

VACANT LAND FOR SALE

ZACHARY, LA

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PROPERTY DESCRIPTION

Vacant Land For Sale in the heart of the rapidly growing Zachary area. This strategically positioned site along Old Scenic Highway seamlessly integrates retail, office, and warehousing spaces, creating an unparalleled environment for business growth and success. With a variety of space types available, including the potential for drive-through opportunities, and excellent exposure along Old Scenic Highway (31,000VPD), this hard corner property offers outstanding opportunities for a diverse range of users. Additionally, its proximity to the City of Zachary and Lane Regional Medical Campus, currently undergoing a \$90 million renovation, enhances its appeal. With its strategic location within the Zachary School District, Old Scenic Crossing is poised to become a vibrant business center, catering to the community's needs and contributing to the area's rapid development. Located in an area with some of the highest household income demographics in Louisiana, this tract addresses an underserved retail market. The trade area welcomes community-driven uses, providing an ideal canvas for grocers, restaurant, retail establishments and medical and office users. Be part of shaping the future of this thriving community and establish your presence in a prime location that not only offers visibility and accessibility but also embraces the essence of a dynamic and growing business hub. Old Scenic Crossing invites businesses to seize the opportunity and be a part of the flourishing economic landscape of the Zachary community. Please contact agents for additional information.

