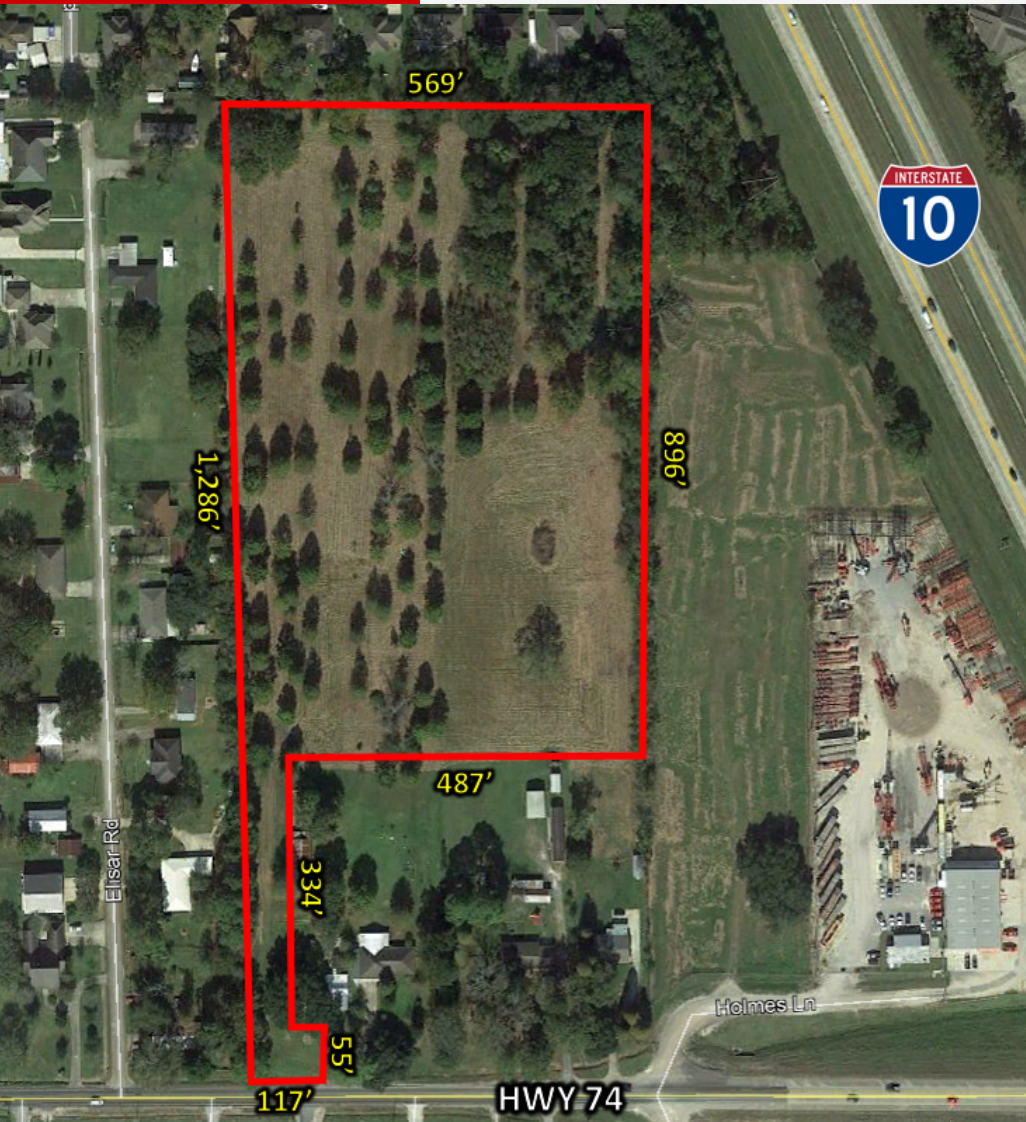


PROPERTY DESCRIPTION



Property Highlights:

- Vacant Land For Sale
- 12 acres
- Ascension Parish Hwy 74 frontage
- Dutchtown School District
- Zoned RM "Medium Intensity Residential"
- Flood Zone X
- Listing Price: \$720,000.00
- Contact Agent For Additional Information

Beau Box
225.931.3200
bbox@beaubox.com

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AERIAL



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LOCATION MAP



Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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Hwy 74

