

OFFICE BUILDING FOR SALE ON LA-1

5047 Louisiana 1, Napoleonville, LA 70390

FOR SALE



Property Description

3,688 SF office building on approximately 0.99 acres on the northwest corner of LA-1 and Hospital Road. Located near Assumption Community Hospital and less than a mile from Assumption High School.

Property Highlights

- 3,688 SF office building
- Situated on approximately 0.99 acres
- Easy connectivity to LA Highway 402
- Flood Zone X
- Accessible to Donaldsonville, Thibodaux, and surrounding Assumption Parish communities
- Suitable for professional office, medical, financial, or service-oriented users

Offering Summary

Sale Price:	\$415,000
Lot Size:	0.99 Acres
Building Size:	3,688 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	241	2,200	7,514
Total Population	624	5,807	18,859
Average HH Income	\$49,734	\$78,090	\$72,214

CADE BOGAN

225.333.9807
cbogan@beaibox.com

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Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225.237.3343. | February 20, 2026



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DRONE PHOTOS



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INTERIOR PHOTOS



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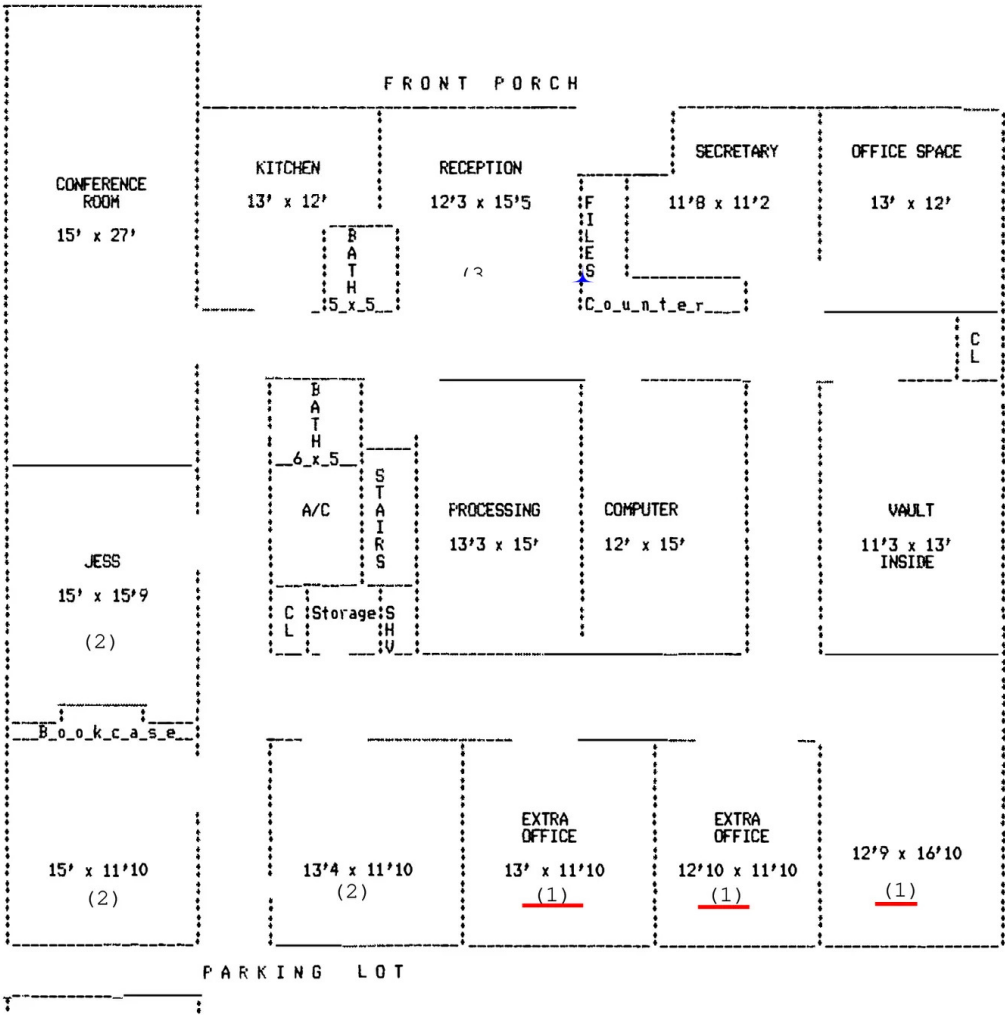
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PLANS

