



### PROPERTY DESCRIPTION

Great opportunity to own approximately 6.23 acres of vacant land in Ragley, LA. Priced at \$188,000, this property offers plenty of space for residential, recreational, or future development use.

Located in a growing area this tract provides room to build, expand, or invest. Whether you are looking for a homesite, extra acreage, or land with long-term potential, this property is a great option in Beauregard Parish.

### OFFERING SUMMARY

Sale Price:	\$188,000
Lot Size:	+/- 6.23 Acres
Location:	Hwy 171 Beauregard Parish

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	487	1,341	6,693
Total Population	1,274	3,738	19,904
Average HH Income	\$95,485	\$98,354	\$102,161



NVST Real Estate Solutions, LLC  
500 Kirby Street, Lake Charles, LA 70601  
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*All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.*



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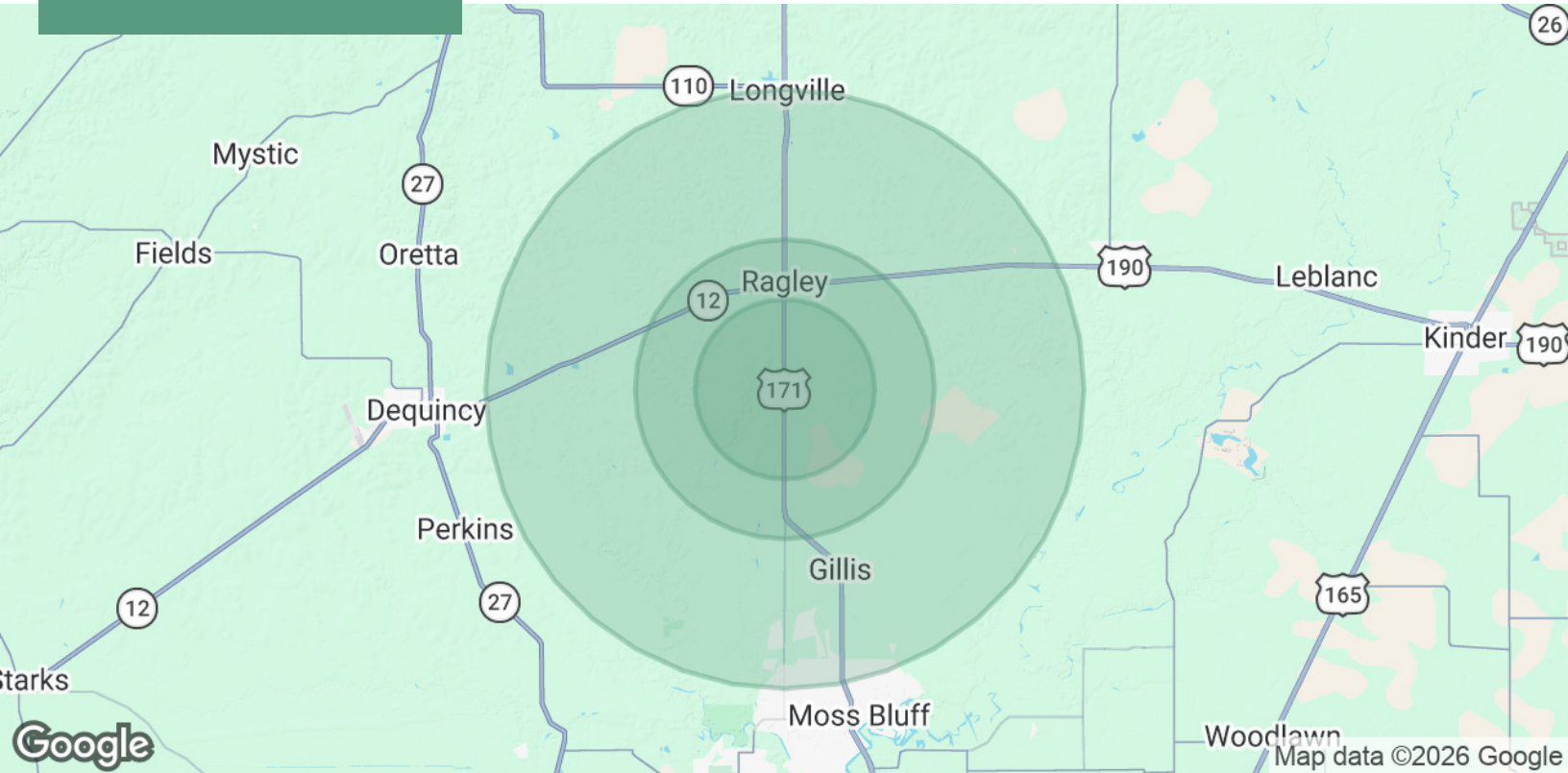
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,274	3,738	19,904
Average Age	37.4	36.3	37.2
Average Age (Male)	34.8	34.3	36.6
Average Age (Female)	41.6	39.8	38.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	487	1,341	6,693
# of Persons per HH	2.6	2.8	3.0
Average HH Income	\$95,485	\$98,354	\$102,161
Average House Value	\$449,245	\$435,628	\$341,004

2023 American Community Survey (ACS)