

26.6 Acres - Oak Harbor Slidell, LA

Overview

Sale Price: \$1,390,000

Highlights

- 2,072' frontage on Oak Harbor Blvd
- 1,050' navigable water frontage
- Nonjurisdictional Wetlands letter from USACE available
- Municipal water & sewer, power, natural gas and phone service available
- 20 acres within levee system



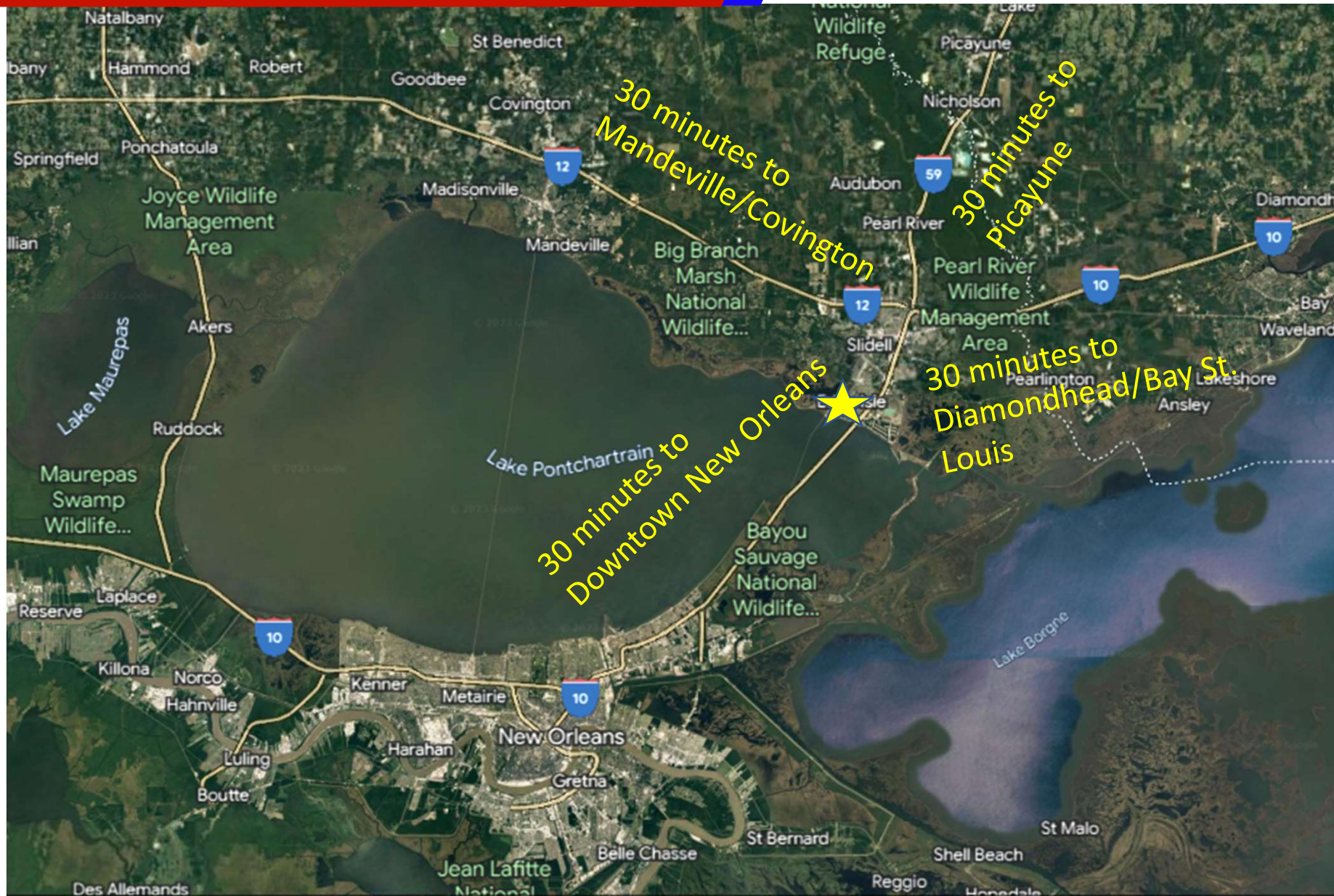
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26.6 Acres - Oak Harbor