OFFICE BUILDING PLANS

01-Jul-87



Ground floor	3,687.70
Porch	403.40
2nd floor	4,091.10
	378.10
Total Sq. Ft.	4,469.20

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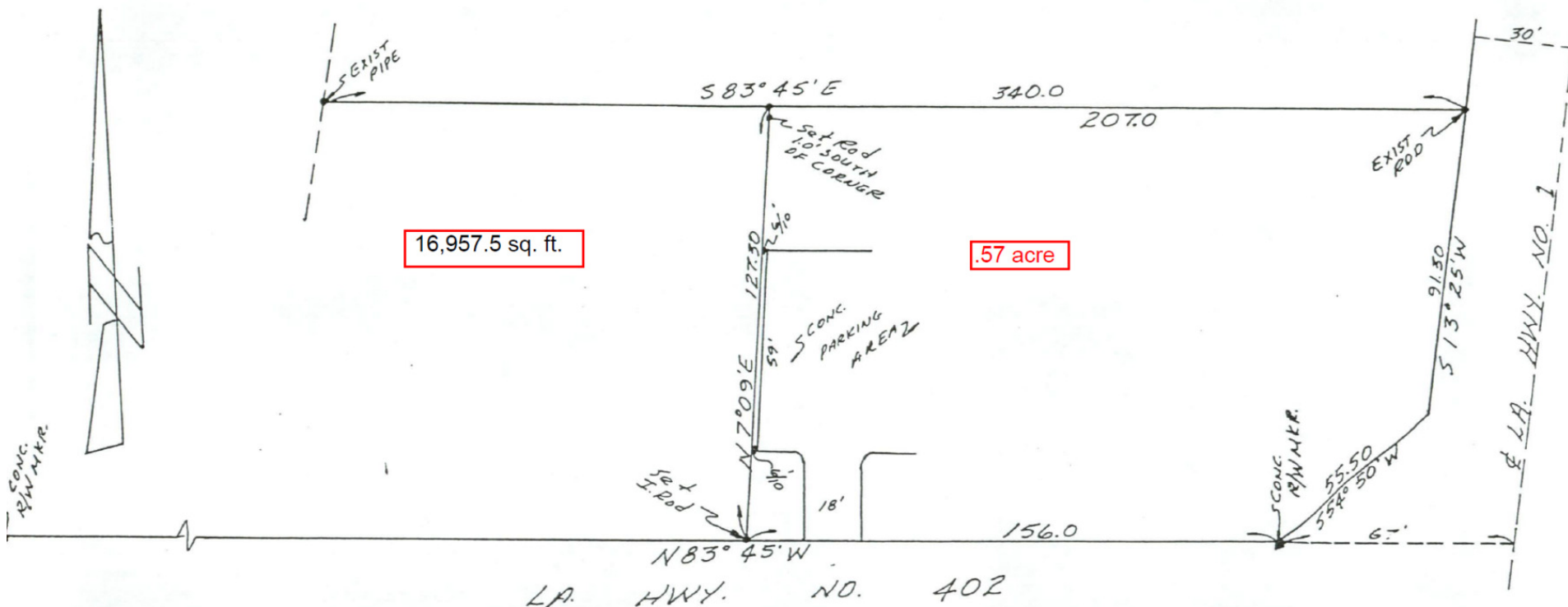
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SURVEY



MAP SHOWING SURVEY

OF

A PORTION OF THE LAND OWNED BY FIRST SOUTH PRODUCTION CREDIT ASSOCIATION. SAID LAND BEING LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF LA. HWY. NO. 1 AND LA. HWY. NO. 402 IN SECTION 22, T 13 S - R 14 E, ASSUMPTION PARISH, LOUISIANA.

