



0 Ansley Lot A-3

Alexandria, Louisiana 71303

Property Features

- Ansley Boulevard - the entrance to Alexandria's premier planned development community.
- Additional .57 Acres available
- Easy Access to all major traffic arteries in Alexandria
- Located in and surrounded by an actively growing/developing community
- Near all major retail, dining, medical and service centers
- Next to the major East - West traffic corridor (Highway 28) as well as Alexandria International Airport



For more information:

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NAI Latter & Blum

4615 Parliament Drive, Ste 100, Alexandria, LA 71303

318 483 1515

latterblum.com



Property Summary

Sale Price: \$125,000

Lot Size: 0.39 Acres

APN #: 2402705545010201

Zoning: Commercial

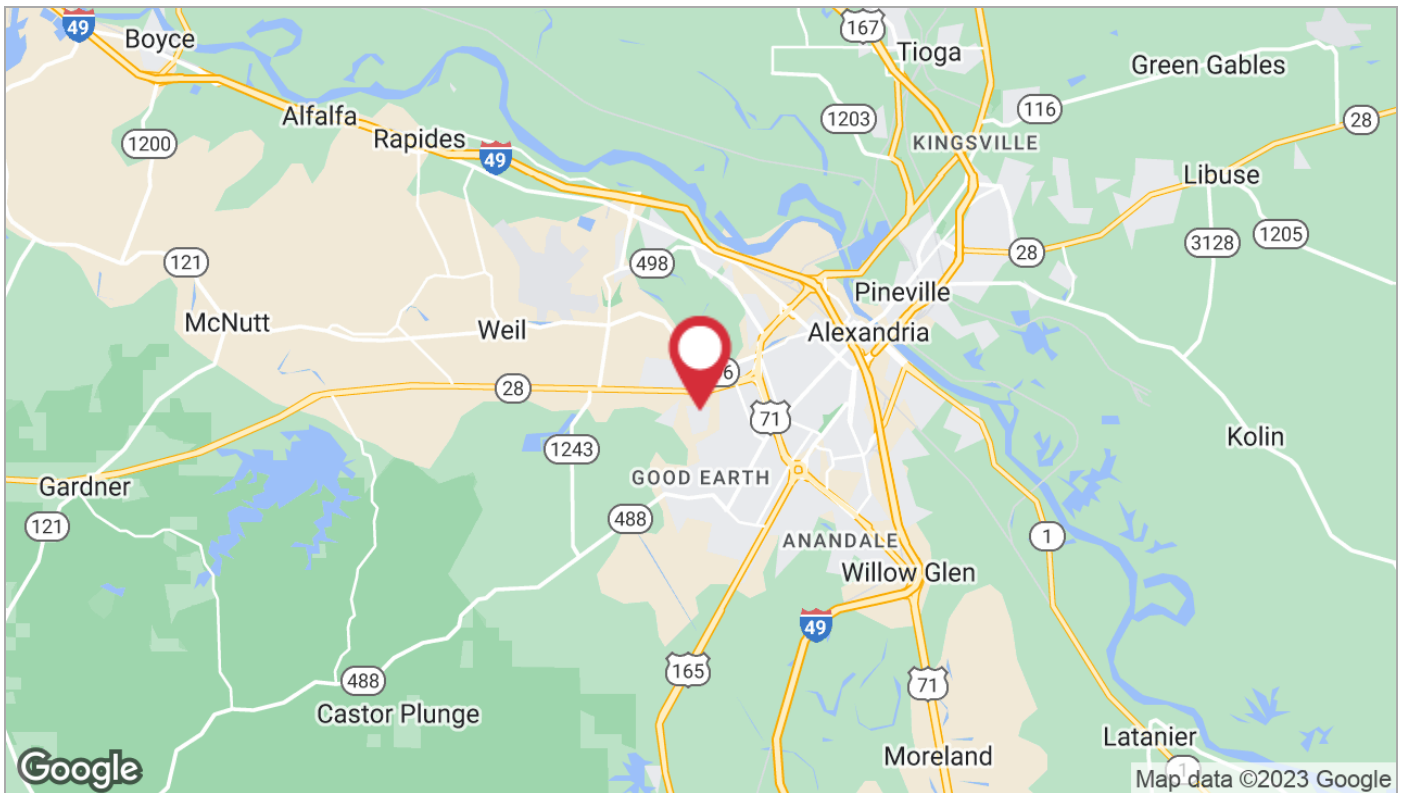
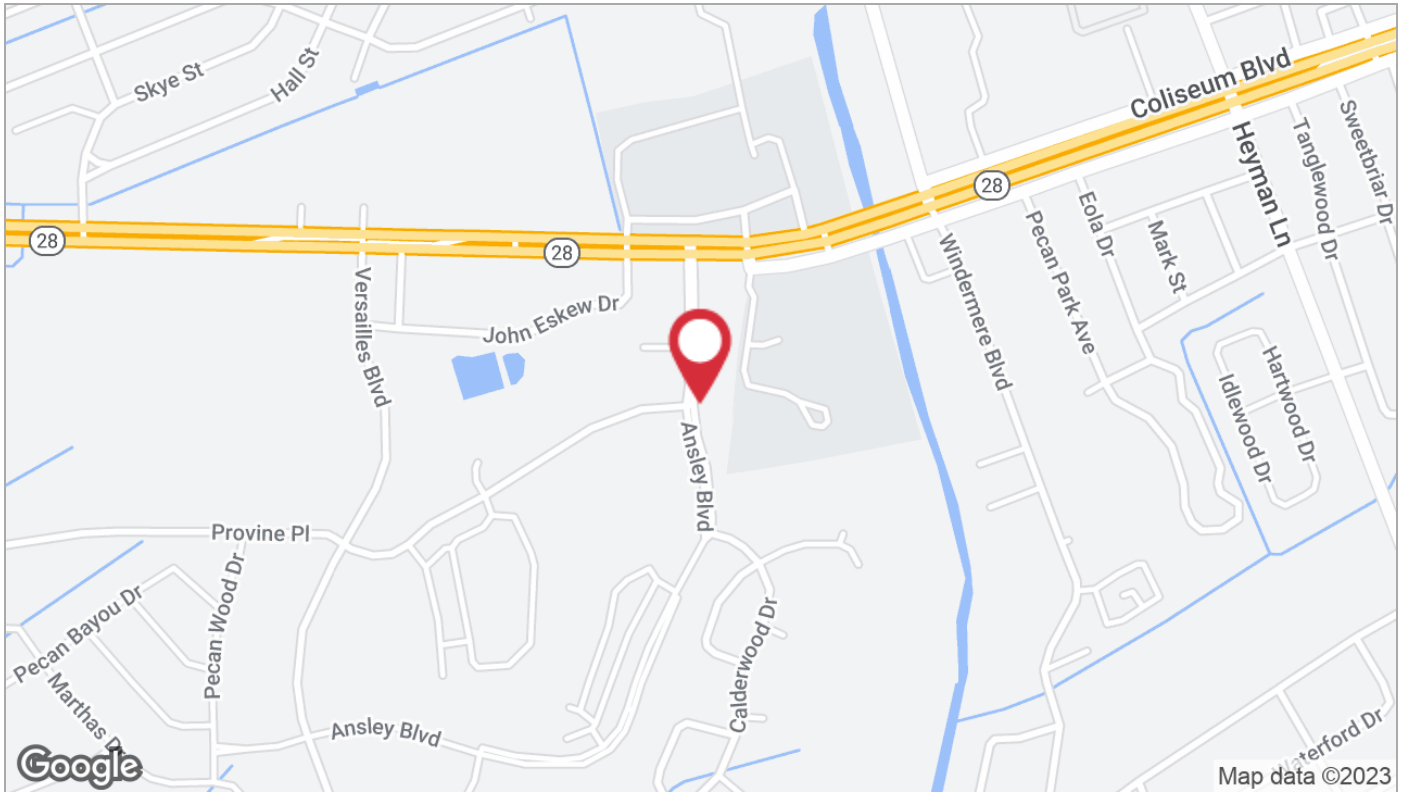
Cross Streets: Highway 28 West and
Versailles Boulevard

