

LAND FOR SALE

0.94 +/- ACRE TRACT

00 Church St, Zachary, LA 70791



SALE PRICE:	\$220,000
PRICE PER ACRE:	\$234,043
LOT SIZE:	0.94 Acres

PROPERTY OVERVIEW

0.94 +/- acre tract directly behind American Gateway Bank on Church St. in Zachary, La. Accessible via right of servitude between American Gateway Bank and eFederal Credit Union. Great tract for retail or office use. Adjacent tracts available. Flood Zone X as per FEMA GIS Mapping online on June 16, 2016.

PROPERTY FEATURES

- 0.94 +/- acres
- Lot dimensions - 170 x 241
- Total SF - 40,946 SF Land
- No flood zone
- Traffic count: 27,200 CPD

KW COMMERCIAL
8686 Bluebonnet Boulevard,
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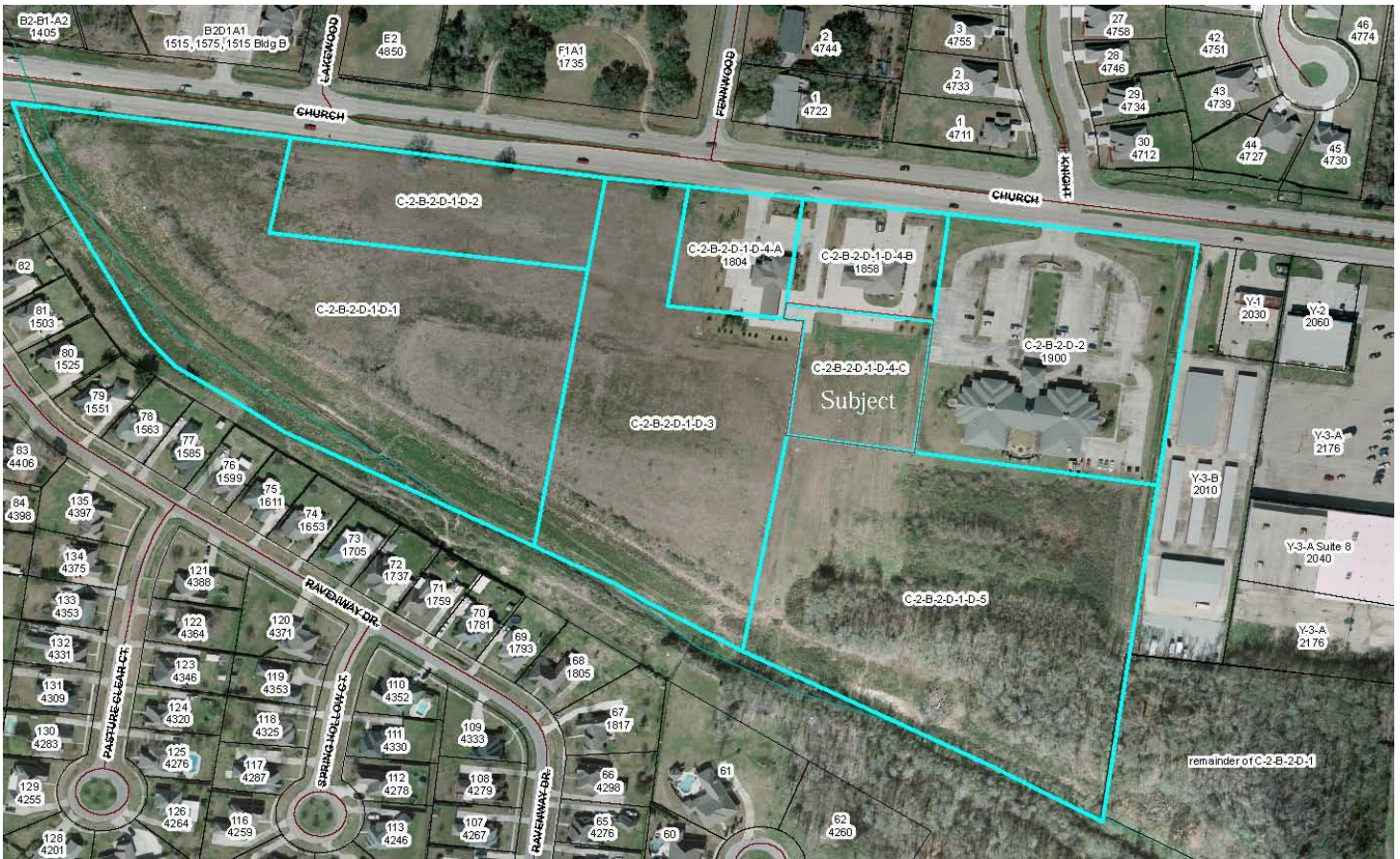
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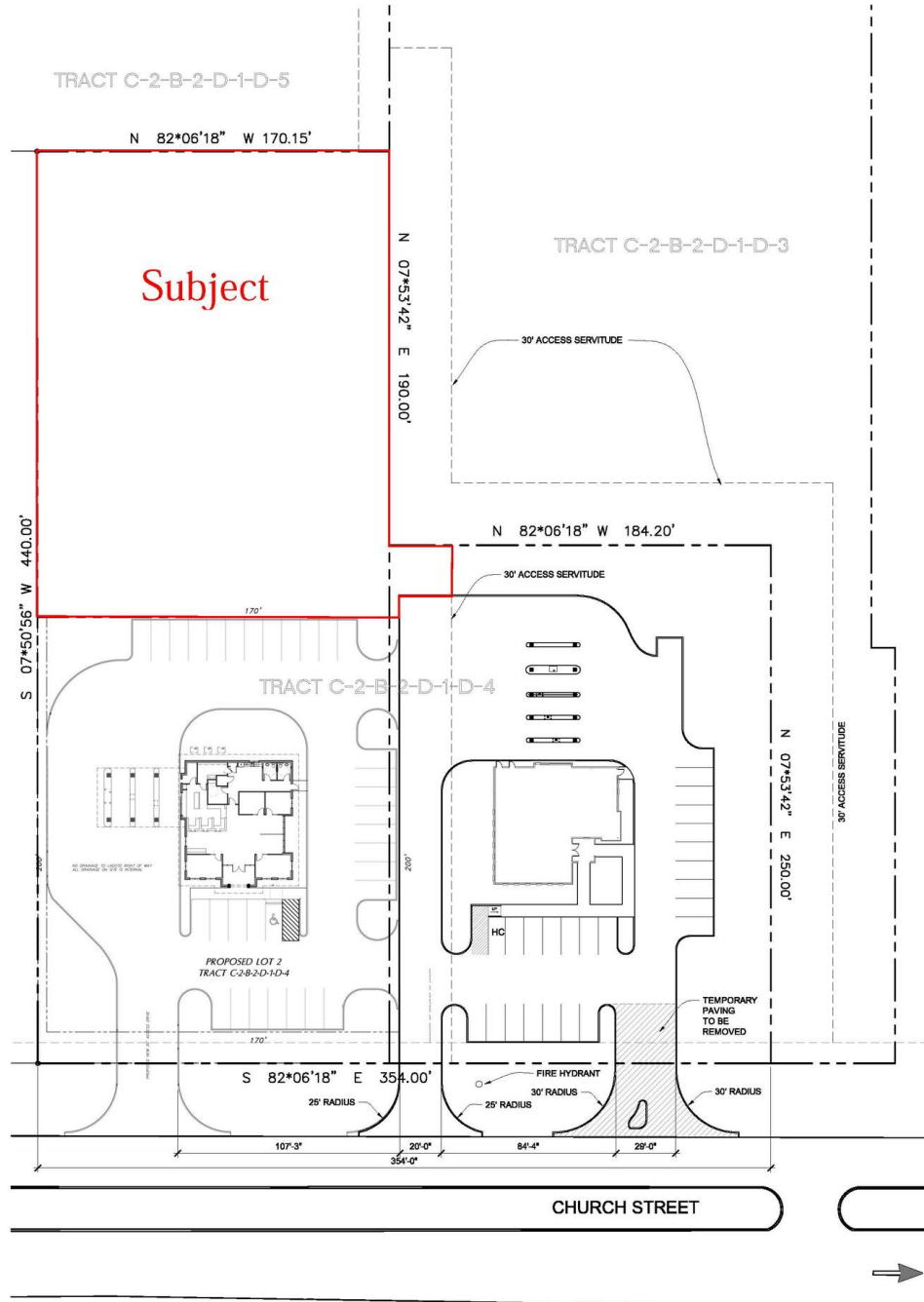
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1 INTERIM DRIVE PLAN
SP1.8 N.T.S.