SCALE: 1" = 40'

LA. REG. NO. 240

AUGUST 13, 1987



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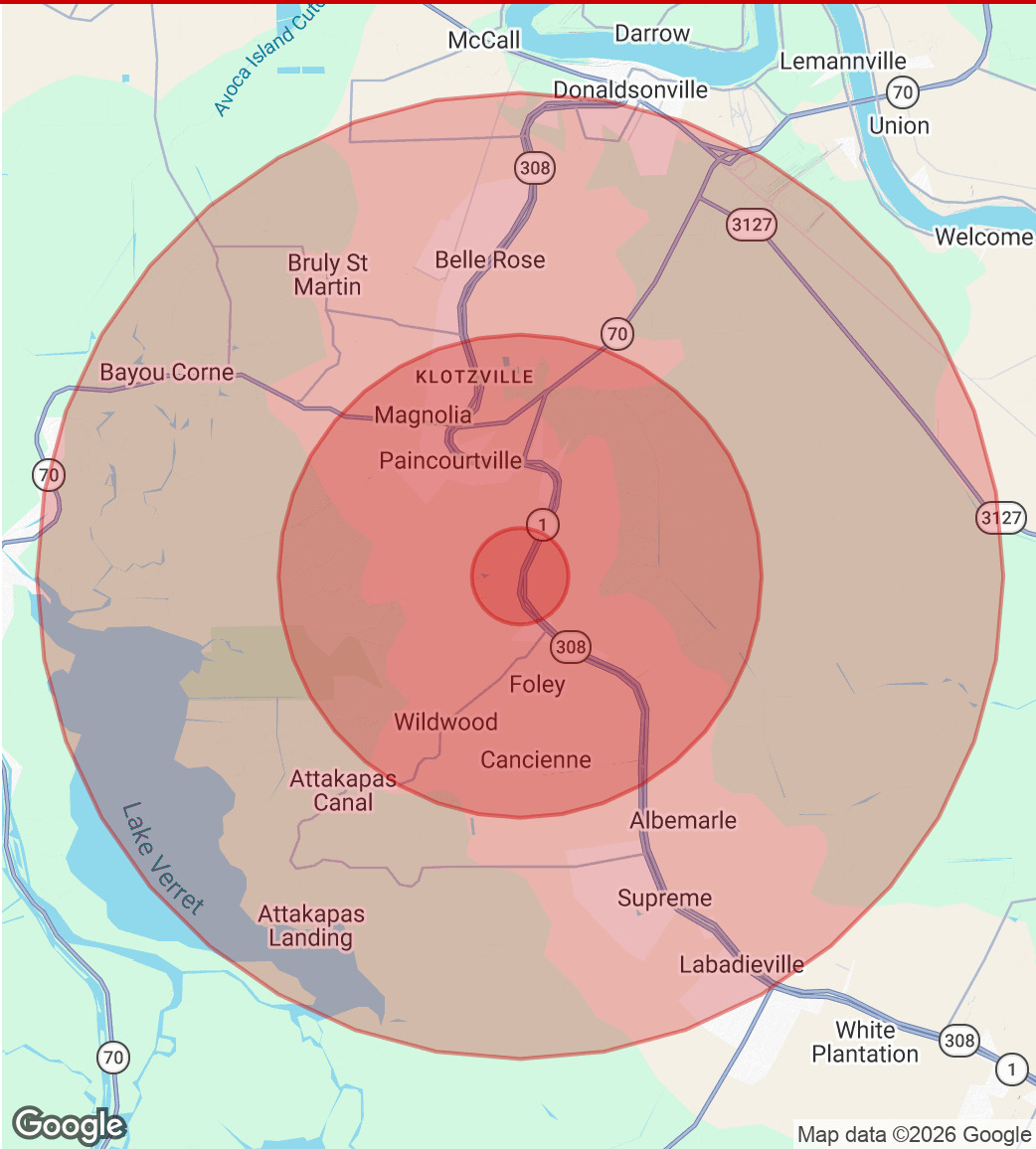
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DEMOGRAPHICS

Population	1 Mile	5 Miles	10 Miles
Total Population	624	5,807	18,859
Average Age	40.1	38.0	40.0
Average Age (Male)	33.0	33.5	38.3
Average Age (Female)	46.8	40.2	41.4

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	241	2,200	7,514
# Of Persons Per HH	2.6	2.6	2.5
Average HH Income	\$49,734	\$78,090	\$72,214
Average House Value	\$155,229	\$140,272	\$145,836

2023 American Community Survey (ACS)



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