

# 1.505 Acres On Walker South Road

VACANT LAND FOR SALE

28798 Walker South Road Walker, LA 70785

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## EXECUTIVE SUMMARY



### Offering Summary

|               |             |
|---------------|-------------|
| Sale Price:   | \$200,000   |
| Lot Size:     | 1.505 Acres |
| Price / Acre: | \$132,890   |
| Zoning:       | R-C         |
| Flood Zone:   | AE          |

### Property Overview

28798 Walker South Road offers 1.505 acres of vacant land for sale. Situated in the heartbeat of Walker City Limits, Between I-12 and Florida Blvd. The property is surrounded by many businesses and retailers such as Wal-Mart Super Center, AutoZone, Popeyes, Murphy's USA, Foochow Buffet, Albasha. There is a 25' servitude of access as well as a 50' signage easement off of Walker South Road. The R-C zoning allows for a wide range variety of potential uses. Property did not flood in 2016!

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### COMPLETE HIGHLIGHTS



### Location Information

|                  |                                  |
|------------------|----------------------------------|
| Building Name    | 1.505 Acres on Walker South Road |
| Street Address   | 28798 Walker South Road          |
| City, State, Zip | Walker, LA 70785                 |
| County           | Livingston                       |

### Property Highlights

- 1.505 Acres on Walker South For Sale
- Located in Walker City Limits Between I-12 and Florida Blvd
- 25' servitude of access to Walker South
- 50' signage easement
- R-C Zoning Allows For A Variety Of Potential Uses
- DID NOT FLOOD IN 2016!

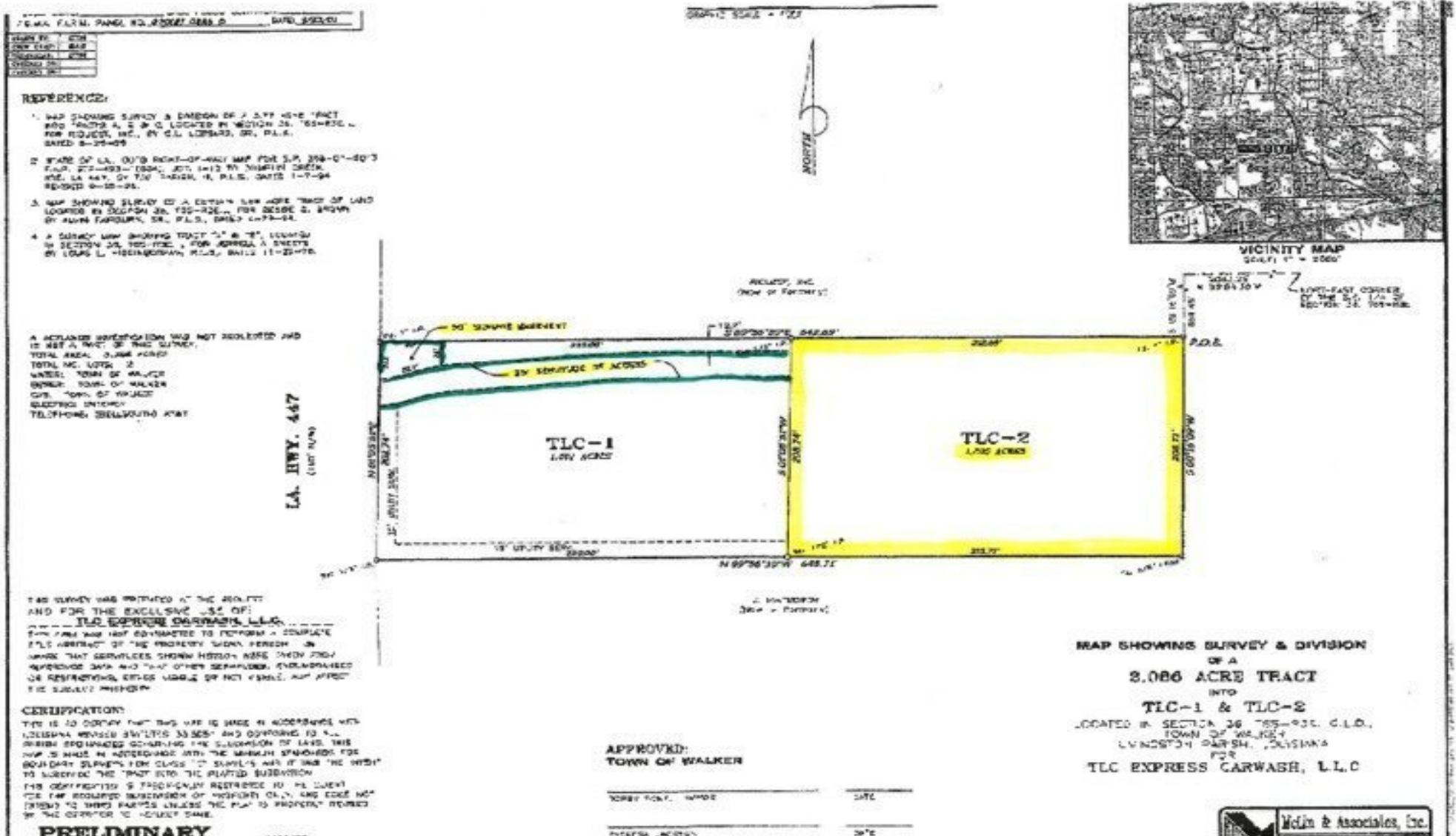
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## SITE PLAN



