

PROPERTY DESCRIPTION



**Property Highlights:**

- +/- 53 acres for sale
- Located at the intersection of Hwy 441 and I-12
- Interstate exposure
- Located in the fastest growing Parish in Louisiana
- Flood Zone: A & X
- 30 miles from downtown Baton Rouge
- 32 miles from Covington
- \$4.00 PSF
- Property can be subdivided
- Contact agent for additional information

**Beau Box**  
225.931.3200  
bbox@beaubox.com

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# Buddy Hood Rd. & I-12

Holden, LA 70744

ADDITIONAL PHOTOS



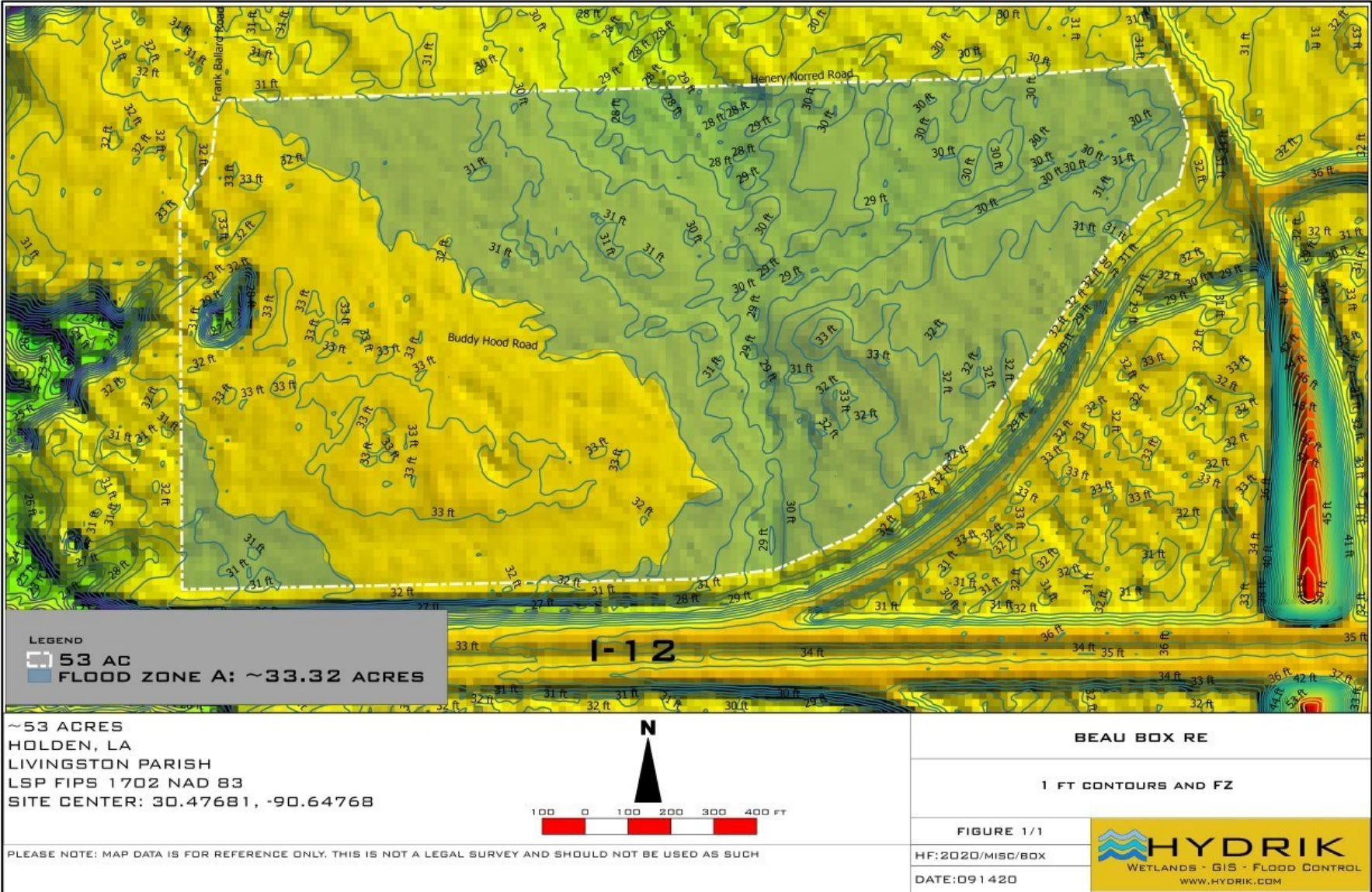
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**WETLANDS**



