

FOR SALE

(VACANT LAND) US 61

Saint Francisville, LA 70775



PROPERTY HIGHLIGHTS

The subject property is vacant land (Excess Land) adjacent to and in between the Circle K Store and Dem Co. The property is located in the Baton Rouge Metropolitan Statistical Area in West Feliciana Parish, 25 miles north of Baton Rouge, LA. Located on US-61, the property has +/- 123' of frontage.

| | | | |
|-----------------------|------------|----------------------|------------------|
| BUILDING SF | N/A | SIGNAGE TYPE | NONE |
| LAND SF | 22,259 | 1-MILE (POP.) | 1,909 |
| YEAR BUILT | N/A | 3-MILE (POP.) | 3,708 |
| PARKING | N/A | MED. INCOME | \$51,994 |
| TRAFFIC COUNTS | 15,286 VPD | SPACE USE | Retail / Medical |



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Cade Bogan

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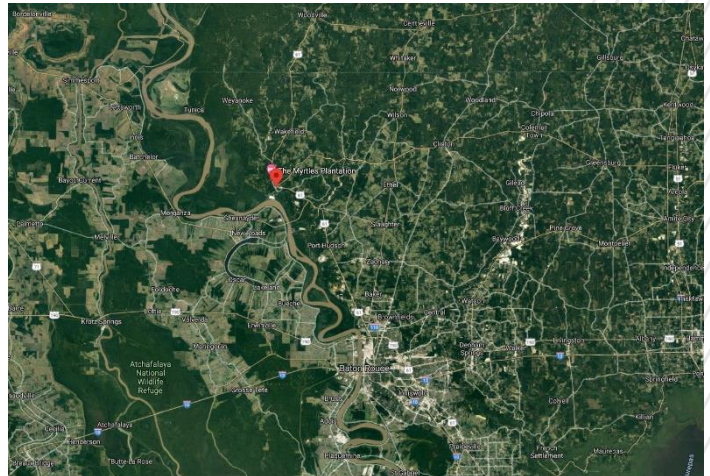
Neighboring Sites

- Circle K
- Sonic
- McDonald's
- Chevron
- Audubon Market
- Anytime Fitness
- West Feliciana Hospital



LEGAL INFORMATION

| | |
|----------------------|-----------------------|
| TAX PARCEL ID | 11041400 |
| 2020 RE TAXES | \$1,818.47 |
| ZONING | CH Commercial Highway |



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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