



## Millhaven South

Russell Sage Rd & Frontage Rd

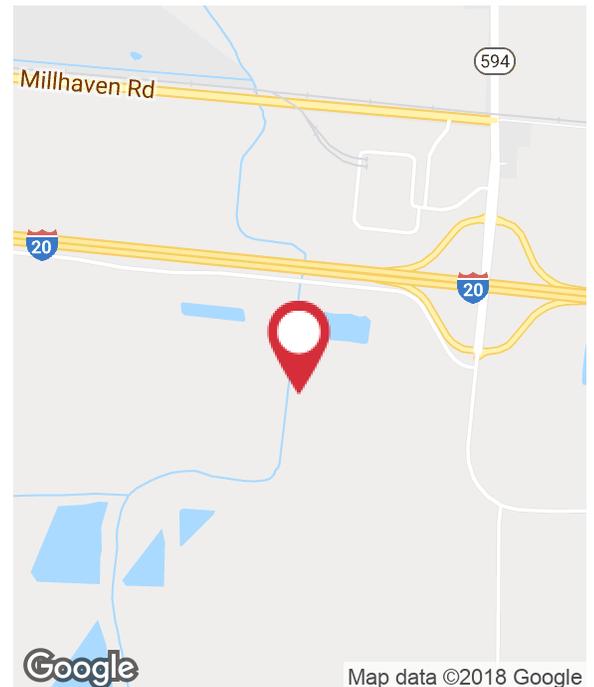
### Property Highlights

- 239 Acre Site
- Excellent Access to I-20
- Five Miles from the Monroe Regional Airport
- Eight Miles east of Downtown Monroe
- A population of nearly 20M within five-hour drive-time of site
- Excellent Visibility along I-20
- Access to City Water, Electrical, Natural Gas & Telecommunications
- Close Proximity to Monroe's Current Retail District
- Millhaven South has the potential to be the first major shopping destination for westbound drivers on I-20 after entering Louisiana

### Sale Price

\$45,000 / acre

**CALL OR EMAIL FOR MORE INFORMATION**



For more information

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1700 City Farm Drive  
Baton Rouge, LA 70806  
225 295 0800 tel  
**latterblum.com**

For Sale

# Land

239 Acres | \$45,000 / AC



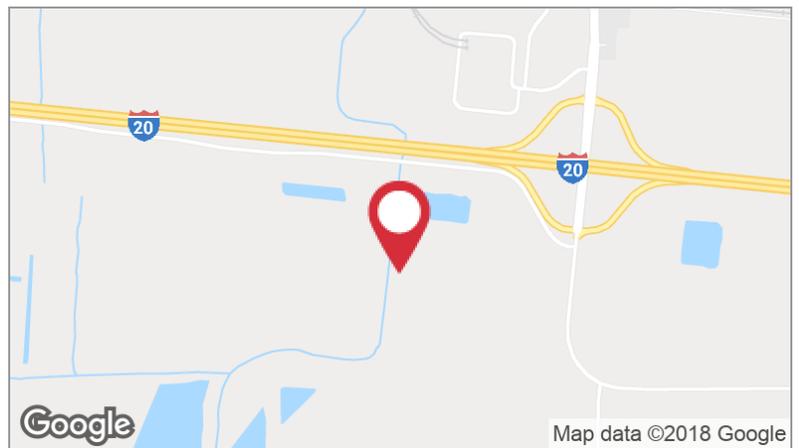
SALE PRICE: \$45,000 / acre

LOT SIZE: 239 Acres

APN #: 0104708; 0072857;  
0013949; 0013947;  
0013941

MARKET: Monroe MSA

CROSS STREETS: Russell Sage Road &  
Frontage Road



## DEMOGRAPHICS

| STATS    | POPULATION | AVG. HH INCOME |
|----------|------------|----------------|
| 1 MILE   | 418        | \$37,407       |
| 5 MILES  | 17,129     | \$39,586       |
| 10 MILES | 99,844     | \$50,863       |

