

FOR SALE

Hwy 429 & Hwy 431
St. Amant, LA 70774

High traffic corner consisting of 2.5 Acres located at the corner of Highway 429 and Highway 431 in St. Amant, Louisiana.

Excellent site for bank, restaurant, retail, etc.



Contact Mark Hebert for Additional Information

225.925.0600 | mark@kurzhebert.com | www.kurzhebert.com | Licensed in Louisiana

All information herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the property owner or Kurz & Hebert Commercial Real Estate, Inc. and/or its agents and employees. Prices are stated herein and property availability are subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction.

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AERIAL



Kurz & Hebert
COMMERCIAL REAL ESTATE, INC.
225-925-0600

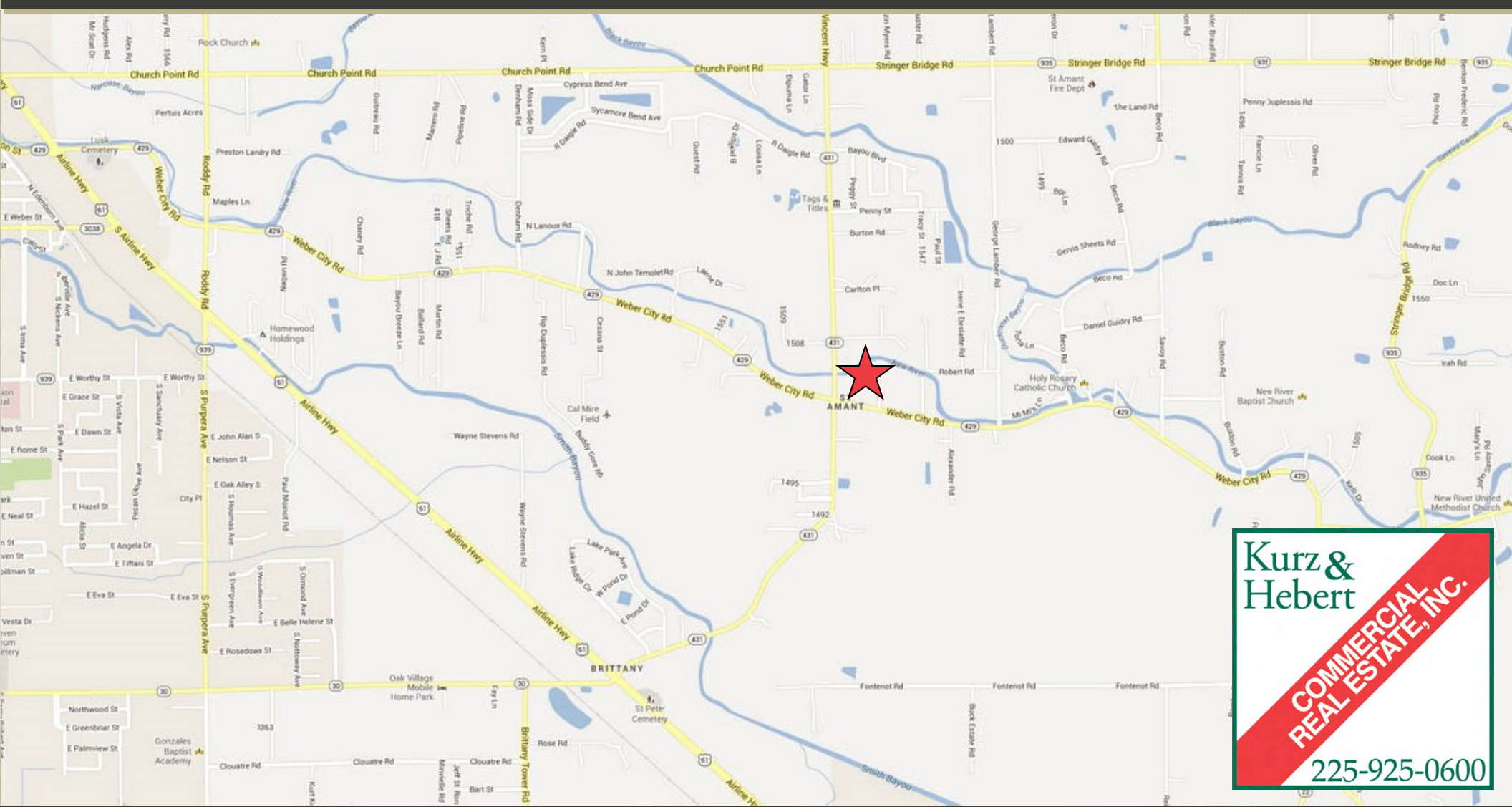
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VICINITY MAP

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DEMOGRAPHICS

	1 Mile: LA-429 & HIGHWAY 431 SAINT AMANT, LA 70774	3 Miles: LA-429 & HIGHWAY 431 SAINT AMANT, LA 70774	5 Miles: LA-429 & HIGHWAY 431 SAINT AMANT, LA 70774
Population: 2013A			
Total Population	2,673	20,260	39,877
Female Population	50.0%	50.5%	50.6%
Male Population	50.0%	49.4%	49.3%
Population Density	632	355	348
Population Median Age	36.8	36.2	35.6
Total Employees	536	6,911	16,308
Total Establishments*	65	745	1,850
Population Growth 2000-2010	21.5%	18.3%	21.9%
Population Growth 2013A-2018	3.1%	5.0%	6.2%
Income: 2013A			
Average Household Income	\$84,769	\$72,087	\$70,020
Median Household Income	\$72,851	\$61,279	\$59,453
Per Capita Income	\$31,615	\$26,657	\$25,872
Avg Income Growth 2000-2010	93.9%	26.6%	46.0%
Avg Income Growth 2013A-2018	15.7%	13.9%	13.7%
Households: 2013A			
Households	996	7,484	14,703
Average Household Size	2.75	2.70	2.71
Hhld Growth 2000-2010	27.5%	22.4%	26.1%
Hhld Growth 2013A-2018	3.6%	5.8%	7.1%

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