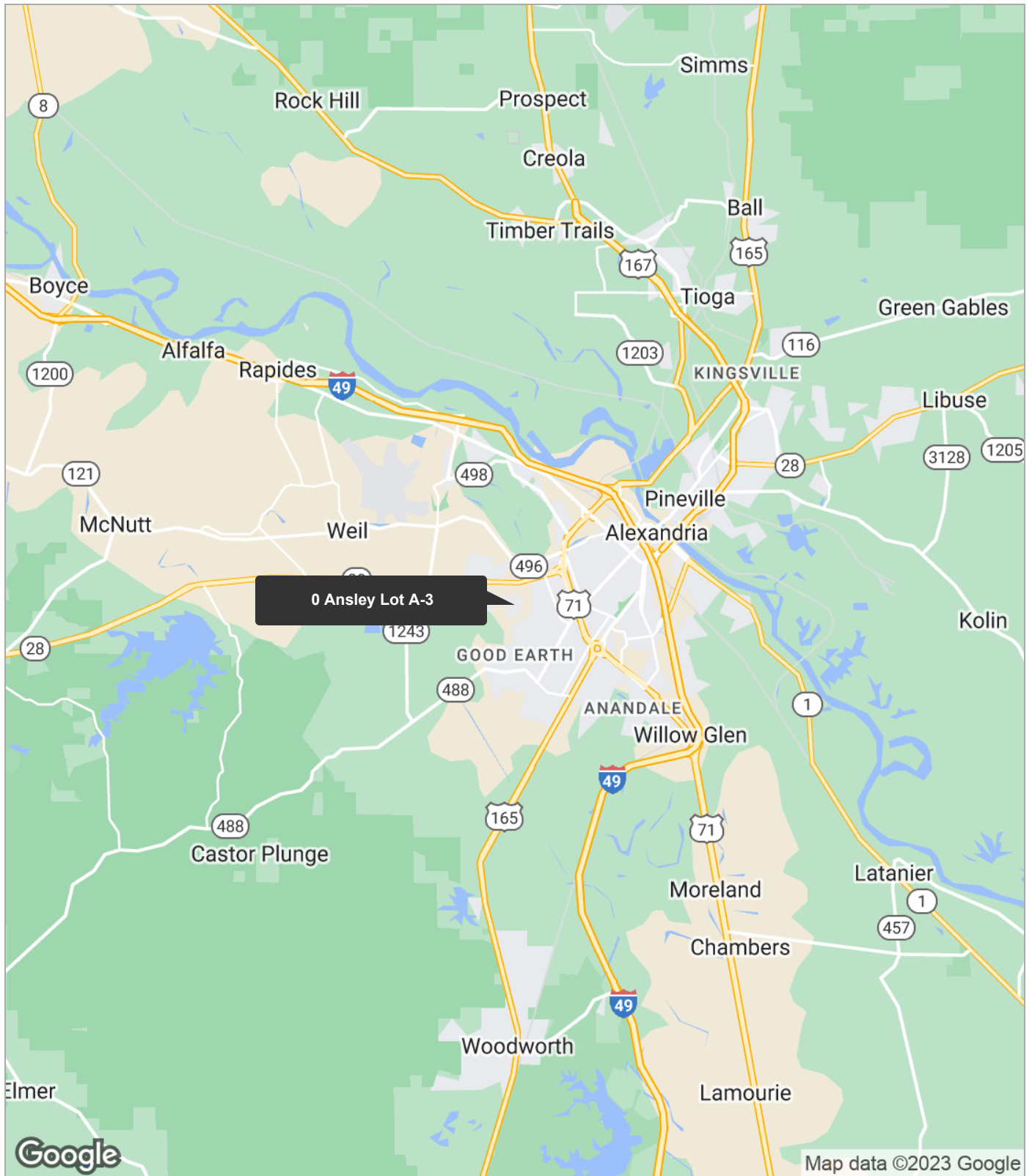
Property Overview

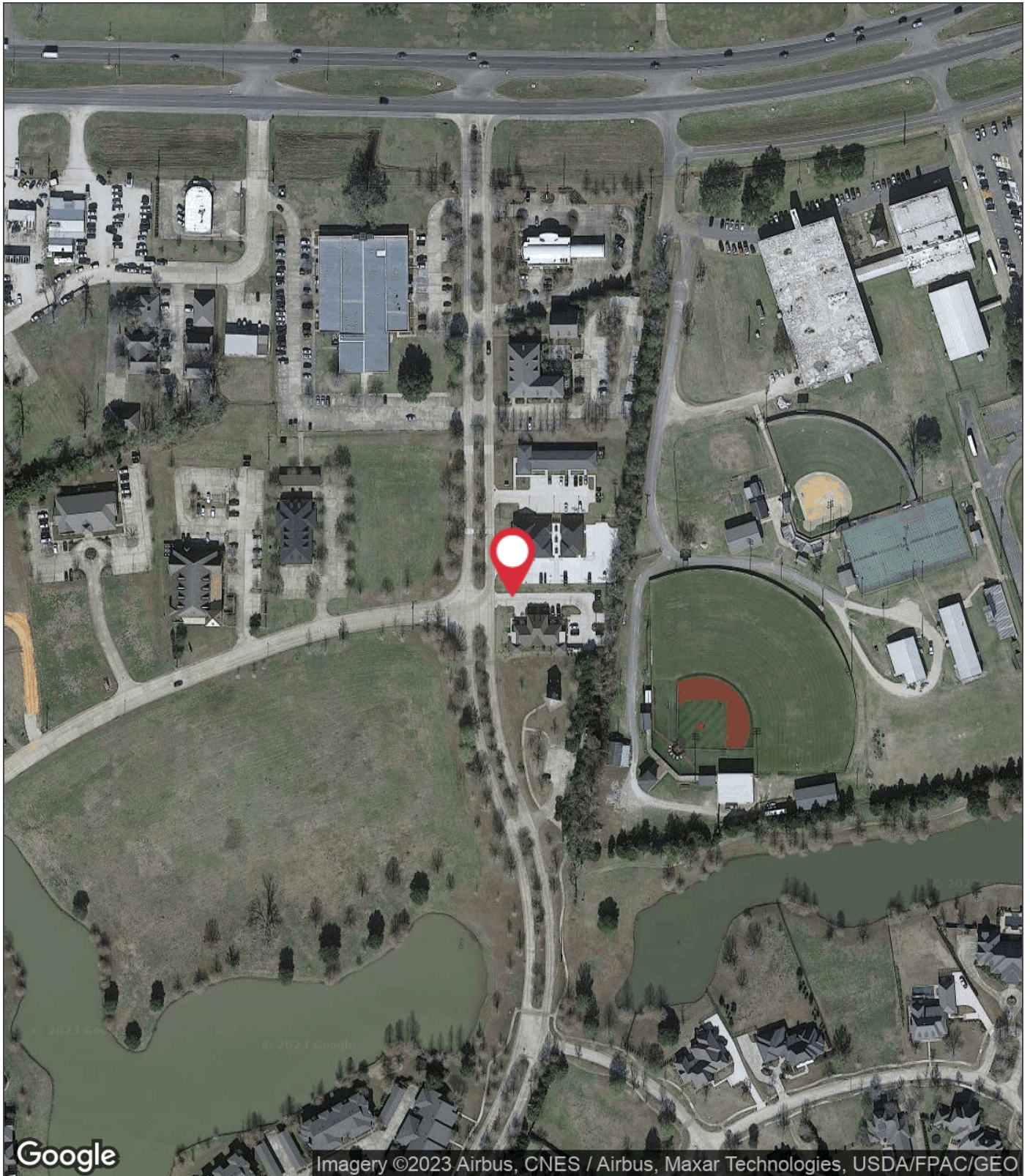
Commercial lot ready for development in the commercial district of Alexandria's premier planned development.