Slidell, LA

Gulf South Location



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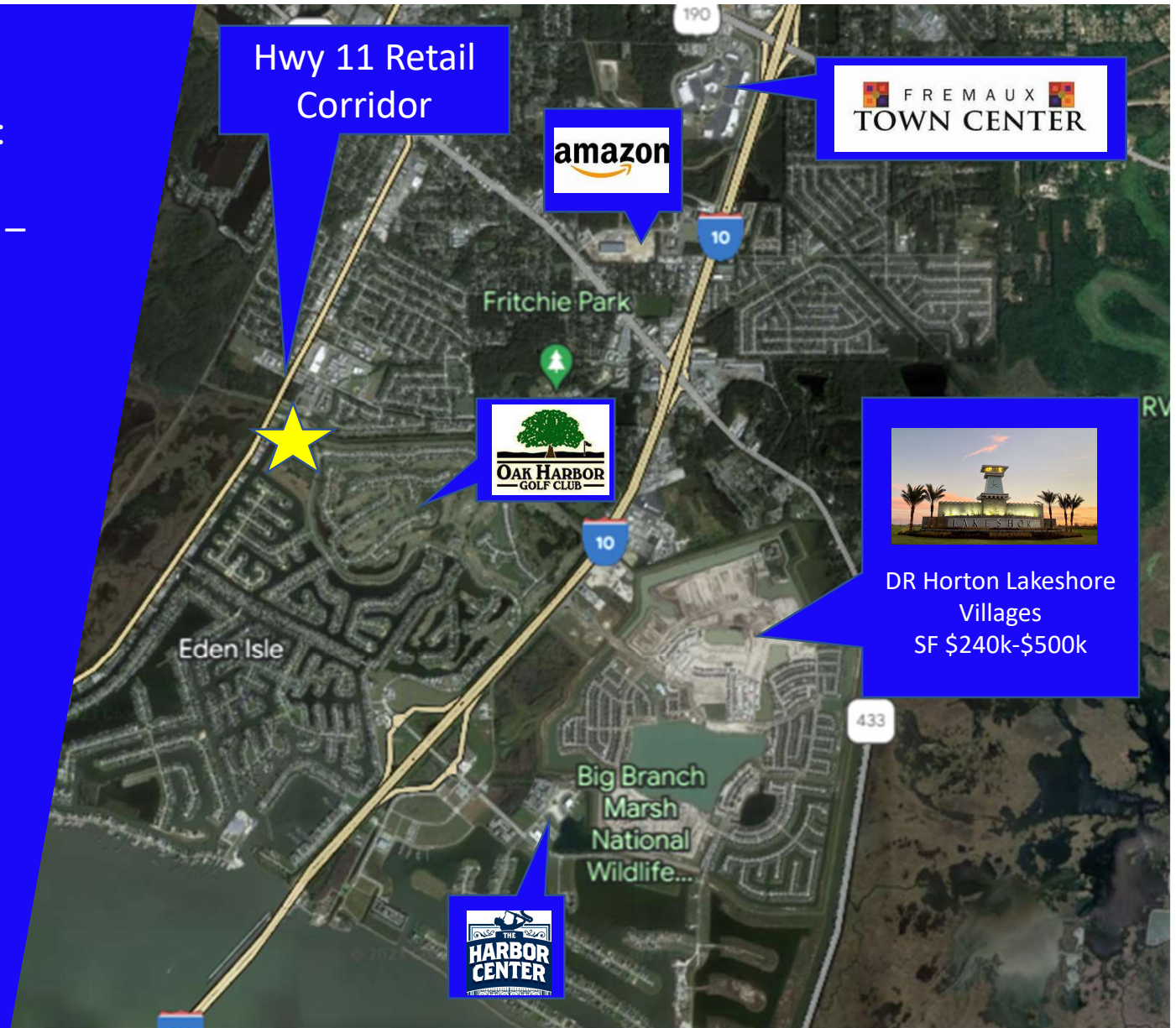
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Slidell, LA

