

# LAND DEVELOPMENT OPPORTUNITY AVAILABLE FOR SALE



8384 Zachary Deerford Rd, Zachary, LA 70791



## OFFERING SUMMARY

**SALE PRICE:** \$895,000

**LOT SIZE:** 30.49 Acres

**ZONING:** Rural

## PROPERTY OVERVIEW

Outstanding tract for residential or commercial development. Mostly cleared with sparse trees. 481 ft +/- frontage on Zachary Deerford Rd. Residential structure remains on the property without consideration to value.

**KW COMMERCIAL**  
8686 Bluebonnet Boulevard,  
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**DAVID VERCHER**  
Director  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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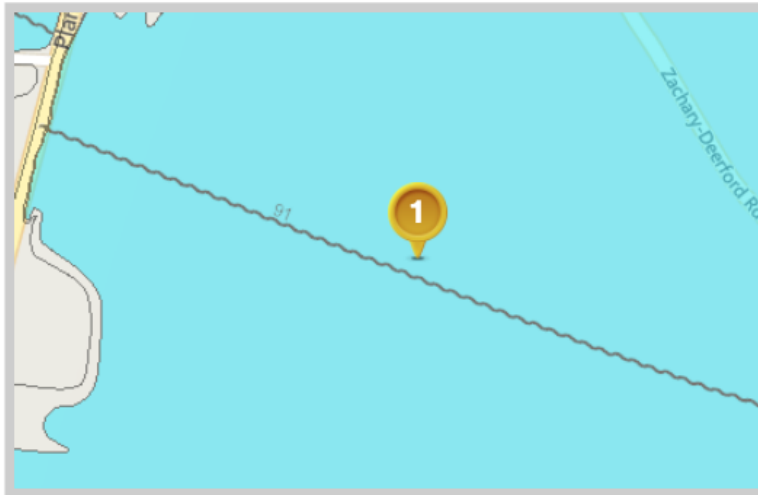
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## Louisiana Flood Map 8384 Zachary Deerford Rd Zachary LA 70791



### Visible Layers

Effective FIRM

Bing Roads

### Point Coordinates

Point #	Lat., Long.
1	30.6432, -91.1017

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0065F 6/19/2012	AE	manual	87.2	N/A