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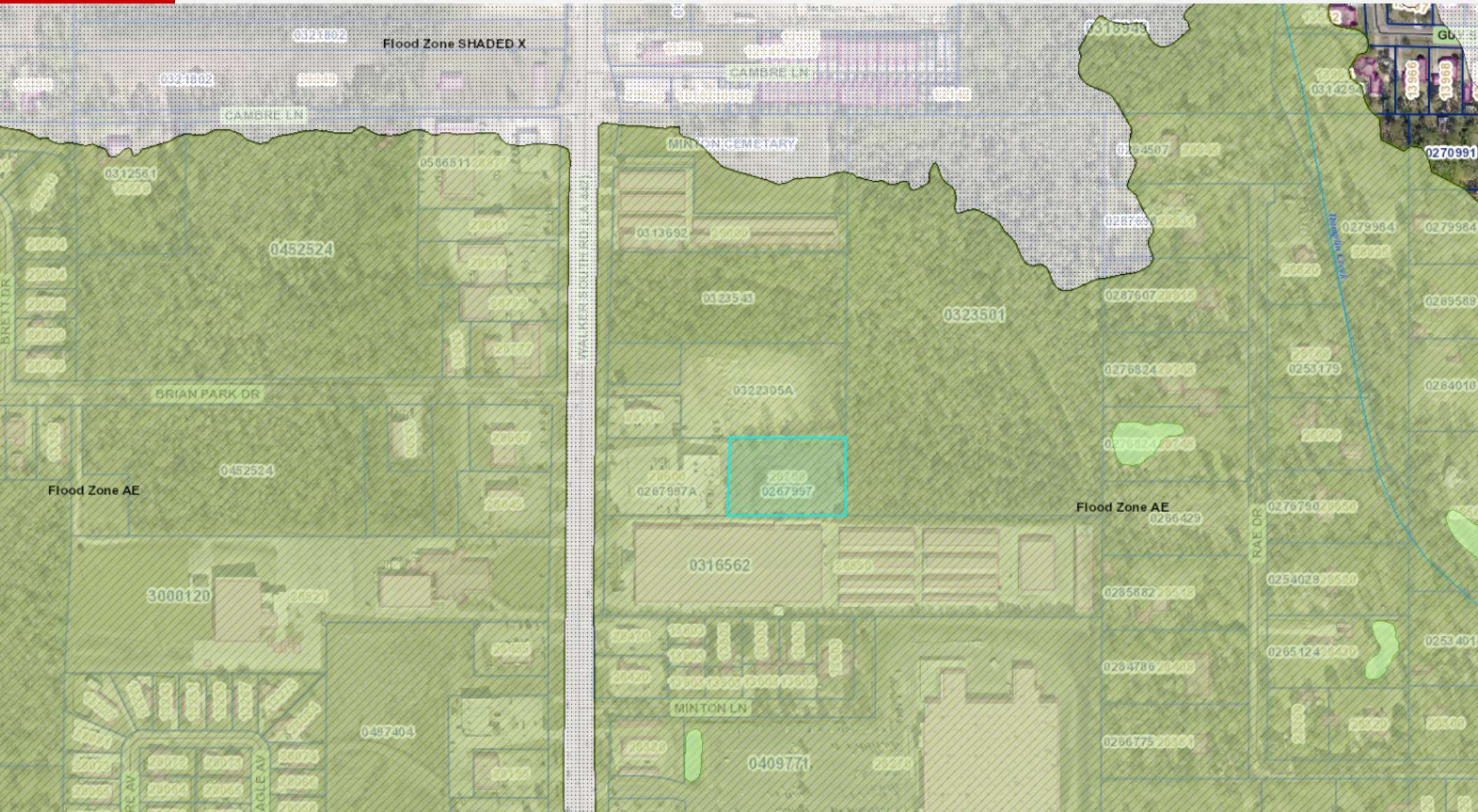
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## FLOOD MAP