Regional Location

PROXIMITY TO:

- Oak Harbor Golf Club – 3 minutes
- I-10 – Exit 261 - 5 minutes
- I-10 – Exit 263 - 11 minutes
- I-12 – Exit 83 - 15 minutes
- Fremeaux Center – 15 minutes
- Gulf Coast Casinos – 30 minutes

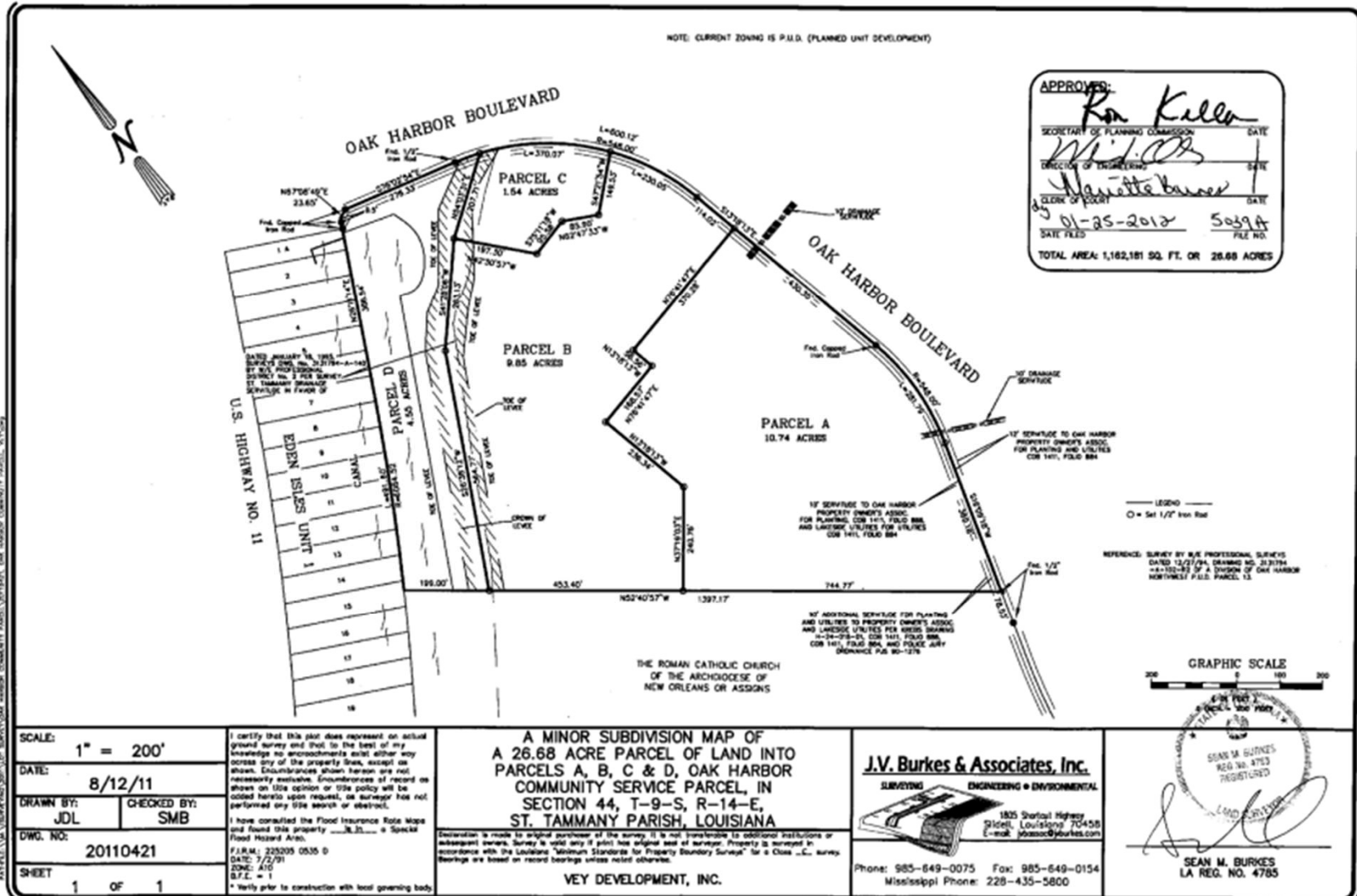


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Survey



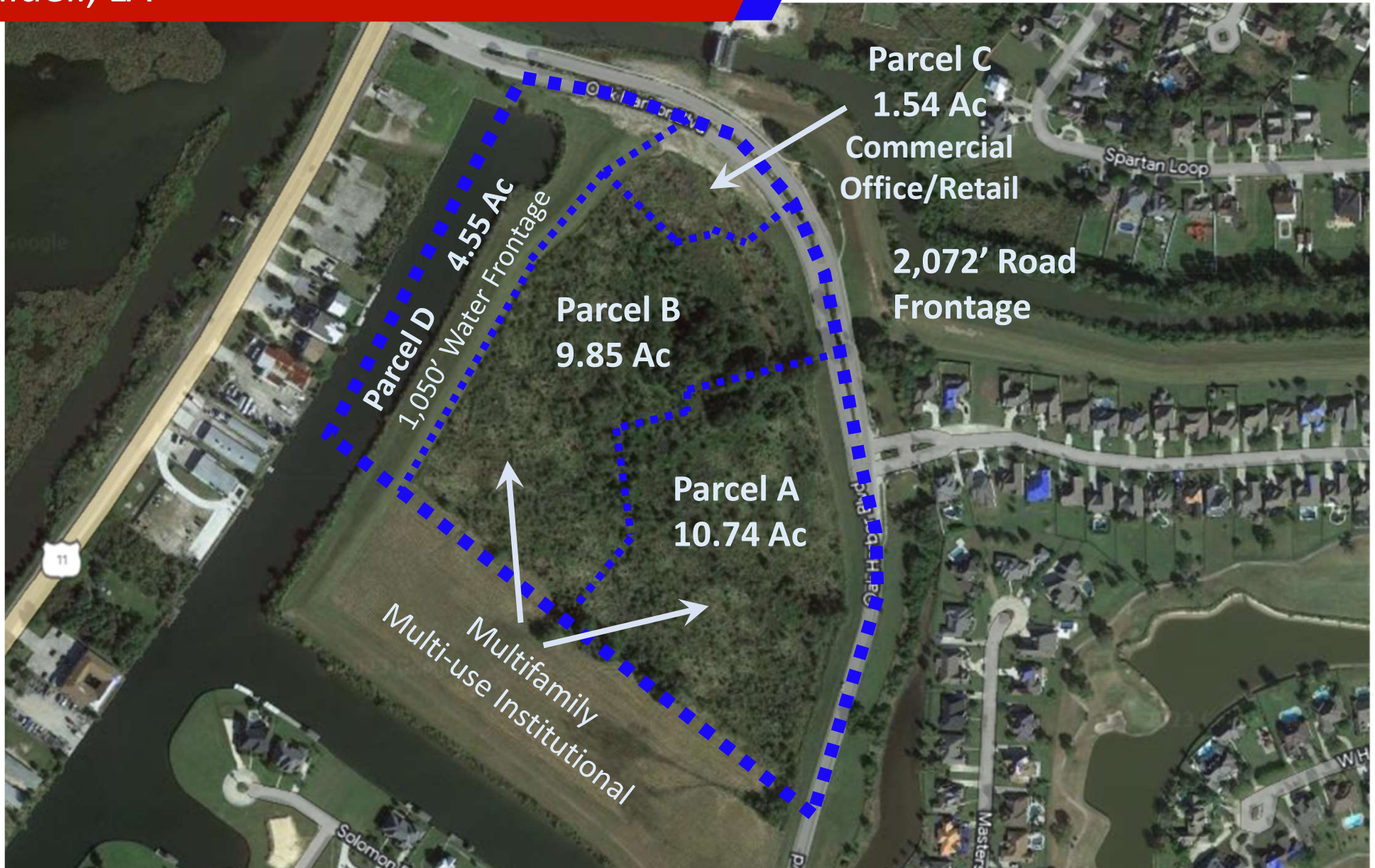
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Parcel Division



