

For Sale

# Land

\$256,000 - \$775,000



## Prime Development / Recreational Land / Horse Farm / Ranch

0 / 285 / 267 John Price Road  
West Monroe, Louisiana 71291

### Property Highlights

- Prime Timber Growth
- Prime Recreational Land
- Prime for Development
- Prime Horse/ Ranch

### Property Description

Great opportunity minutes off of I-20. This property has potential for development, or for an owner to build a home on and have unique recreational land.

### OFFERING SUMMARY

<b>Sale Price</b>	\$256,000 - \$775,000
<b>Lot Size</b>	16.27- 56.653 Acres

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	497	\$65,165
<b>5 Miles</b>	17,668	\$63,011
<b>10 Miles</b>	74,364	\$58,769

For more information

**John "Louis" Luffey III**

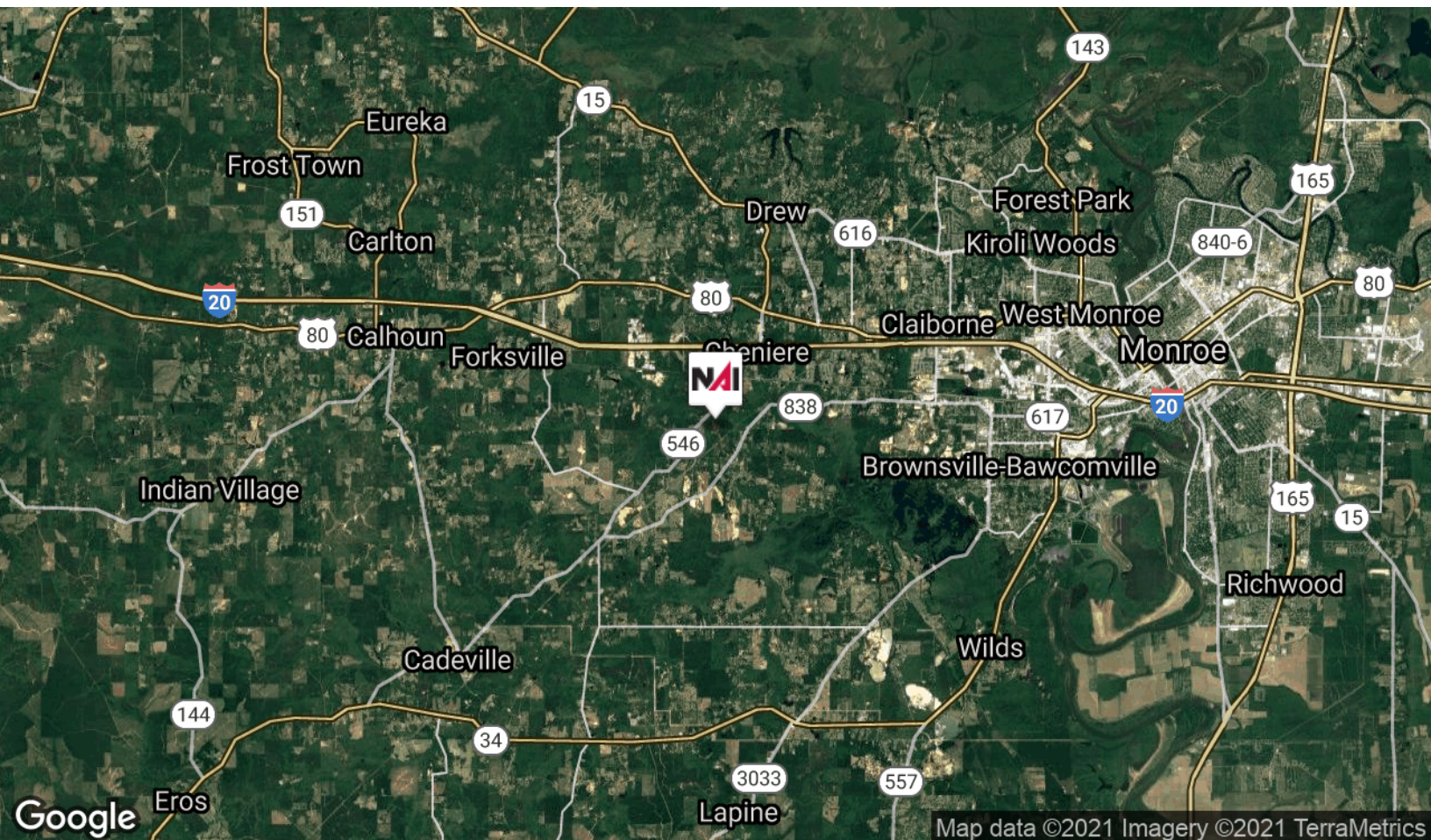
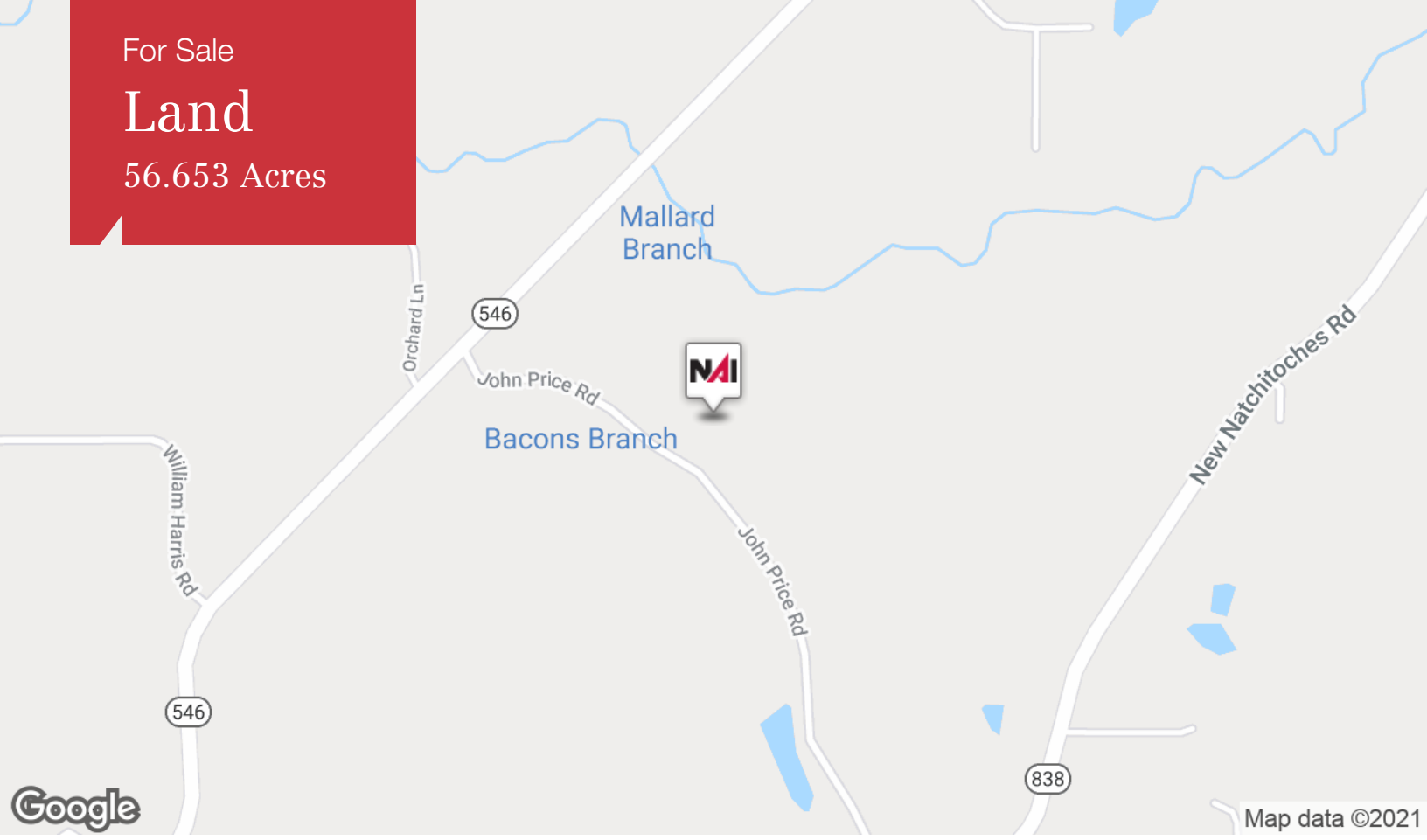
O: 318 807 2659