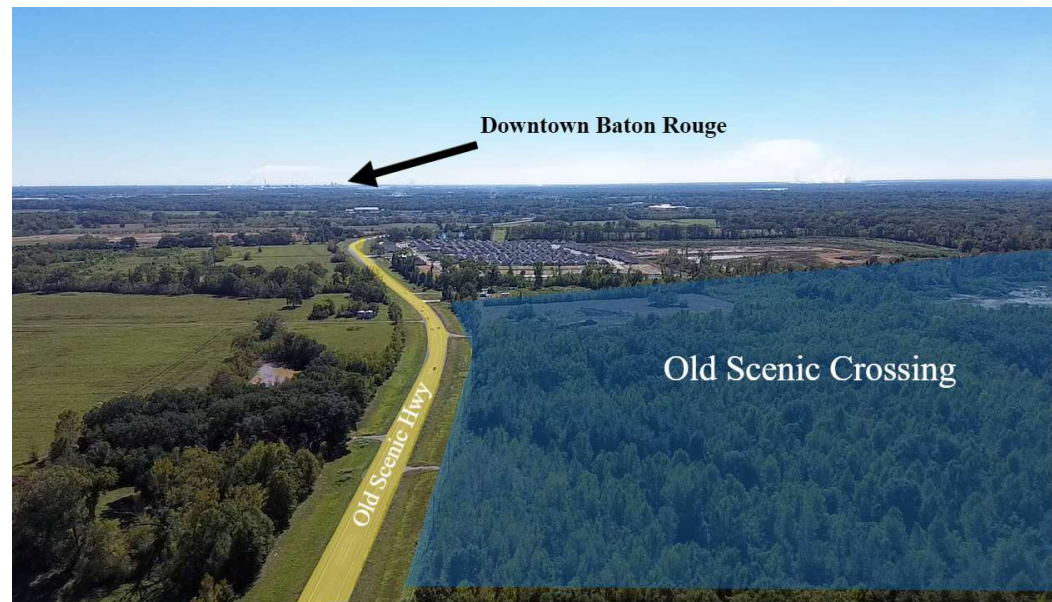
PROPERTY HIGHLIGHTS

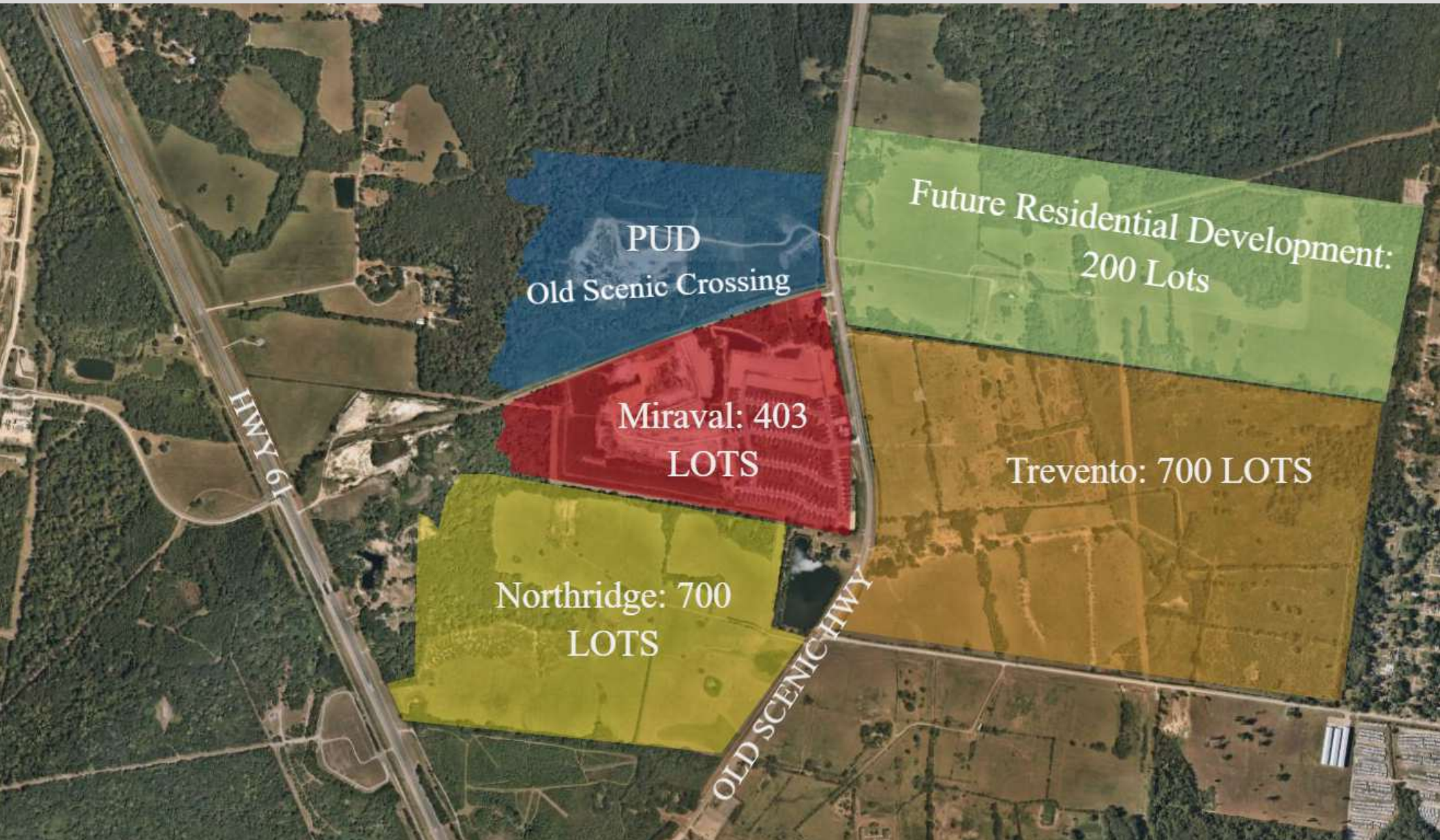
- Sale, Ground Leases, or Build to Suit Opportunities
- Lot Sizes- Up to 46.4 Acres
- Attractive Demographic Profile
- More than 2000 Approved Residential Lots Located withing 0.5 mi
- Zoning- Planned Unit Development (PUD)