\* Figures shown represent estimates



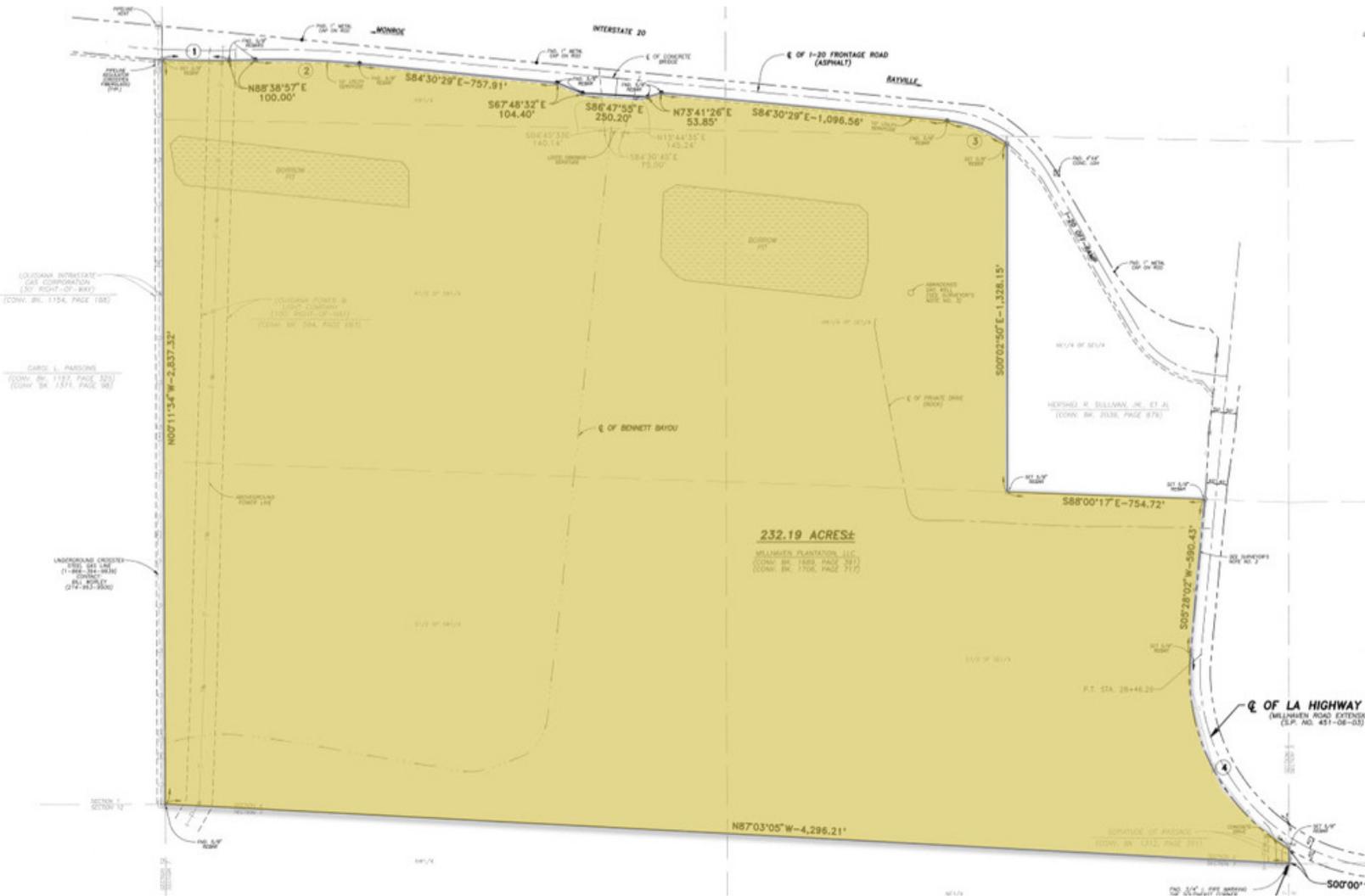
### Property Overview

Millhaven South is a 239 acre, vacant tract of land located at the Russell Sage Road - Interstate 20 interchange, east of Monroe, LA. The site has dual road frontage on Russell Sage Road and the Interstate Frontage Road and has excellent I-20 visibility and access. Interstate 20 access makes this site an excellent option for manufacturing, third party logistic companies, research, or e-commerce while the Interstate 20 visibility and frontage road access makes the site suitable for retail and commercial development.

