

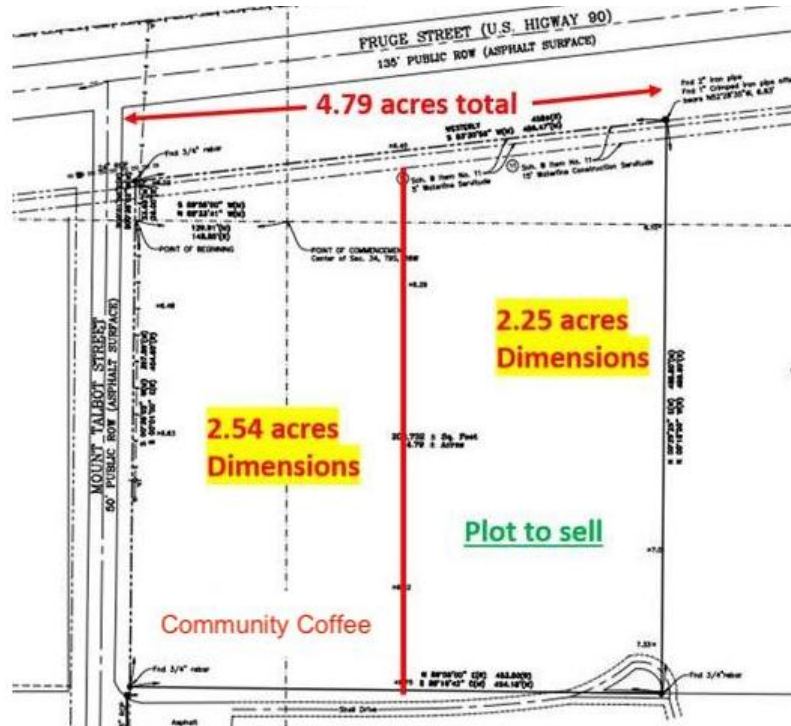
± 2.25 CLEARED ACRES ON HWY. 90 NEAR 210 LOOP

HWY. 90 @ MOUNT TALBOT ST., LAKE CHARLES, LA 70601

± 2.25 AC. | \$4 PSF



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

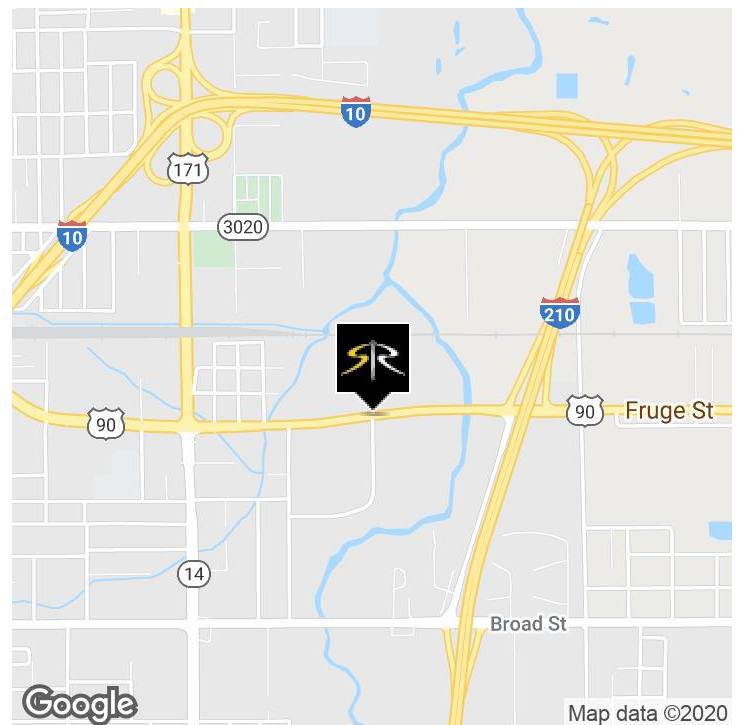


OFFERING SUMMARY

Sale Price:	\$4.00 / SF
Lot Size:	2.25 Acres

PROPERTY HIGHLIGHTS

- Graded and Elevated, Ready to Build On!
- Great Location Right Off 210 with Excellent Access to Major Arteries In and Around Lake Charles
- Perfect Distribution Site or Service Company that Needs Quick Access to the Interstate or To Serve the Great City of Lake Charles
- Rarely will you find a site this accessible and ready to build on