Offering Summary

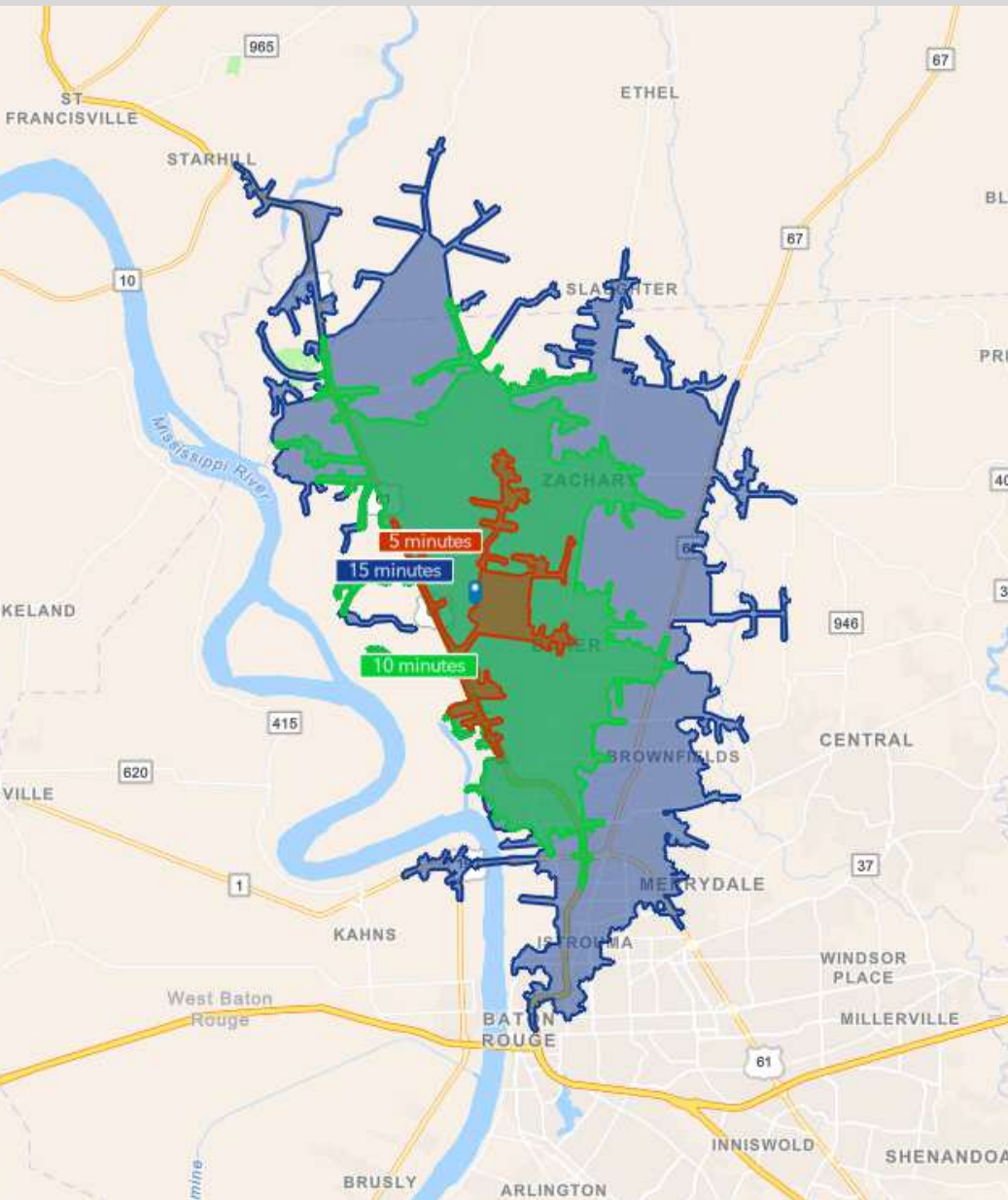
Sale Price:	\$15 PSF
Lot Sizes:	1.2-46.4 Acres

Flexible Build to Suite Opportunities Also Available









DRIVETIME DEMOGRAPHICS 2022

	5 MIN	10 MIN	15 MIN
Population	1,989	43,792	96,420
Households	751	15,064	34,460
Average HH Size	2.30	2.64	2.65
Median HH Income	\$57,437	\$54,275	\$41,121
Median Age	37.3	34	34.8