### Location Overview

Millhaven South is located just east of Monroe, LA along Interstate 20 in north Louisiana. Monroe is the eighth-largest city in Louisiana and is the parish seat of Ouachita Parish. The Monroe Regional Airport is within five miles of the site, excellent access to Interstate 20 and Interstate visibility make this site ideal for commercial or light industrial development.

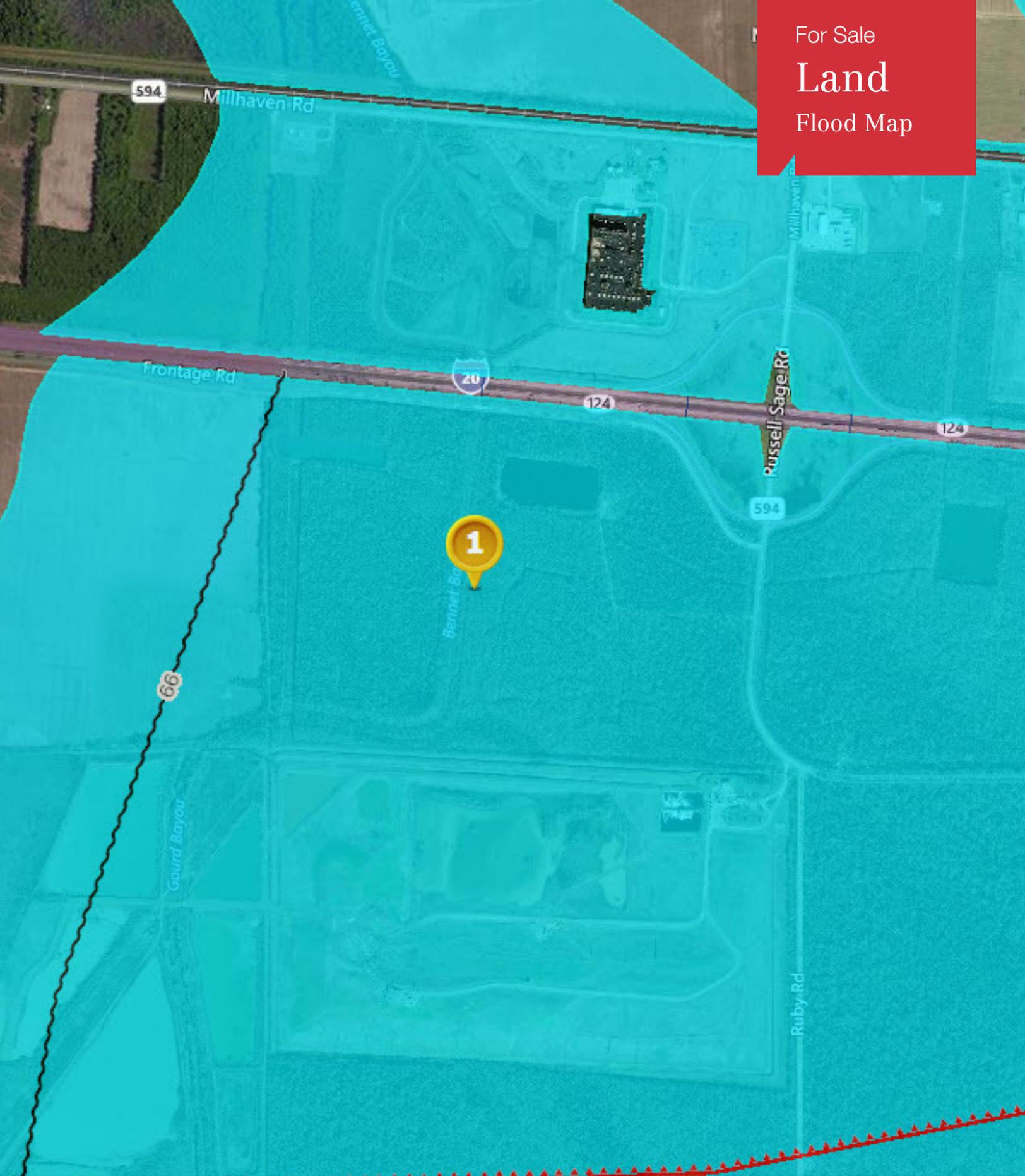
For Sale  
**Land**  
 Site Survey



For Sale

# Land

Flood Map

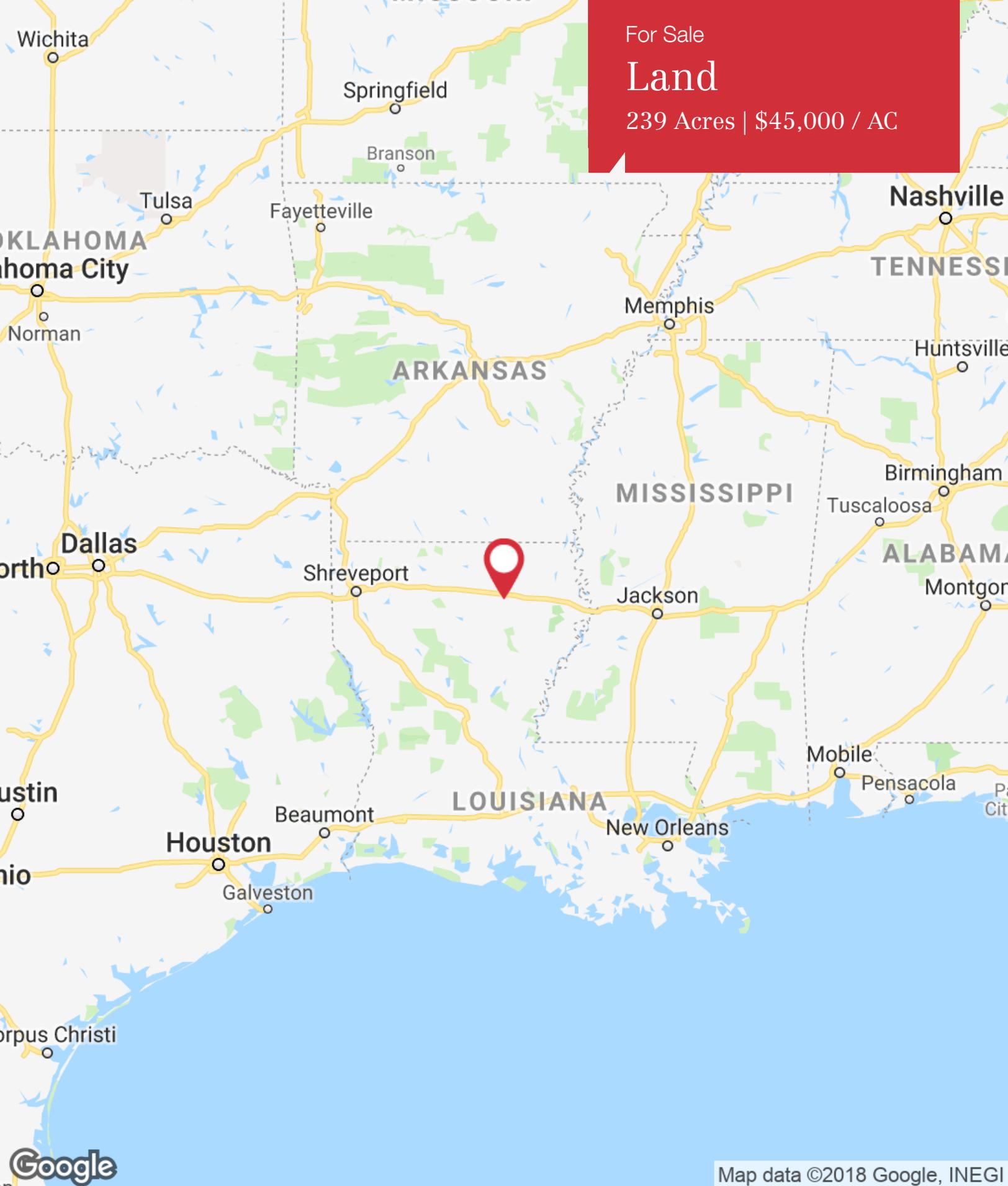


Property is located in Flood Zone AE.