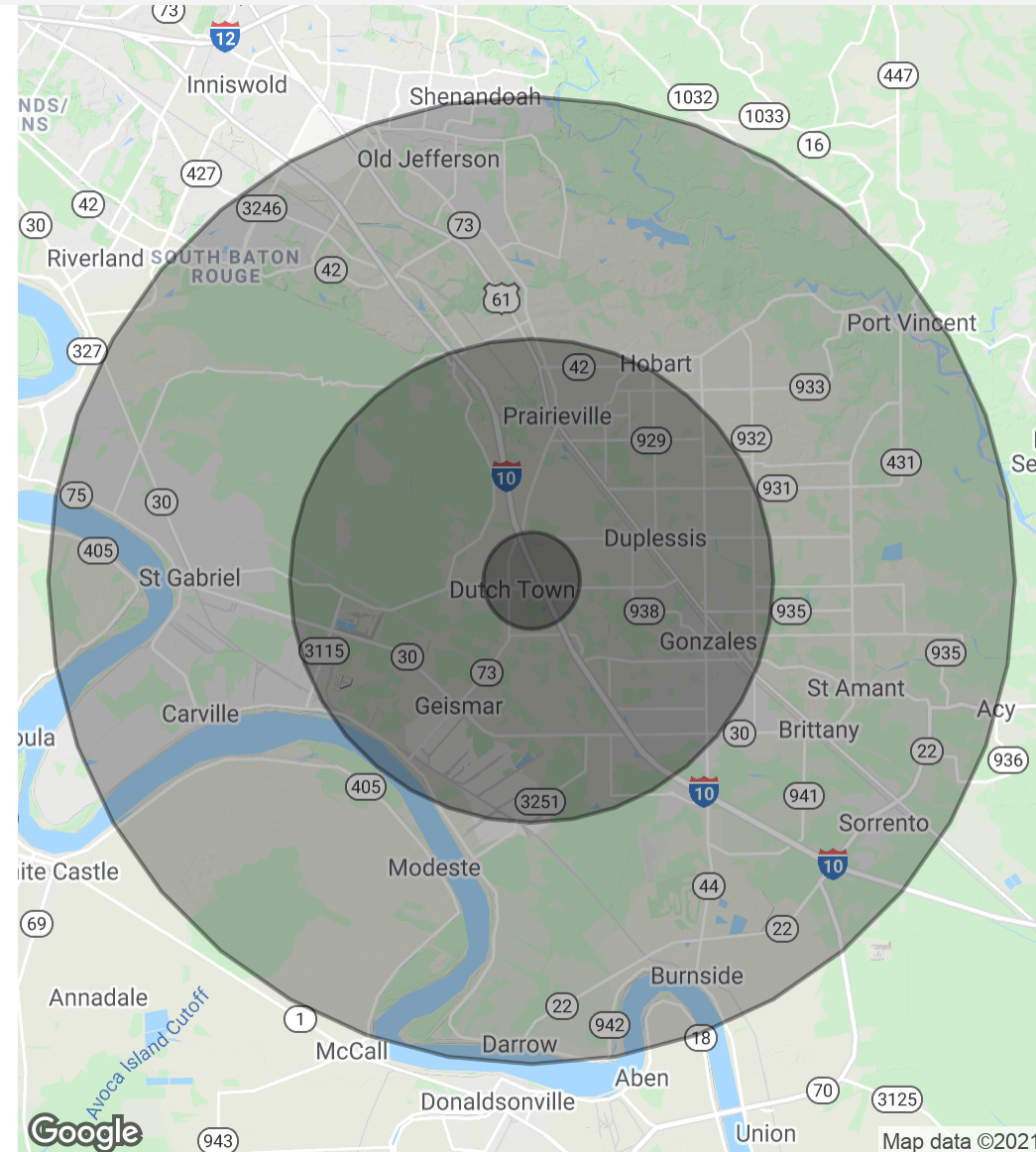
Dutchtown, LA 70734

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	537	24,077	139,789
Average Age	34.2	34.0	35.0
Average Age (Male)	33.6	33.1	33.7
Average Age (Female)	34.7	34.8	36.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	182	7,705	49,806
# Of Persons Per HH	3.0	3.1	2.8
Average HH Income	\$94,525	\$88,016	\$88,985
Average House Value		\$179,984	\$245,698

* Demographic data derived from 2010 US Census



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