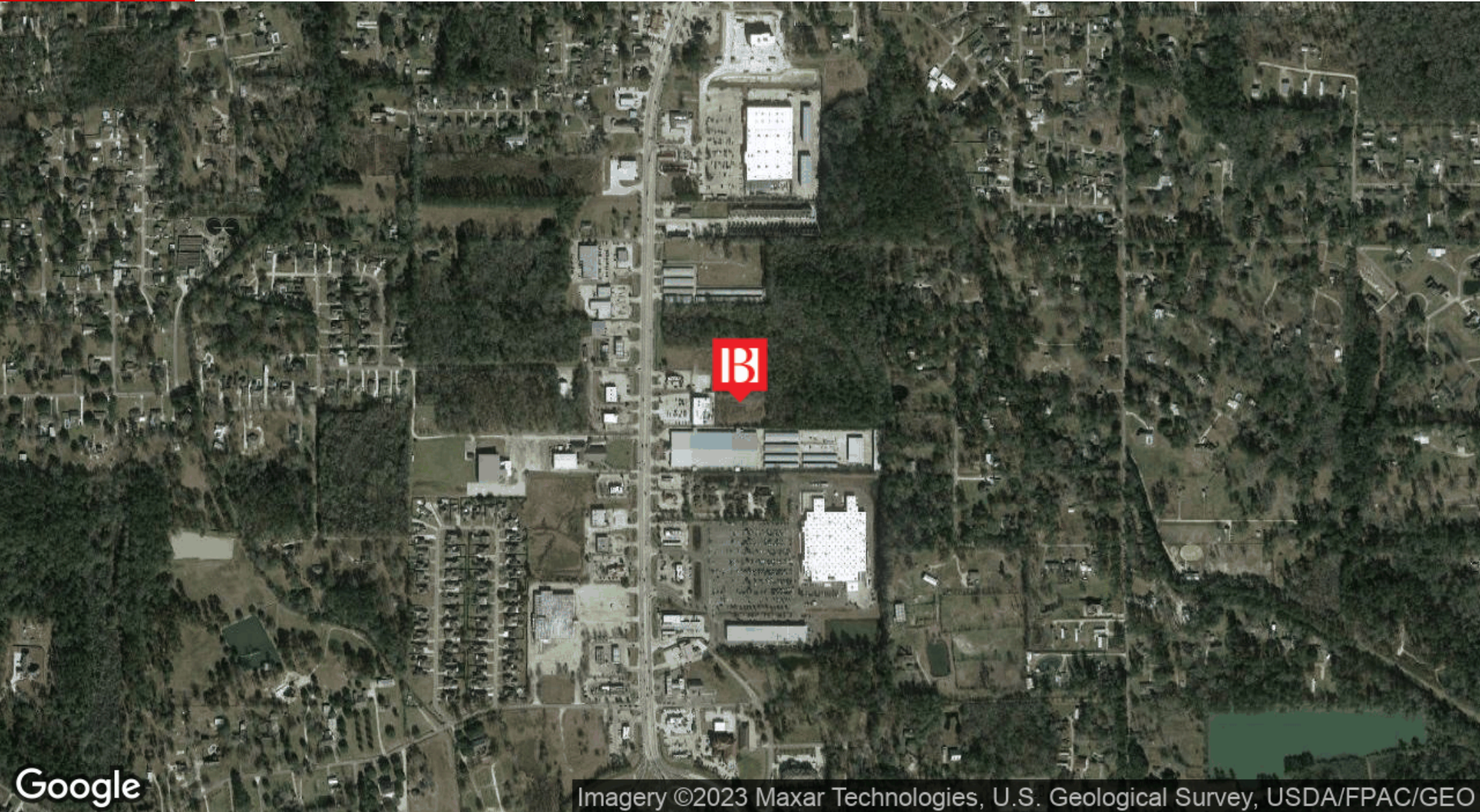
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AERIAL MAPS