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VACANT LAND FOR SALE

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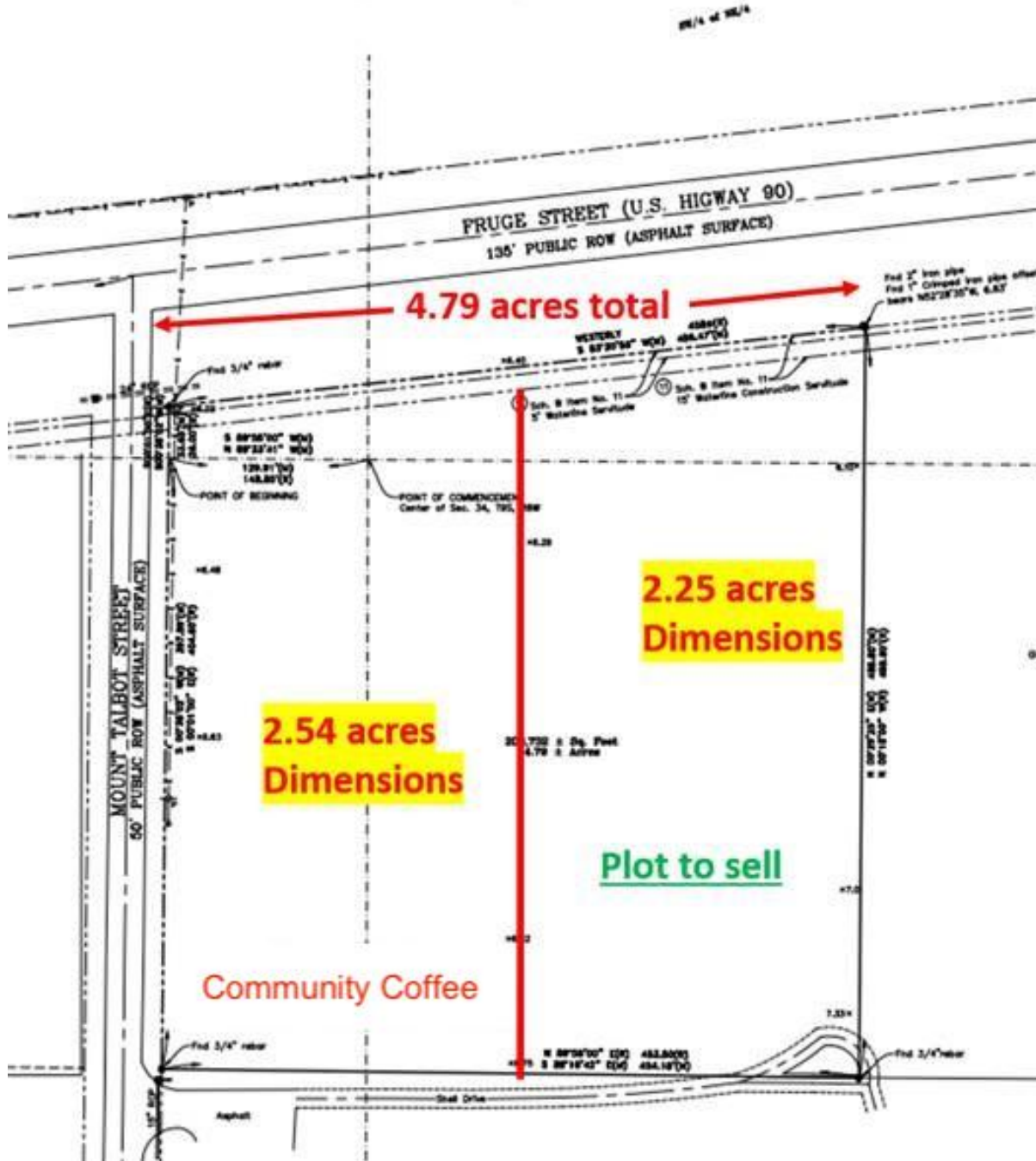
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ALTA/ACSM LAND TITLE SURVEY
SITUATED IN SECTION 34, TOWNSHIP 9 SOUTH,
RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT,
LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA