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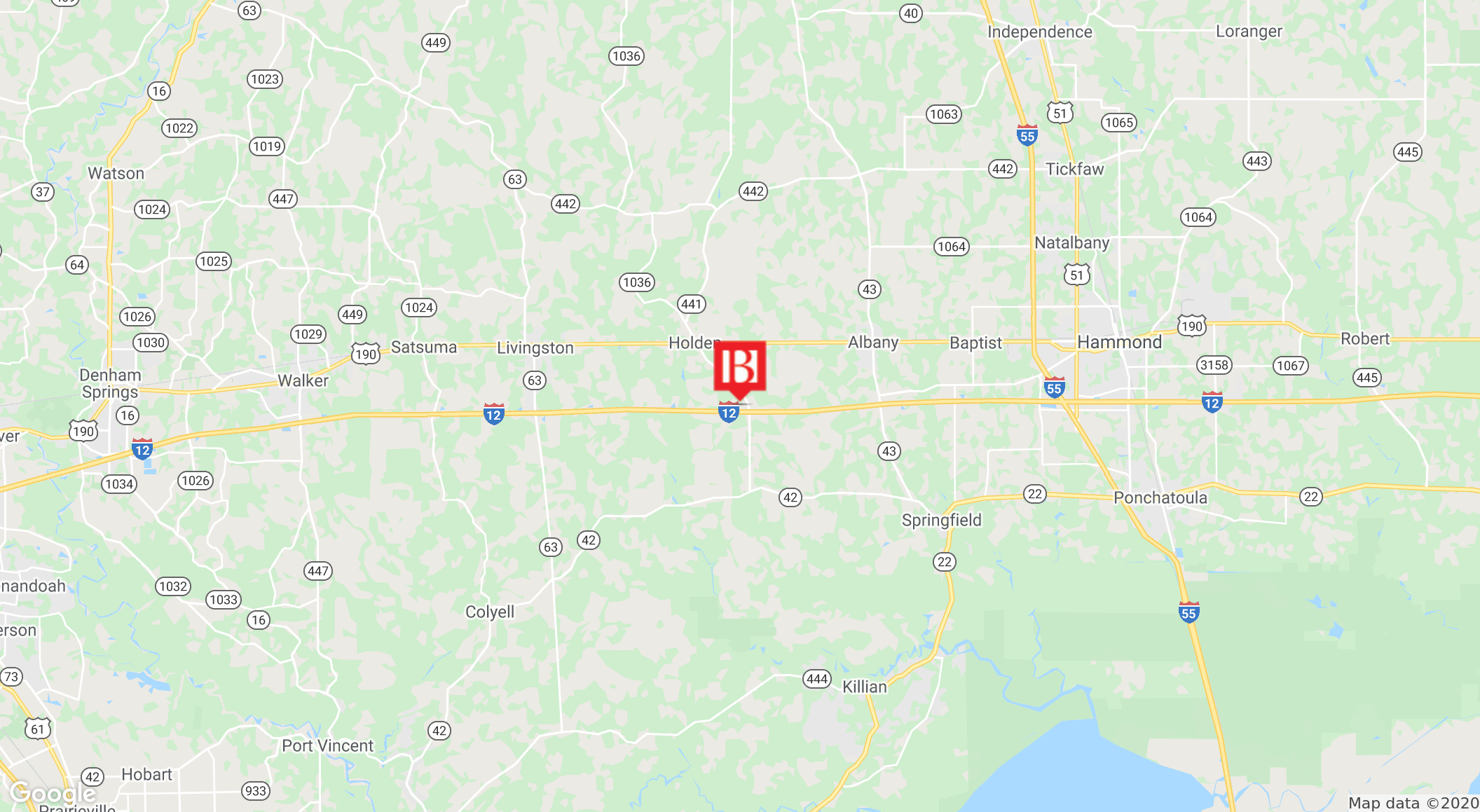
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RETAILER MAP



