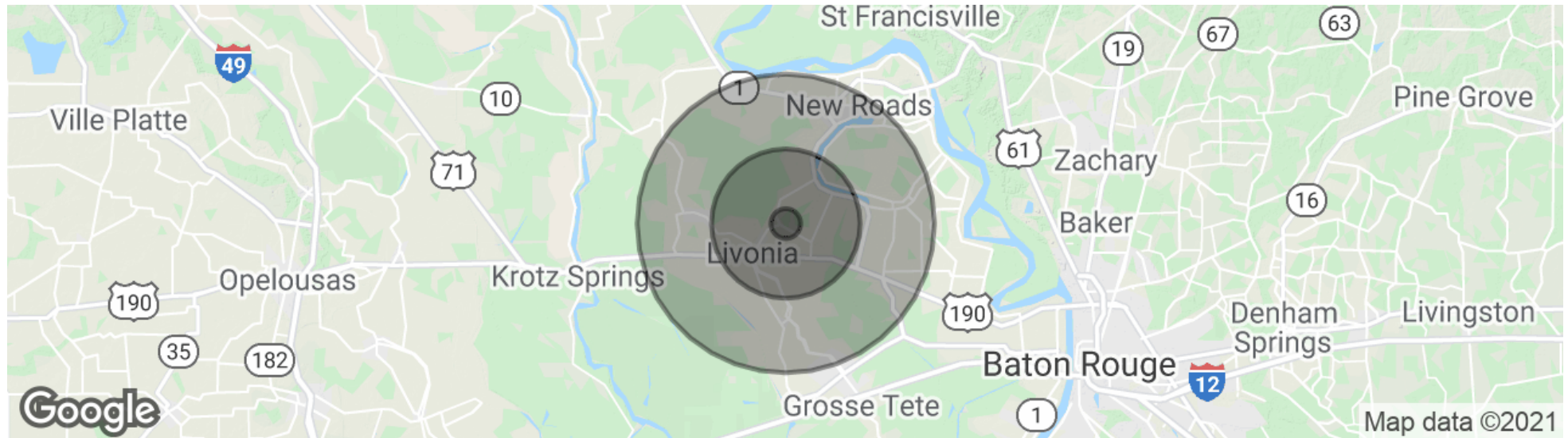
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	148	3,767	18,958
Median age	42.4	41.0	40.9
Median age (Male)	37.3	37.5	39.3
Median age (Female)	45.8	43.6	42.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	59	1,516	7,485
# of persons per HH	2.5	2.5	2.5
Average HH income	\$57,334	\$55,471	\$55,846
Average house value	\$151,903	\$153,667	\$169,584

* Demographic data derived from 2010 US Census

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