



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

10.08 ACRES ALL OR PART

MAGNOLIA BRIDGE RD., CENTRAL, LA 70739

\$5 PSF

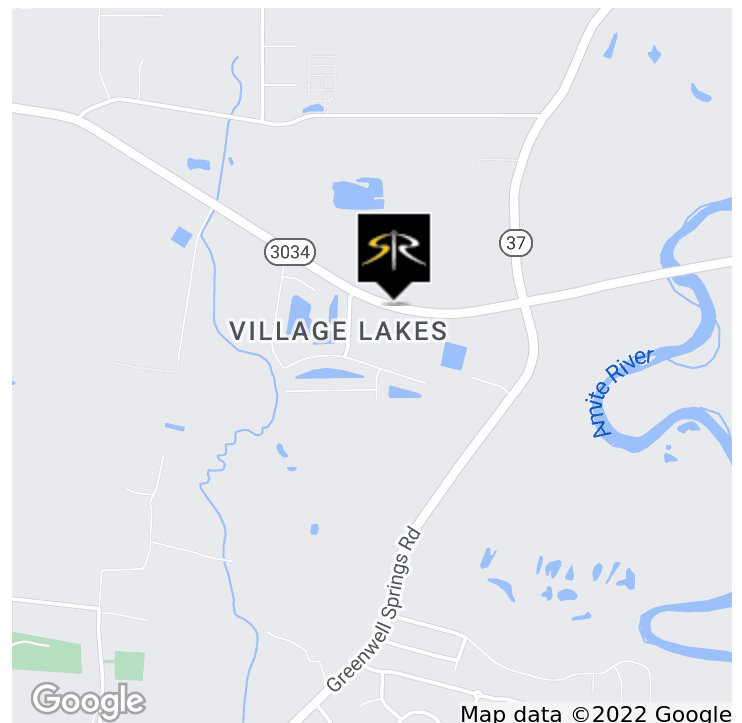


OFFERING SUMMARY

Sale Price:	\$2,195,424.00
Lot Size:	10.08 Acres
Price / SF:	\$5.00
Price /Acre:	\$217,800.00
Zoning:	C-1

PROPERTY HIGHLIGHTS

- 10.08 Acres Zoned C-1 on Magnolia Bridge Rd.
- All or Part
- Can be Office, Retail, Self-Storage, etc.
- Bring All Offers
- For Sale, Lease, Build to Suit
- 10 Adjacent Acres to Rear Portion Also Available for \$1.50/sf (\$653,400.00)



MIKE STINSON, CCIM

Commercial Sales & Leasing
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
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225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



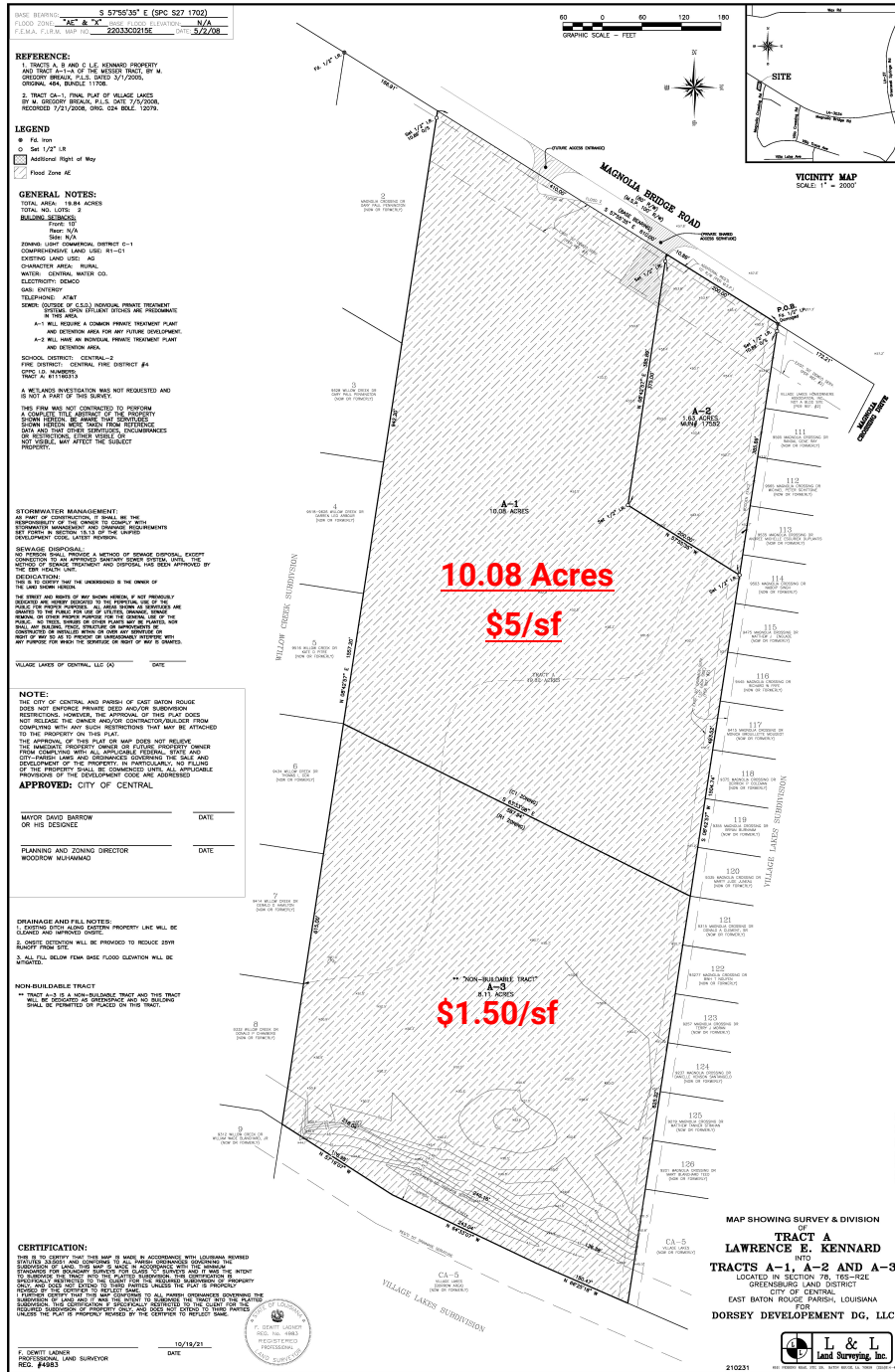
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DEMOGRAPHICS