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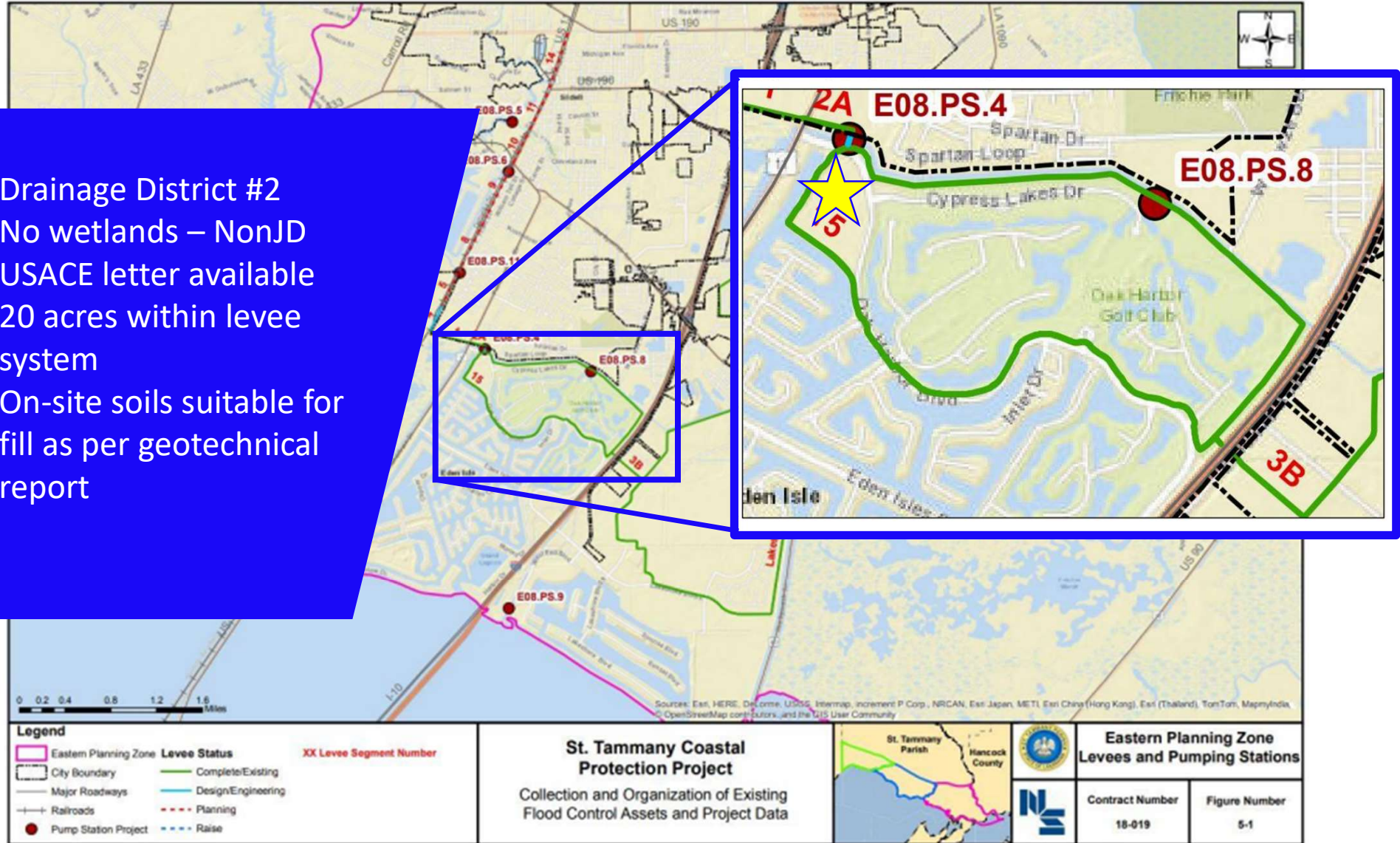
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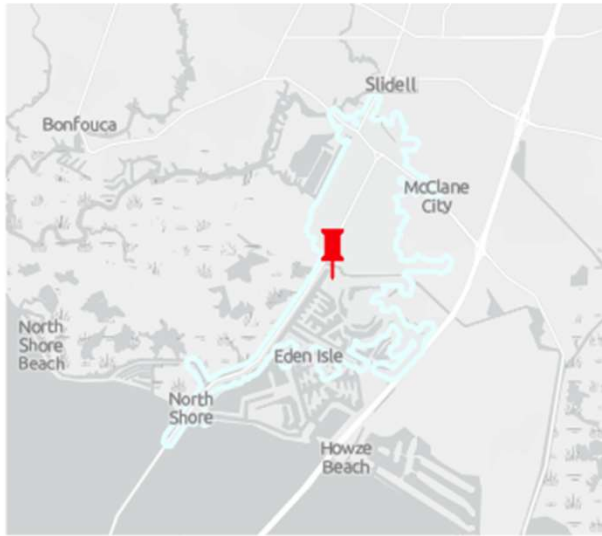
Levee & Drainage