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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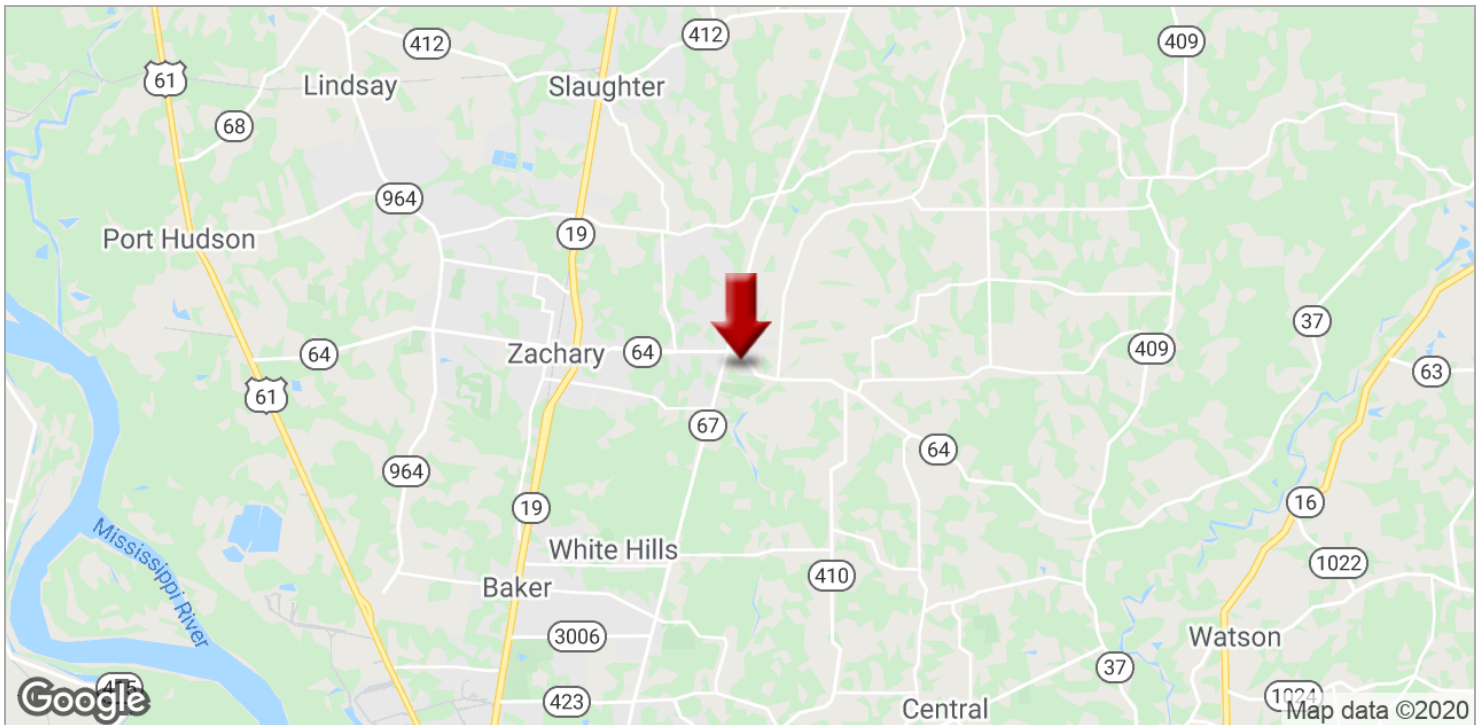
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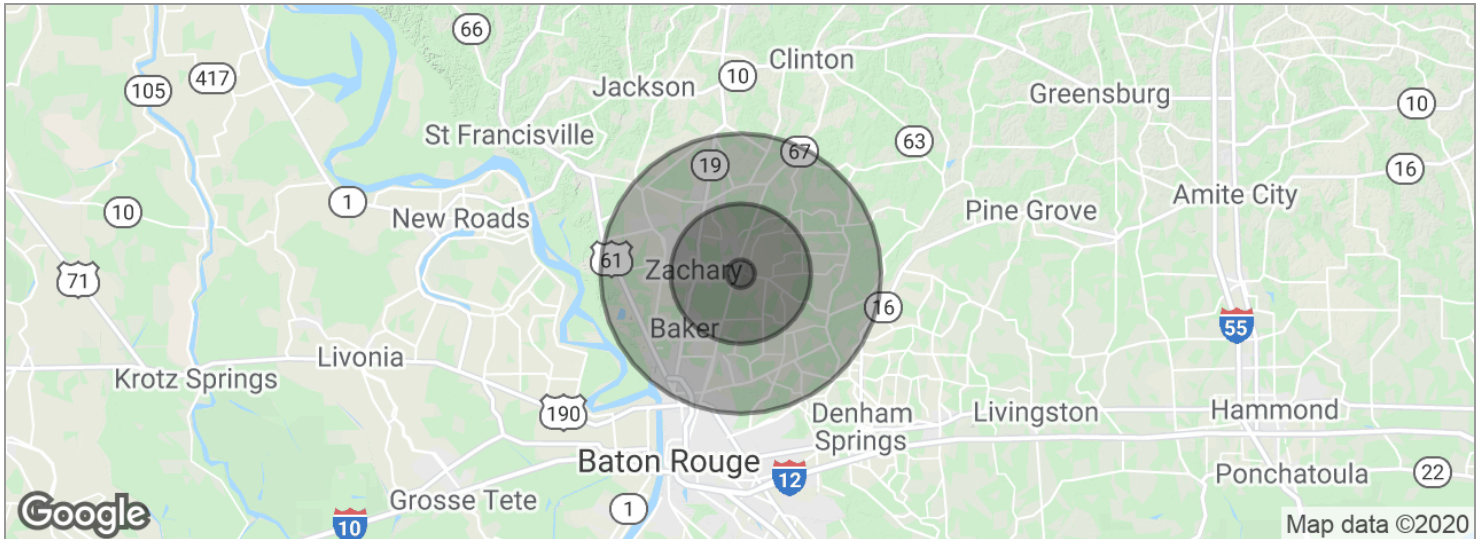
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	626	23,008	114,766
Median age	38.8	36.0	36.2
Median age (male)	33.5	33.7	34.5
Median age (Female)	43.9	38.5	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	234	8,341	39,948
# of persons per HH	2.7	2.8	2.9
Average HH income	\$66,056	\$63,269	\$59,056
Average house value		\$175,487	\$158,362

\* Demographic data derived from 2010 US Census

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