

Available Land



PROPERTY OVERVIEW

- Next to Donald Gardner Stadium (\$7.5 Million upgrade)
- Dense population surrounding site
- Adjoining Raising Canes and Little Caesars
- Perfectly located at the main retail corner of Creswell Lane and South Union Street
- Excellent visibility and easy access

FOR SALE/LEASE/BTS

Lease Rate	\$65,000 Annually
Sale	\$650,000
Build-to-Suit	Opportunities Available

AVAILABLE LAND

Land .970 acres

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
Total Population	3,500	8,000	25,550
Average HH Income	\$36,260	\$38,000	\$45,600
Daytime Population	4,700	10,000	30,100



The information contained herein has either been given to us by property owners or is from professional sources that are believed to be reliable; however, D'Argent Companies, LLC gives no warranty or guarantee that this information is correct, nor to the presence or absence of contaminating substances, PCB's or asbestos, nor to compliance with State and Federal regulations. This information is submitted subject to errors, omissions, changes in price, lease rate, or other conditions and may be withdrawn without notice. D'Argent Companies, LLC is a licensed Louisiana Real Estate Broker #0995701135. #003

D'Argent Companies
1460 Centre Court
Alexandria, LA 71301
318-787-6049

Info@Dargentcompanies.com
www.Dargentcompanies.com