- Drainage District #2
- No wetlands – NonJD USACE letter available
- 20 acres within levee system
- On-site soils suitable for fill as per geotechnical report



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5 minute Drive Demographics



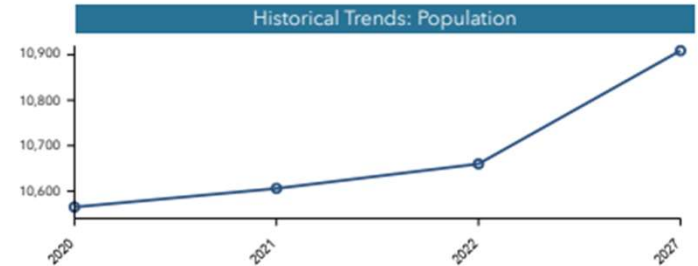
POPULATION TRENDS AND KEY INDICATORS

Oak Harbor 26.6 Acres Drive time of 5 minutes

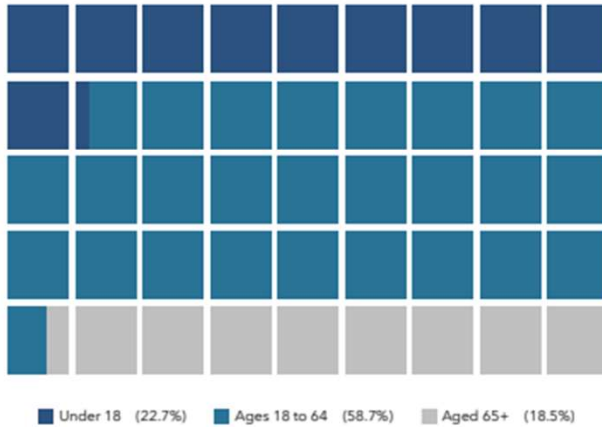
10,660	4,362	2.44	40.4	\$70,610	\$266,173	99	125	61
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