For Sale

# Land

239 Acres | \$45,000 / AC



Map data ©2018 Google, INEGI

For Sale

# Land

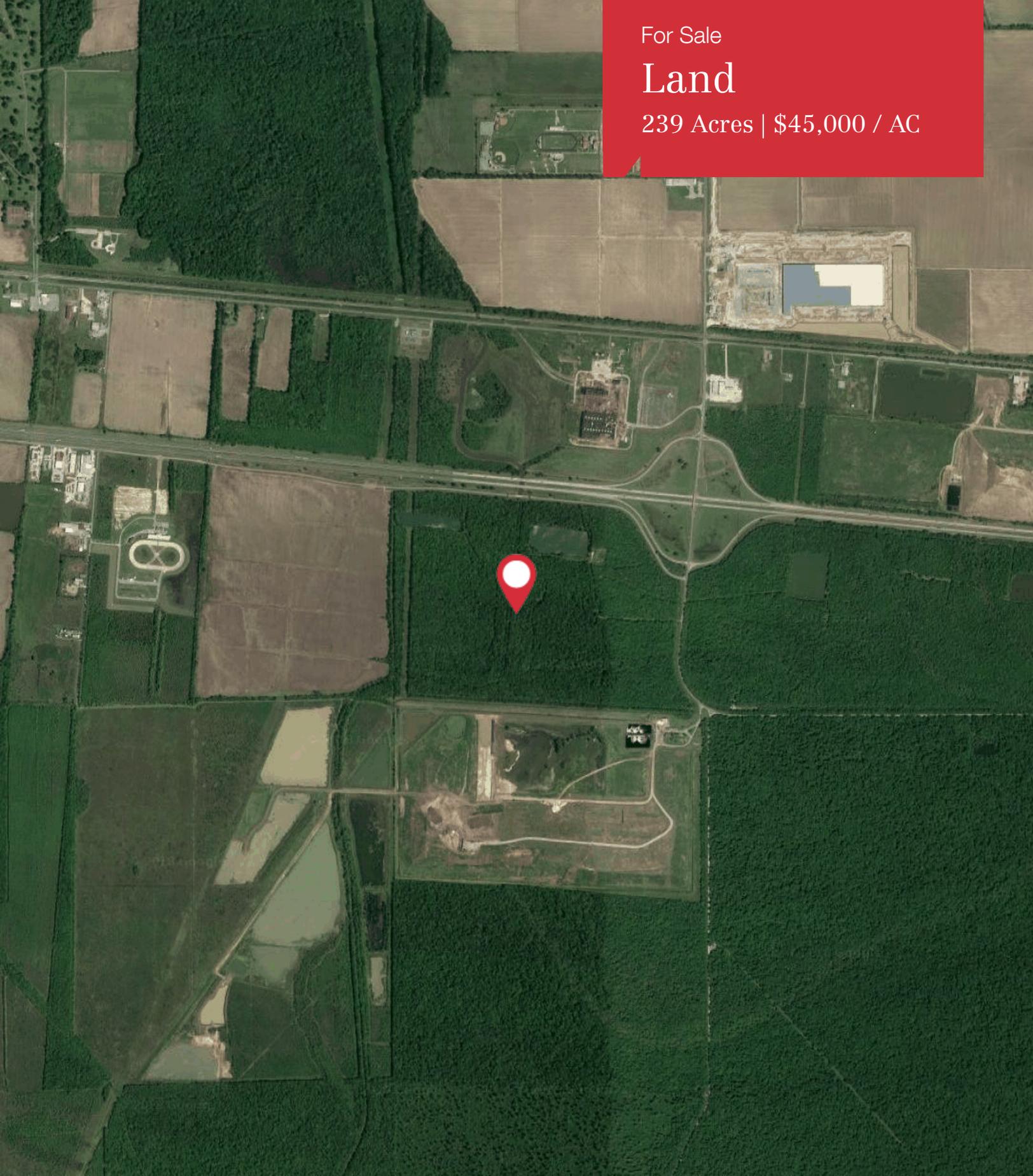
239 Acres | \$45,000 / AC



For Sale

# Land

239 Acres | \$45,000 / AC



Google