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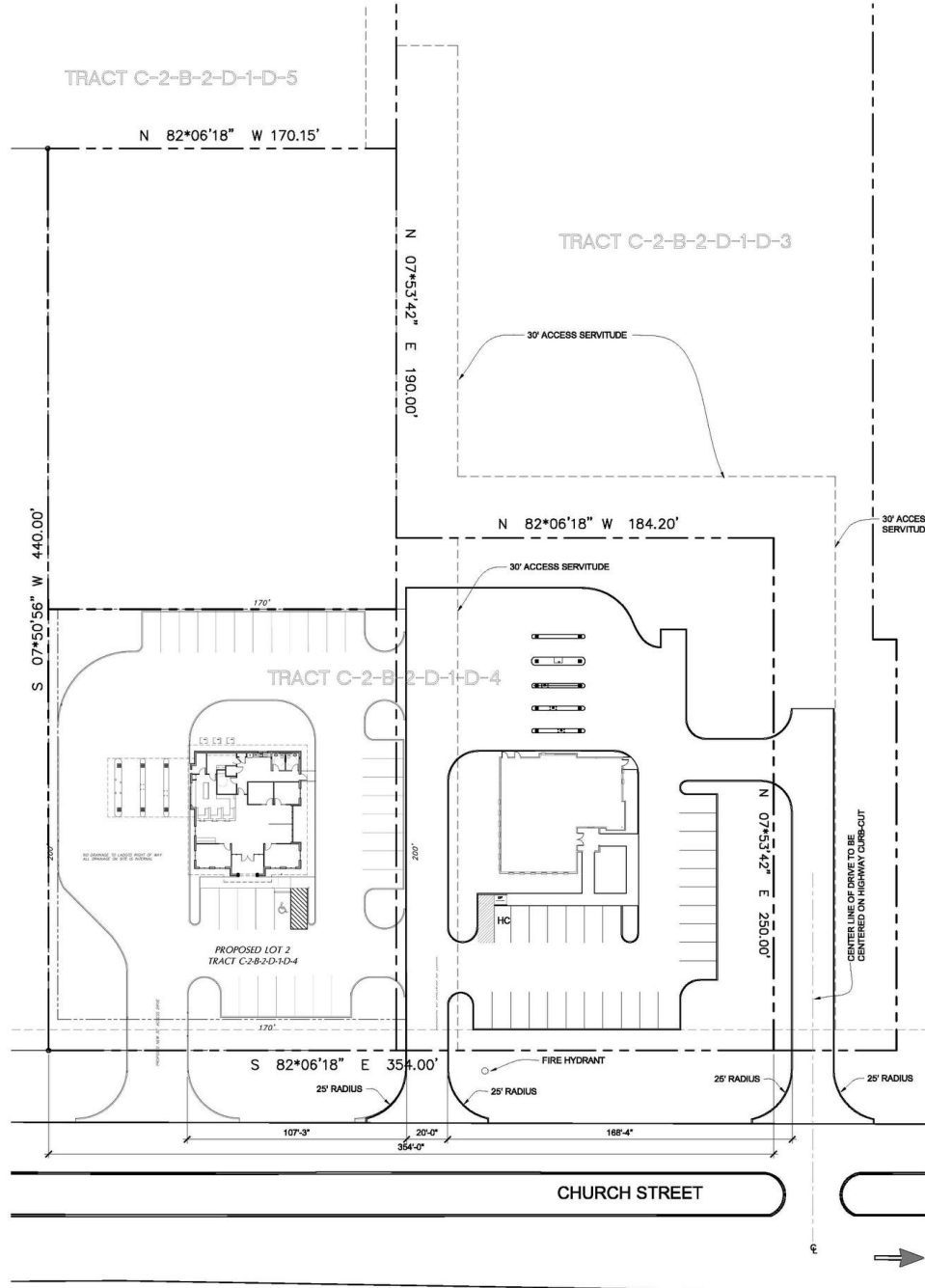
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FINAL DRIVE PLAN
18P1.8

N.T.S.