\$12,005	19.9%
Avg Spent on Mortgage & Basics	Percent of Income for Mortgage

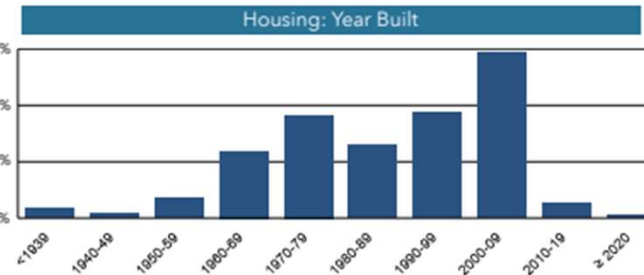
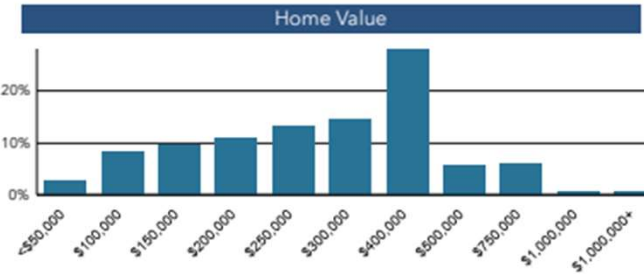


POPULATION BY AGE



POPULATION BY GENERATION

5.2%	23.5%	19.3%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
22.9%	21.7%	7.3%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2017-2021
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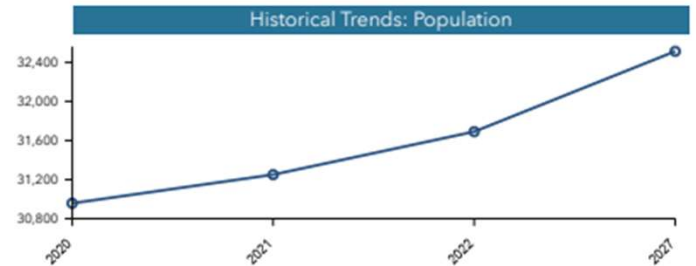
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POPULATION TRENDS AND KEY INDICATORS

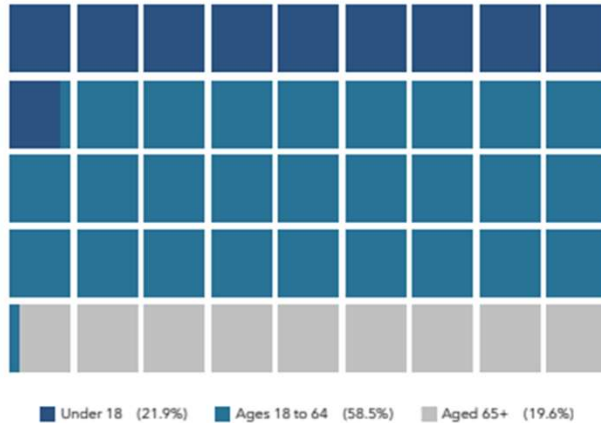
Oak Harbor 26.6 Acres Drive time of 10 minutes

31,690	13,140	2.40	40.8	\$58,757	\$217,328	74	129	64
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

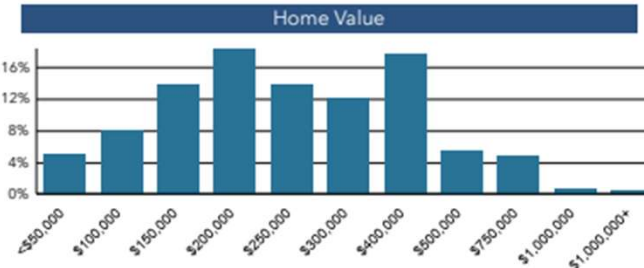
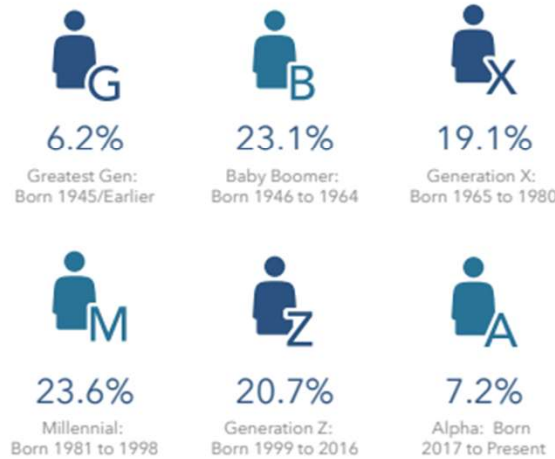
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



esri | THE SCIENCE OF WHERE
Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2017-2021
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15 Minute Drive Demographics