Imagery ©2018 , DigitalGlobe, Landsat / Copernicus, USDA Farm Service Agency

**NAI**Latter&Blum

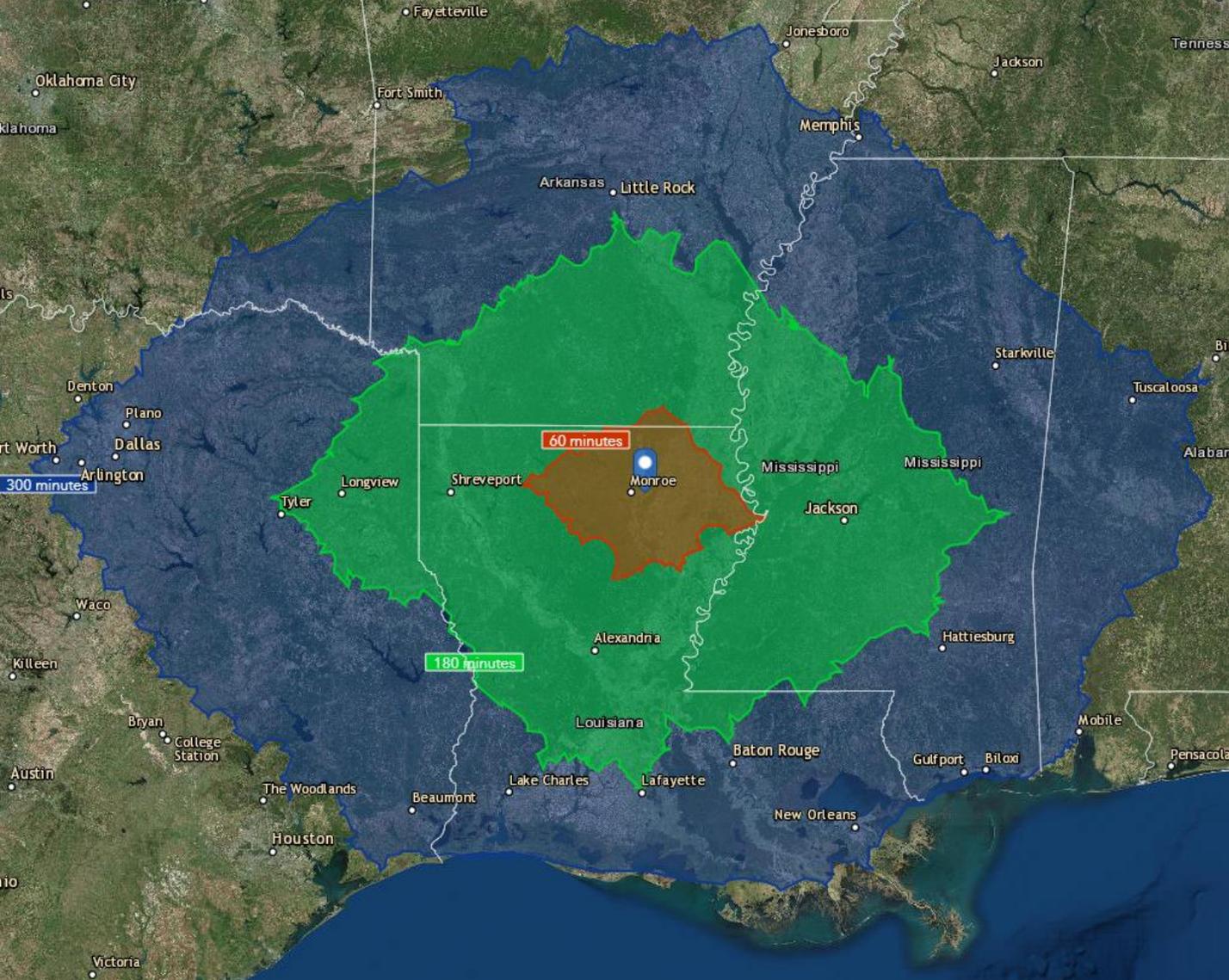
1700 City Farm Drive  
Baton Rouge, LA 70806  
225 295 0800 tel  
[latterblum.com](http://latterblum.com)