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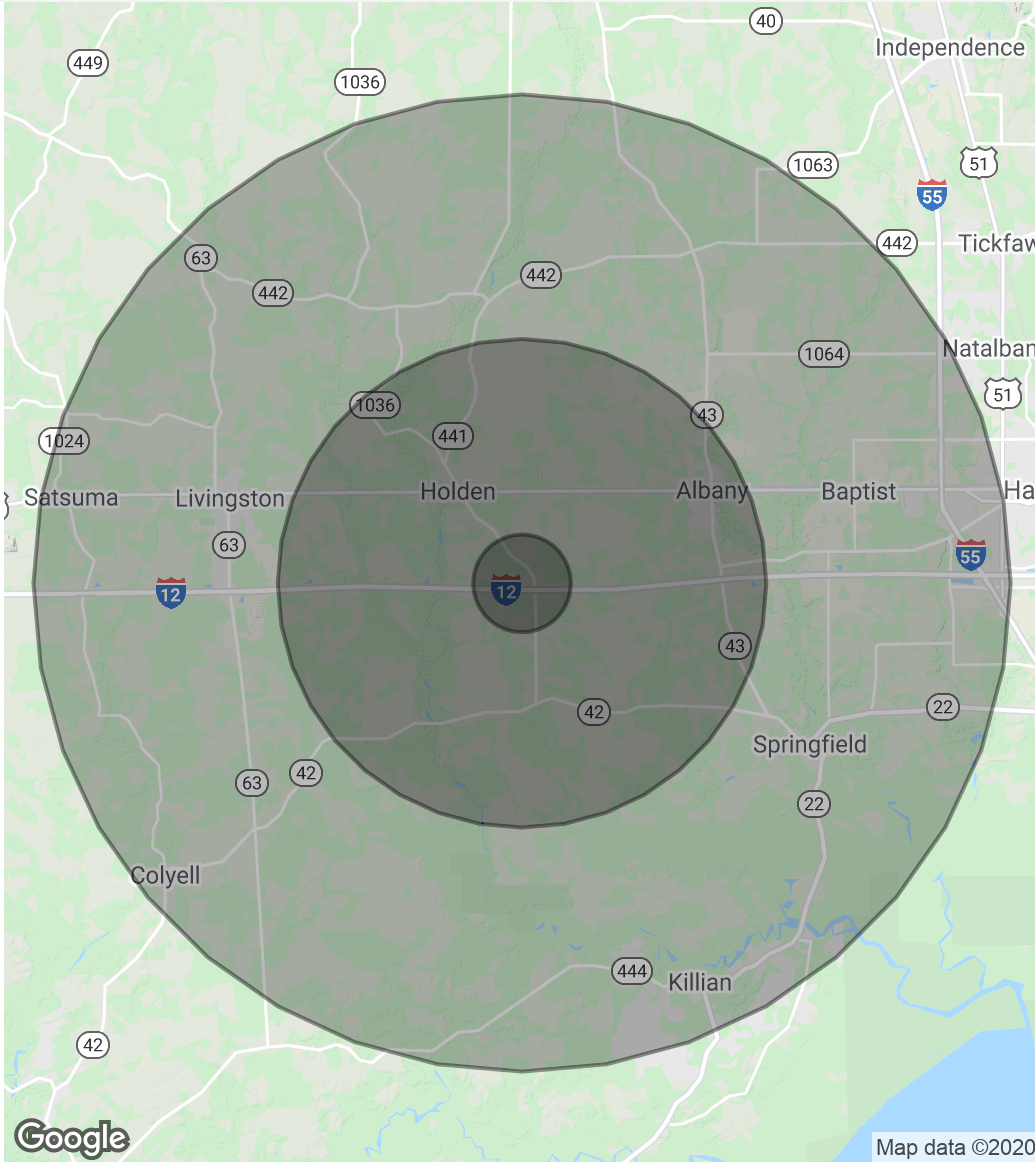
**DEMOGRAPHICS MAP & REPORT**

<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	327	6,819	40,175
Average Age	35.4	36.0	35.6
Average Age (Male)	33.5	34.4	34.8
Average Age (Female)	36.5	37.0	36.2

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	121	2,558	15,068
# Of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$54,638	\$53,607	\$55,806
Average House Value	\$131,250	\$130,657	\$158,740

*\* Demographic data derived from 2010 US Census*



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