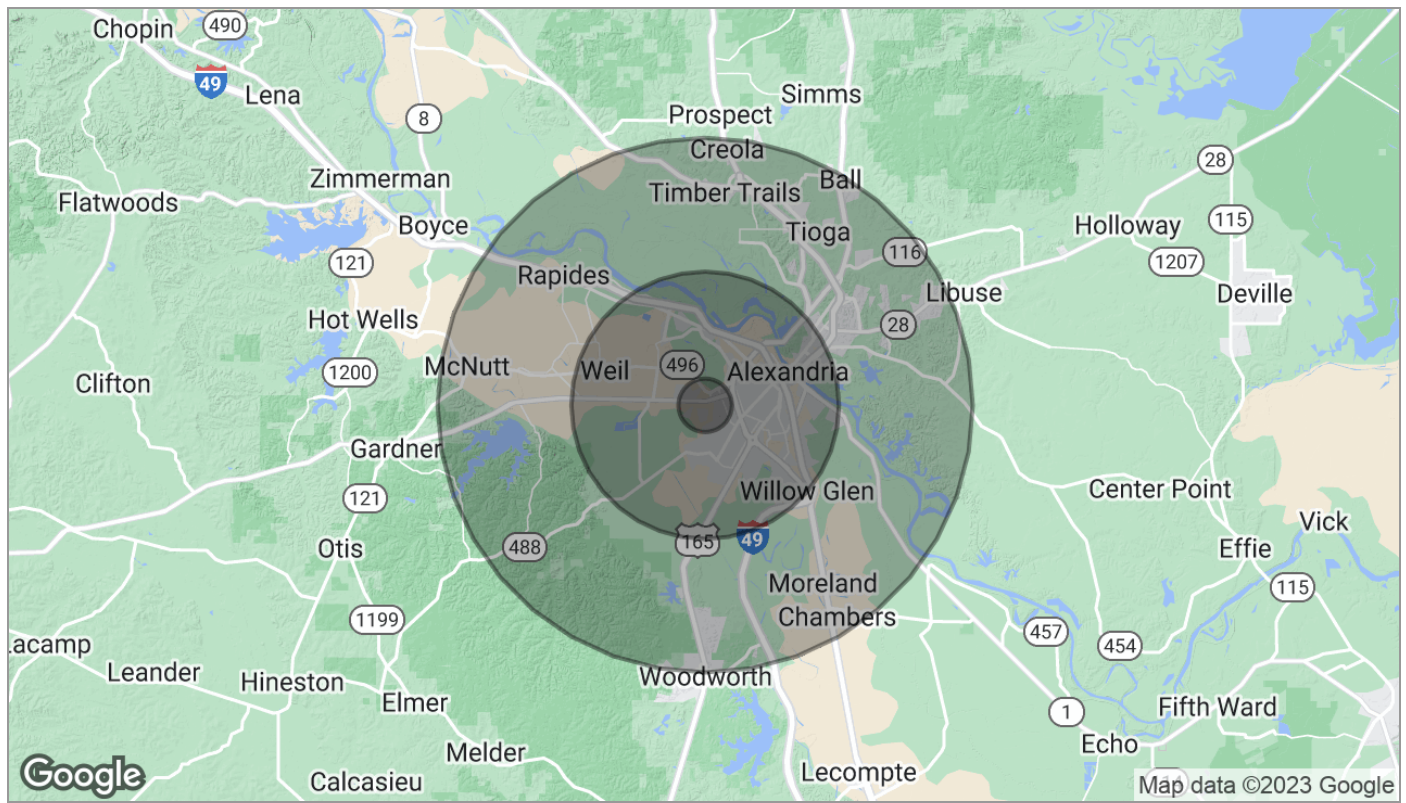
Location Overview

Outstanding business location. Located on Ansley Boulevard next to the Clock Tower in the The Lake District which is the most distinguished planned development area in Alexandria. This property offers easy access to all areas of Alexandria and is located in and surrounded by the main growth area for commercial and residential development in Cenla.









Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,158	56,594	98,208
MEDIAN AGE	45.8	36.1	36.4
MEDIAN AGE (MALE)	44.9	33.8	34.5
MEDIAN AGE (FEMALE)	45.5	37.8	37.9
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,402	21,256	36,222
# OF PERSONS PER HH	2.3	2.7	2.7
AVERAGE HH INCOME	\$76,798	\$58,372	\$56,367
AVERAGE HOUSE VALUE	\$204,954	\$144,249	\$136,380
Race	1 Mile	5 Miles	10 Miles
% WHITE	81.8%	46.2%	54.2%
% BLACK	14.5%	50.2%	42.4%
% ASIAN	1.7%	1.6%	1.3%
% HAWAIIAN	0.1%	0.1%	0.0%
% INDIAN	0.1%	0.3%	0.4%
% OTHER	0.1%	0.4%	0.4%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	0.9%	1.4%	2.0%

* Demographic data derived from 2020 ACS - US Census