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### RETAILER MAP



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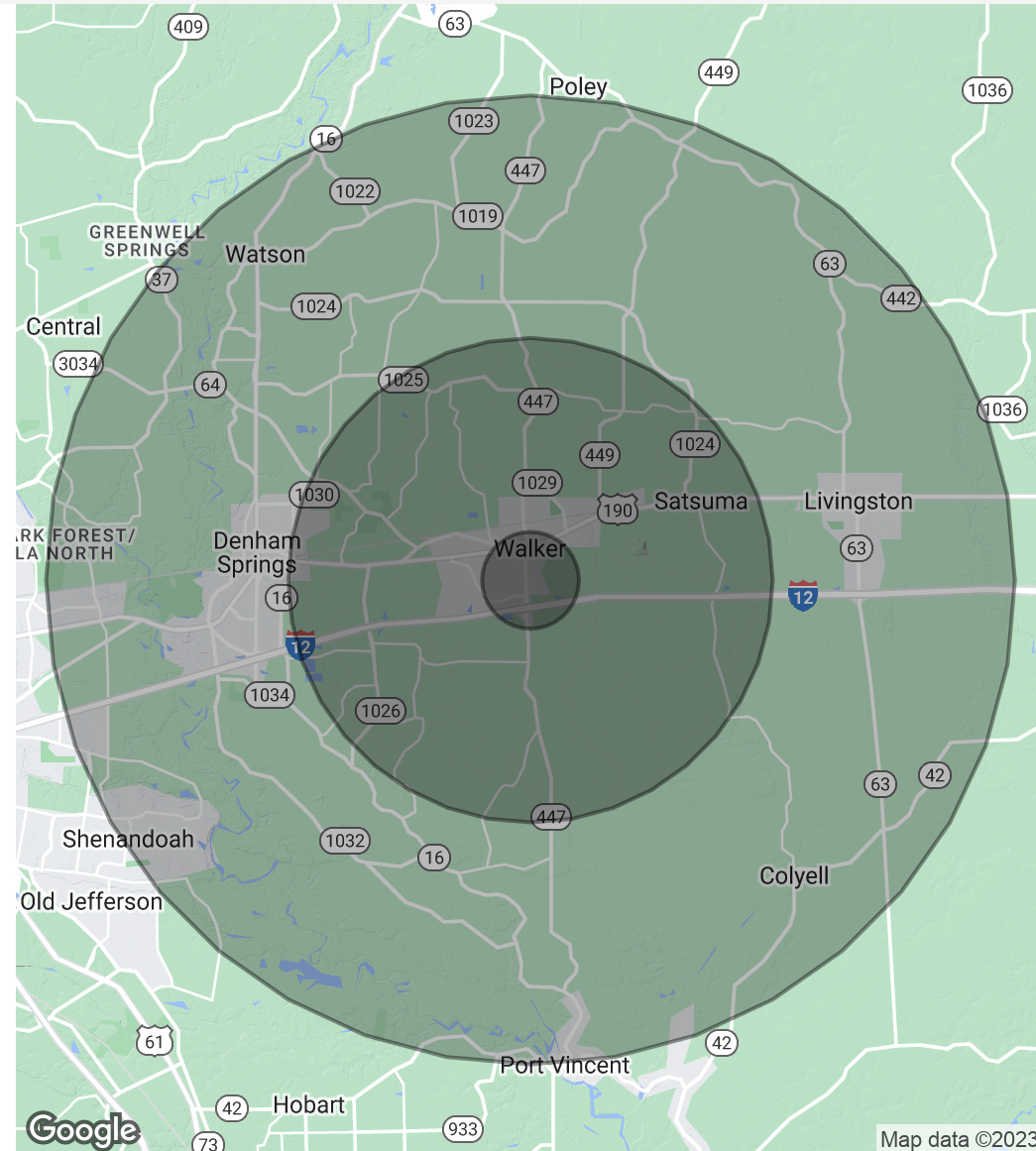
### DEMOGRAPHICS MAP & REPORT

| Population           | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population     | 1,783  | 35,474  | 129,330  |
| Average Age          | 32.3   | 32.0    | 33.8     |
| Average Age (Male)   | 30.6   | 31.3    | 32.8     |
| Average Age (Female) | 33.4   | 32.6    | 34.8     |

| Households & Income | 1 Mile    | 5 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 599       | 11,866    | 44,690    |
| # Of Persons Per HH | 3.0       | 3.0       | 2.9       |
| Average HH Income   | \$62,529  | \$65,994  | \$68,188  |
| Average House Value | \$157,461 | \$154,314 | \$166,136 |

\* Demographic data derived from 2020 ACS - US Census



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