For Sale

# Waterline Map

239 Acres | \$45,000 / AC





## Metropolitan Area Proximity to Site

| Within 1 Hour | Within 3 hours | Within 5 hours  |
|---------------|----------------|-----------------|
| Monroe, LA    | Shreveport, LA | Dallas, TX      |
| Ruston, LA    | Alexandria, LA | Memphis, TN     |
| Vicksburg, MS | Jackson, MS    | New Orleans, LA |
|               | Tyler, TX      | Baton Rouge, LA |
|               | Longview, TX   | Little Rock, AR |
|               |                | Biloxi, MS      |

For Sale  
Land  
640 Acres

KEY FACTS



|            |            |      |           |
|------------|------------|------|-----------|
| 60 MINUTE  | 340,000    | 36.5 | 129,447   |
| 180 MINUTE | 3,424,051  | 37.8 | 1,295,174 |
| 300 MINUTE | 19,906,683 | 36.7 | 7,437,754 |

POPULATION

MEDIAN AGE

HOUSEHOLDS

EMPLOYMENT  
STATS

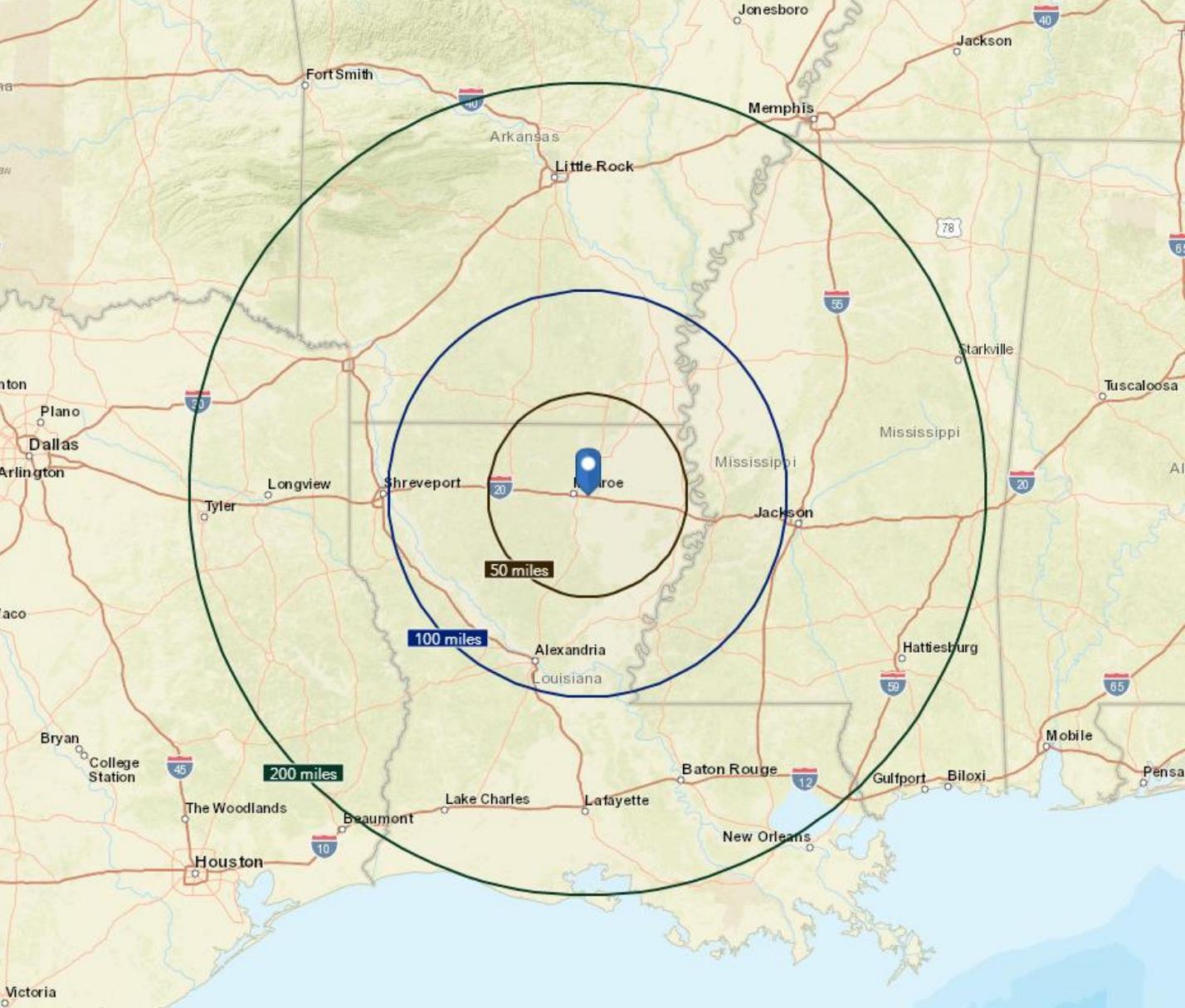


|            |      |          |          |
|------------|------|----------|----------|
| 60 MINUTE  | 4.8% | \$33,958 | \$37,190 |