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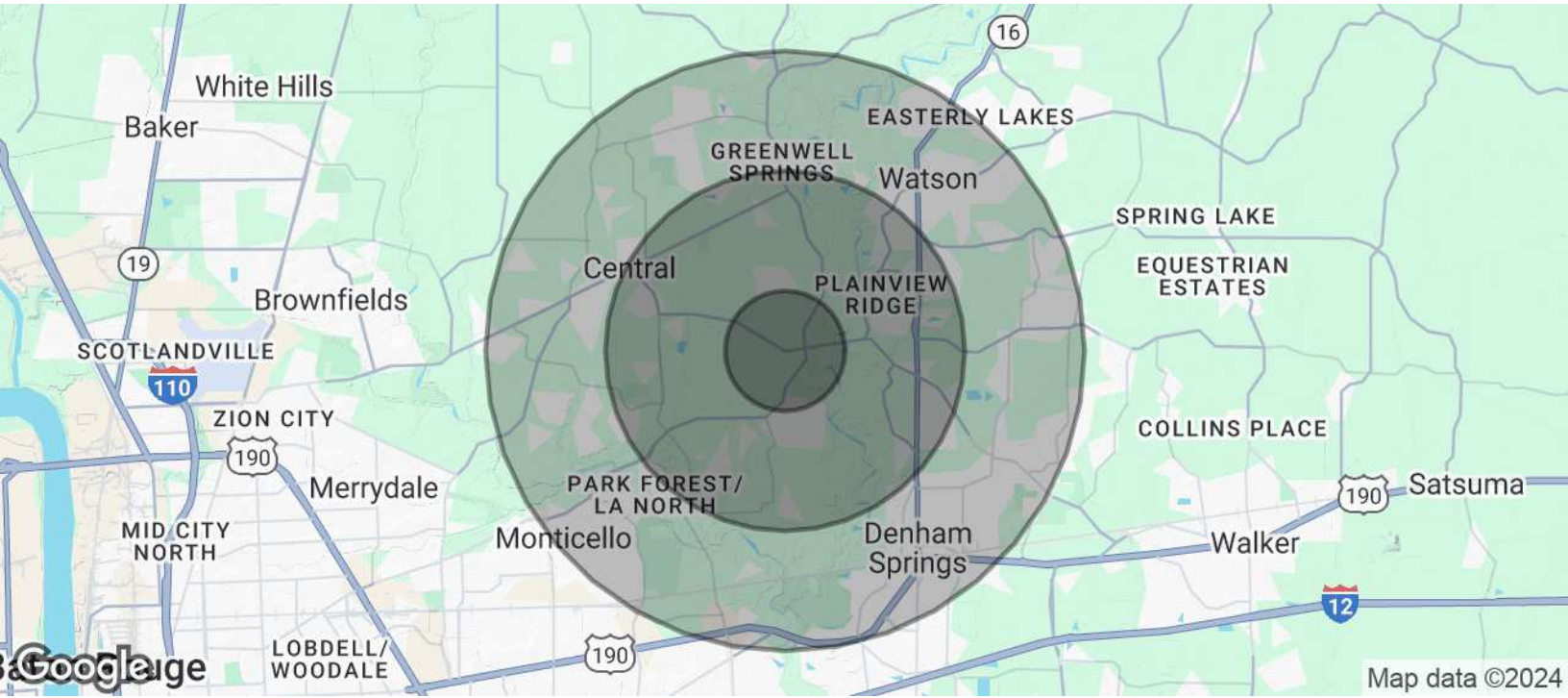
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,070	21,455	64,790
Median Age	39	39	40
Median Age (Male)	38	38	38
Median Age (Female)	41	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	775	8,093	24,253
# Of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$108,745	\$112,076	\$105,155
Average House Value	\$348,728	\$329,348	\$296,712

* Demographic data derived from 2010 US Census

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