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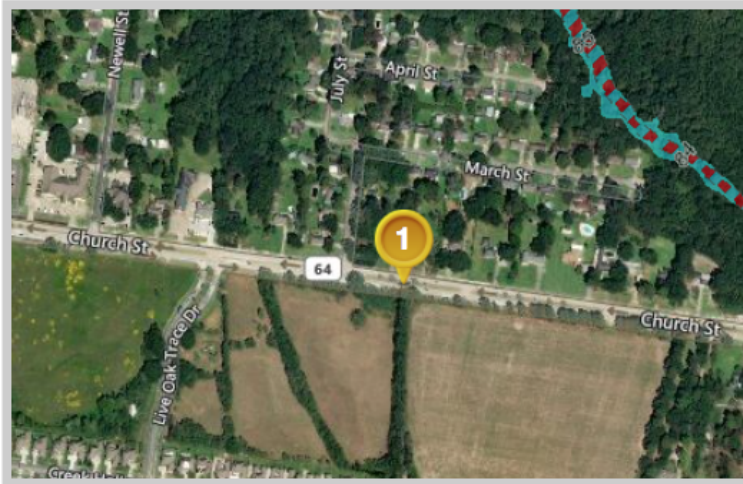
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Louisiana Flood Map 00 Church Street Zachary LA 70791



Visible Layers

Effective FIRM

Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.6525, -91.175

Flood information in this table is from the: **Effective FIRM**

Point	Panel ID	Flood Zone	BFE	Ground Elevation
1	22033C0045F 6/19/2012	X	out	102.0

