

Opportunity Zone Lane Along I-10

2421 Commercial Drive, Port Allen, LA

For Sale

Property Summary

Approximately 4.6 acres of vacant land located within an opportunity zone available along Interstate 10 in Port Allen, Louisiana. Located just west of Baton Rouge, this site offers easy access to Lafayette, New Orleans and the entire Southeastern US. With more than 350 feet of frontage on I-10, this property provides excellent visibility and exposure. Please contact agent for additional information.

Property Highlights

- Opportunity zone location
- Excellent visibility and exposure along I-10
- Easy access to Baton Rouge, Lafayette and New Orleans
- Cleared and Ready for Construction
- Centrally located within Louisiana's Petrochemical Corridor
- All utilities available to the site

Sale Price

- Total - \$900,000
- Price/SF - \$4.49 PSF

Additional Land Info

- Zoning I-2
- Flood Zone Z

Lot Size

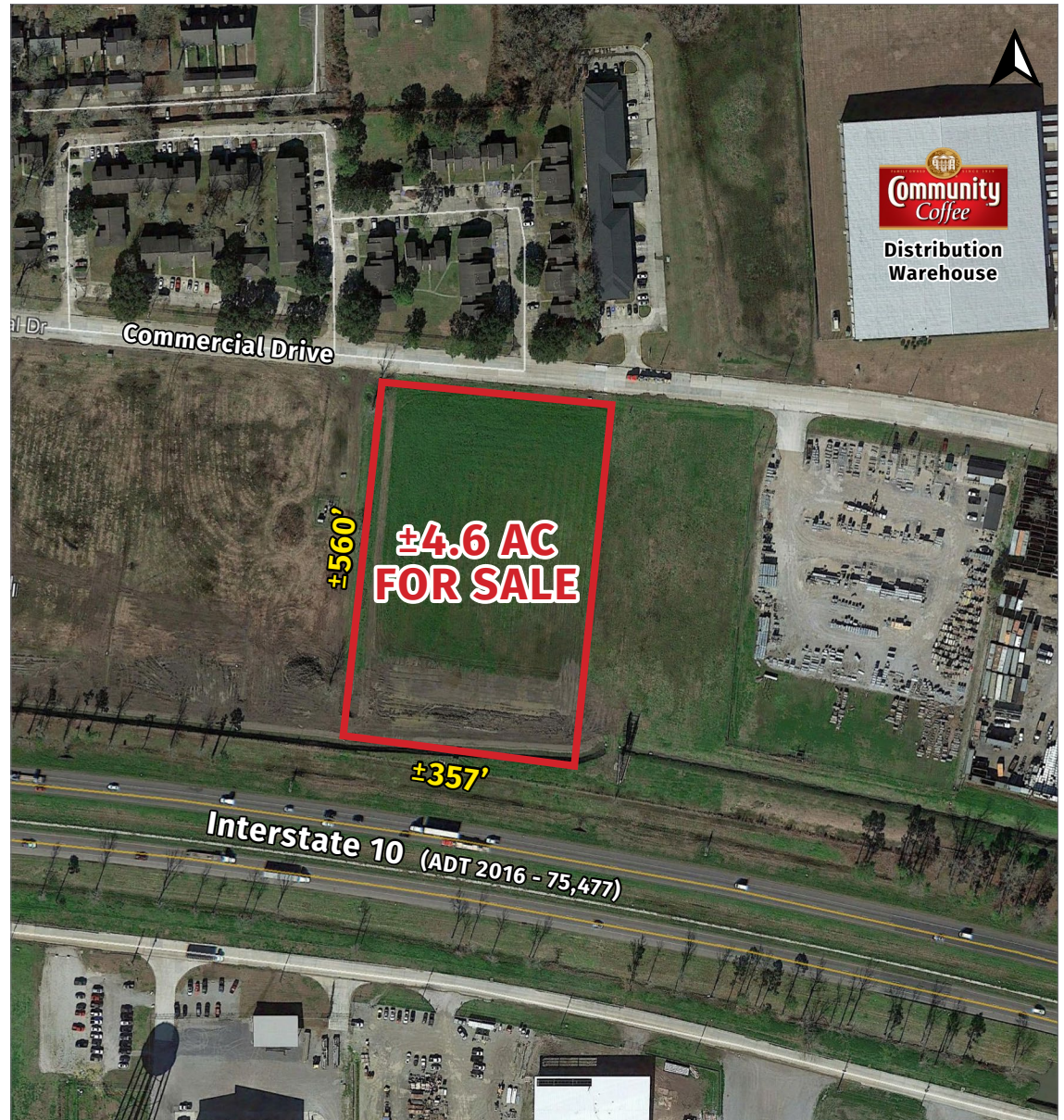
- 4.6 Acres
- Approx. 357' x 560'

Traffic Counts (ADT 2016)

- Interstate 10: 75,477
- Lobdell Highway: 24,870

2019 Demographics

	3 mi.	5 mi.	7 mi.
Population	10,084	62,545	148,208
Avg. HH Income	\$71,043	\$54,721	\$60,146



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