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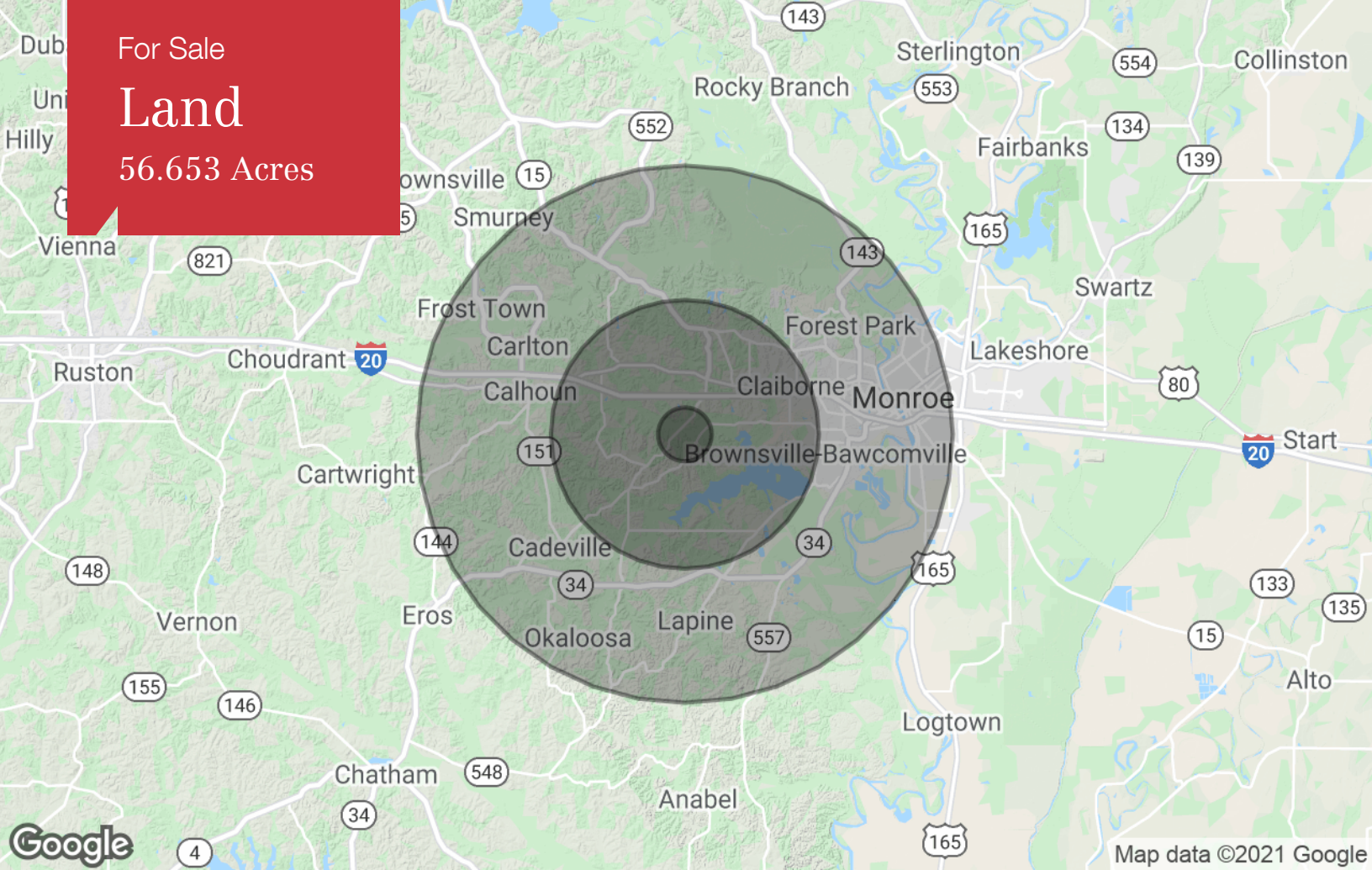
56.653 Acres



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56.653 Acres



### Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	497	17,668	74,364
MEDIAN AGE	36.9	36.8	37.0
MEDIAN AGE (MALE)	35.5	36.2	35.2
MEDIAN AGE (FEMALE)	38.4	36.6	38.0

### Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	188	6,742	28,880
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$65,165	\$63,011	\$58,769
AVERAGE HOUSE VALUE	\$160,726	\$157,934	\$167,211

### Race

	1 Mile	5 Miles	10 Miles
% WHITE	91.6%	93.4%	83.9%
% BLACK	3.5%	3.6%	14.0%
% ASIAN	2.7%	1.4%	0.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.3%
% OTHER	2.3%	1.3%	1.2%

### Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	2.6%	3.1%	2.4%

\* Demographic data derived from 2010 US Census