

FOR LEASE

PROPERTY SUMMARY

Newly constructed multi-tenant building at the corner of Sam Houston Jones Parkway and Huval Street. Drive thru endcap is approximately 1,500 SF and in a shell condition, allowing a new tenant the opportunity to custom design and build out to suite use/needs.

AVAILABLE

- Drive Thru Endcap: 1,500 SF
- Interior: 2,500 SF

LEASE RATE

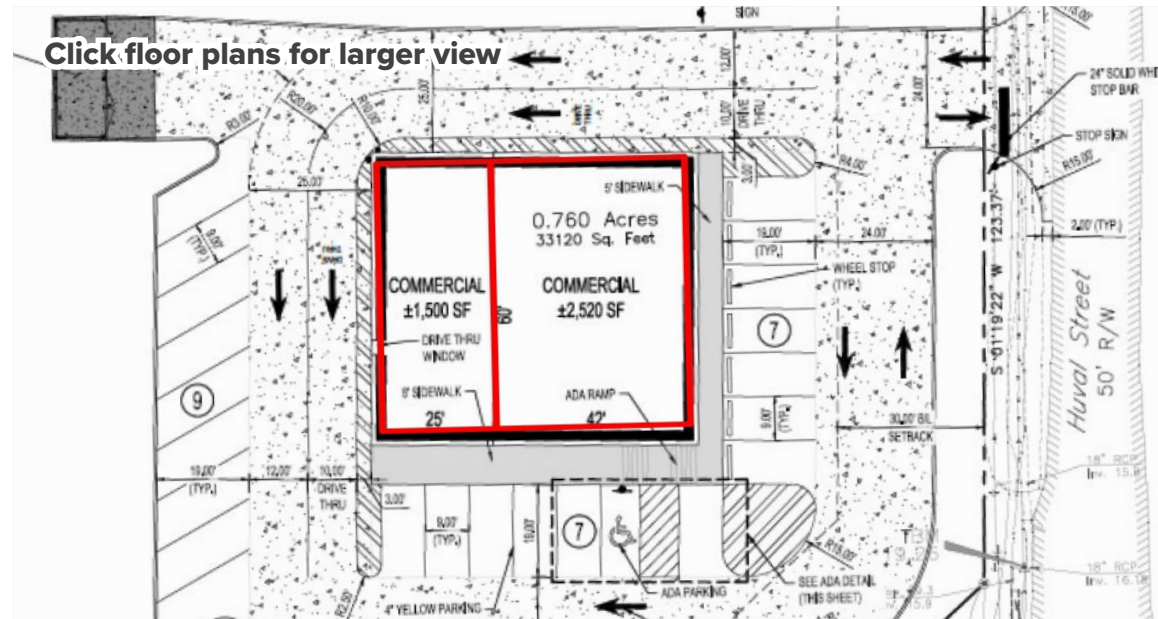
- Drive Thru Endcap: \$32 / SF NNN
- Interior: \$29.50 / SF NNN

TRAFFIC COUNTS (ADT 2024)

- On Hwy 171, southwest of site: 33,628
- On Sam Houston Jones, west of site: 18,177

2025 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	2,988	17,016	39,456
Avg. HH Income	\$128,814	\$114,872	\$103,542
Avg. Households	1,166	6,436	15,493



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NEW DEVELOPMENT FOR LEASE

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