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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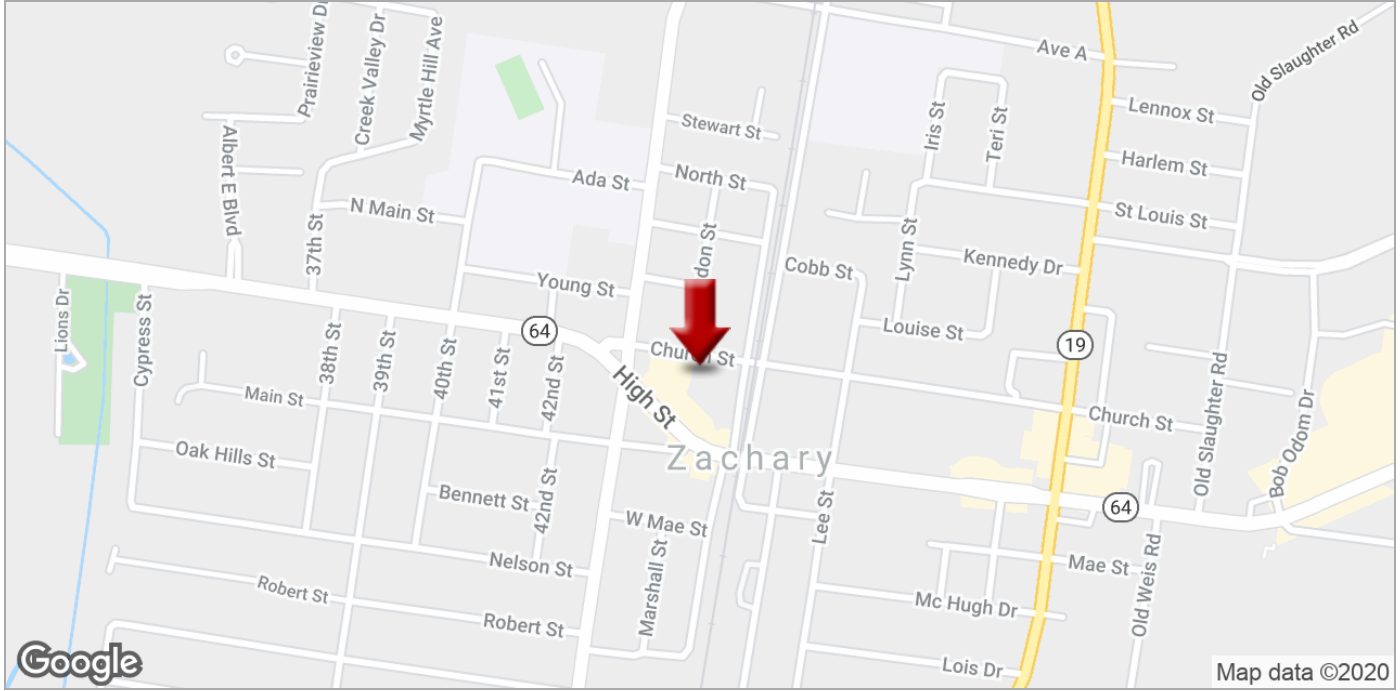
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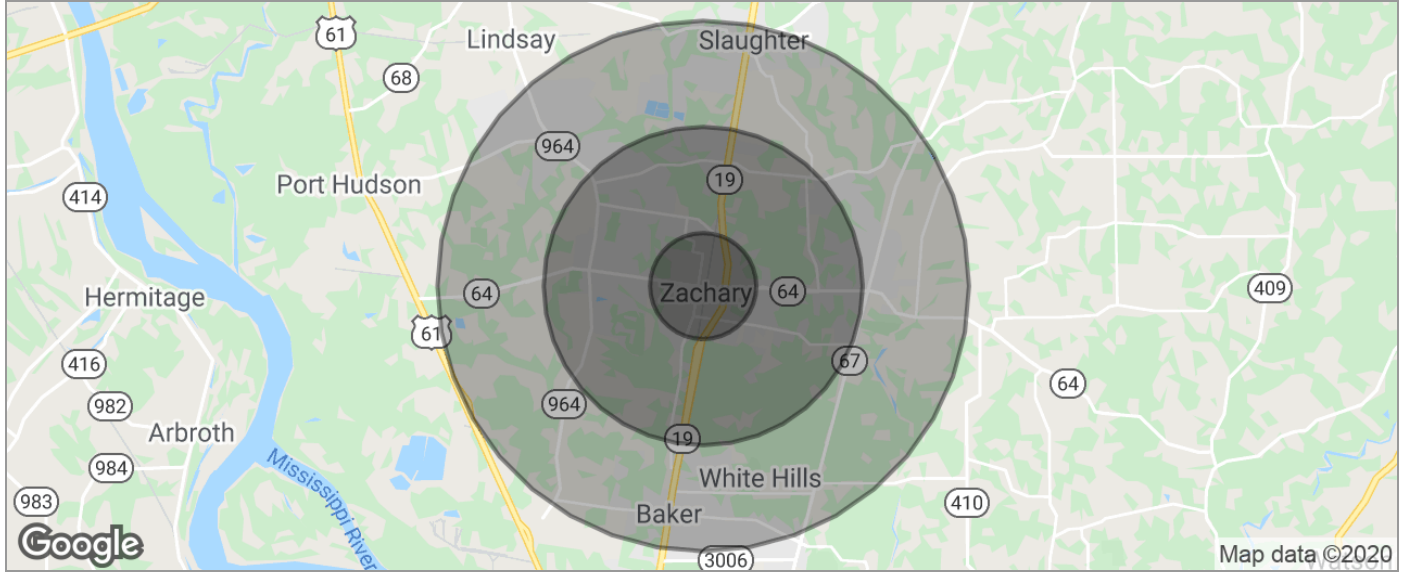
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,949	12,044	29,156
MEDIAN AGE	34.8	34.7	33.9
MEDIAN AGE (MALE)	34.3	33.5	32.3
MEDIAN AGE (FEMALE)	35.5	36.1	35.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	665	4,153	10,193
# OF PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$80,729	\$76,130	\$66,009
AVERAGE HOUSE VALUE	\$183,001	\$182,859	\$174,132

RACE	1 MILE	3 MILES	5 MILES
% WHITE	67.7%	63.3%	50.5%
% BLACK	27.0%	32.2%	46.1%
% ASIAN	3.7%	2.9%	1.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.8%	0.7%	0.4%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	0.1%	0.3%	0.4%

* Demographic data derived from 2010 US Census

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