POPULATION TRENDS AND KEY INDICATORS

Oak Harbor 26.6 Acres Drive time of 15 minutes

77,482	29,971	2.57	39.7	\$65,252	\$207,179	76	148	63
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



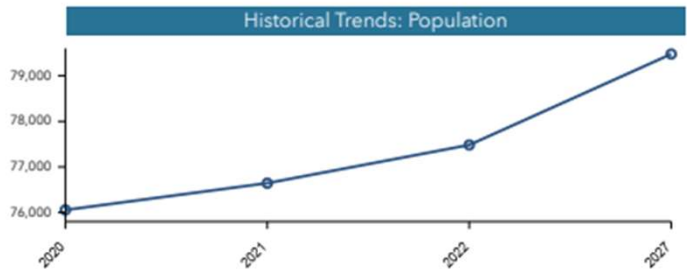
\$10,395

Avg Spent on Mortgage & Basics

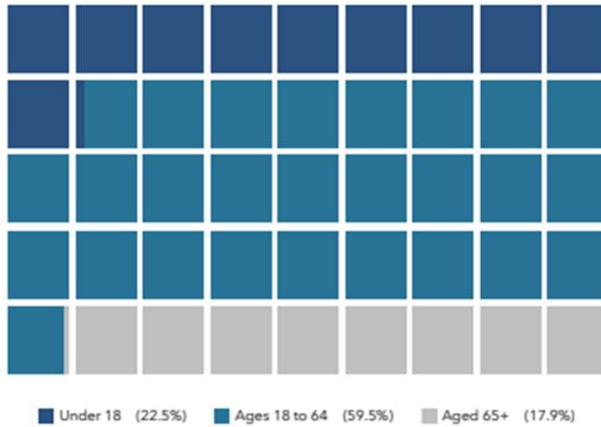


16.7%

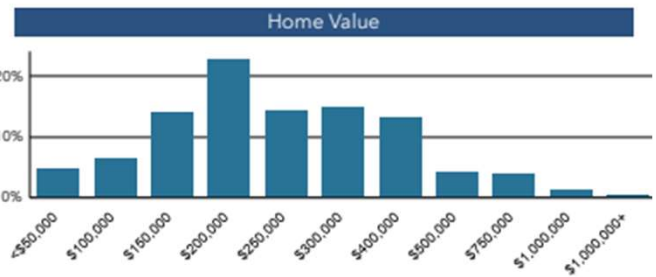
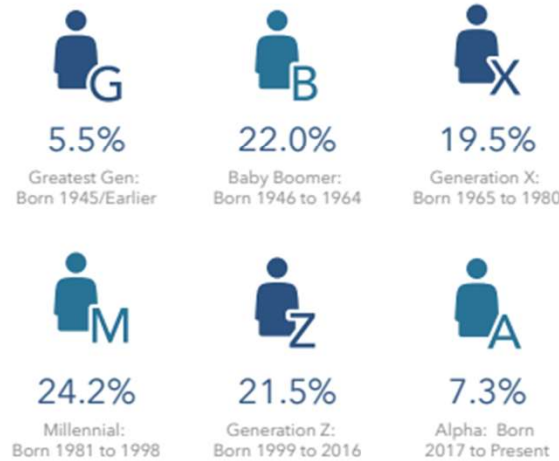
Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION



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Additional **Information**

- 2,072' Frontage on Oak Harbor Blvd
- 1,050' Navigable Water Frontage – 3.2 mi to Lake Pontchartrain
- Municipal Water, Sewer, Electricity & Natural Gas available
- Bush-hogged within last 2 years
- Multifamily schematic available
- USACE Nonjurisdictional wetlands letter available
- Geotechnical report available
- 10 Adjacent Acres potentially available



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