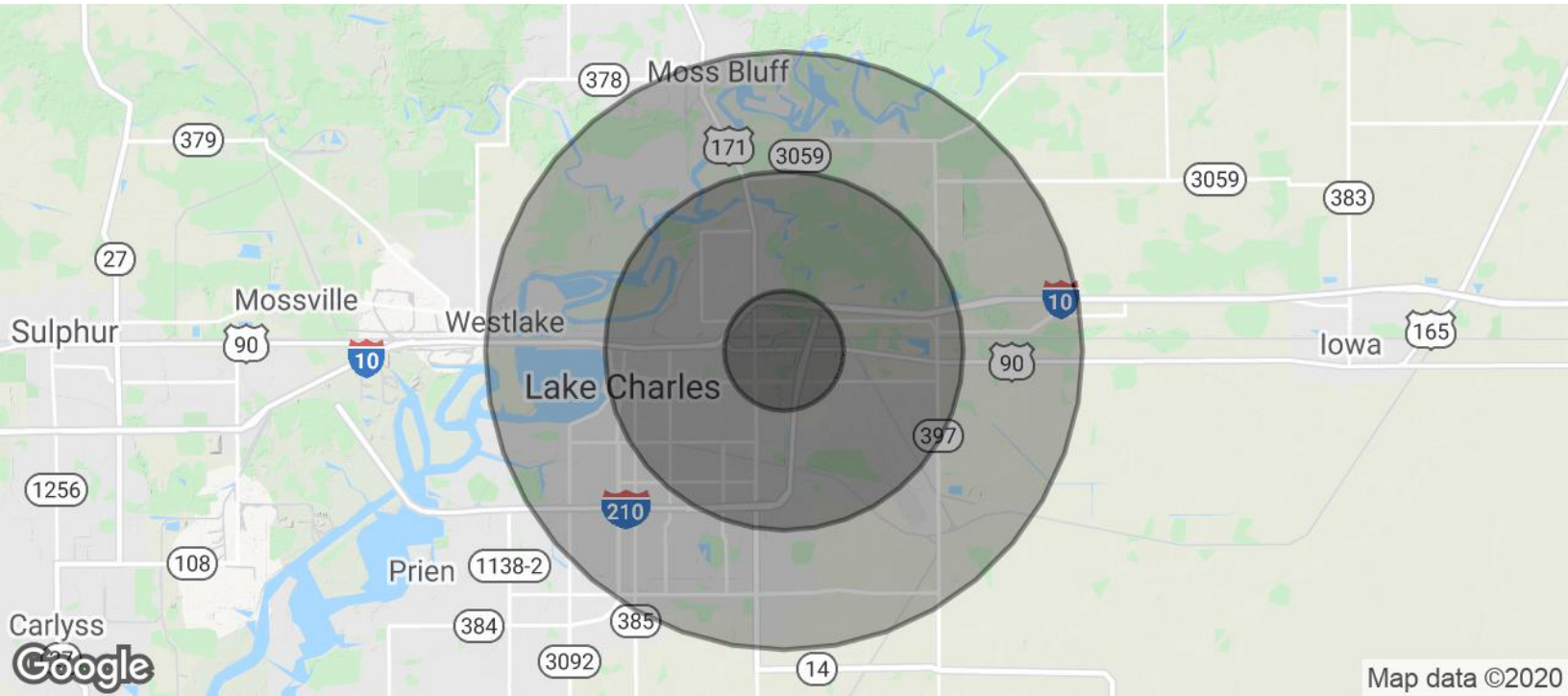
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,520	30,592	67,637
Average Age	39.8	36.6	34.9
Average Age (Male)	37.8	35.5	33.3
Average Age (Female)	40.3	36.8	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,215	11,446	26,424
# Of Persons Per HH	2.9	2.7	2.6
Average HH Income	\$35,730	\$38,882	\$45,633
Average House Value	\$138,773	\$118,274	\$116,582

* Demographic data derived from 2010 US Census

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