| 180 MINUTE | 5.5% | \$52,347 | \$40,991 |
| 300 MINUTE | 5.1% | \$71,589 | \$50,732 |

UNEMPLOYMENT  
RATE

MEDIAN NET  
WORTH

MEDIAN HOUSEHOLD  
INCOME



## Metropolitan Area Proximity to Site

| Within 50 Miles | Within 100 Miles | Within 200 Miles |
|-----------------|------------------|------------------|
| Monroe, LA      | Shreveport, LA   | Lake Charles, LA |
| Ruston, LA      | Alexandria, LA   | Lafayette, LA    |
|                 | Longview, TX     | Baton Rouge, LA  |
|                 | Tyler, TX        | Hattiesburg, MS  |
|                 |                  | Jackson, MS      |
|                 |                  | Little Rock, AR  |

For Sale  
Land  
640 Acres

KEY FACTS



50 MILES  
100 MILES  
200 MILES

376,176  
1,250,587  
8,422,393

37.0  
38.2  
37.6

143,431  
476,069  
3,202,779

POPULATION

MEDIAN AGE

HOUSEHOLDS

EMPLOYMENT  
STATS



50 MILES  
100 MILES  
200 MILES

4.8%  
5.9%  
5.3%

\$36,257  
\$45,369  
\$63,320

\$37,187  
\$38,517  
\$44,177

UNEMPLOYMENT  
RATE

MEDIAN NET  
WORTH

MEDIAN HOUSEHOLD  
INCOME