

Parkway Village Shopping Center

1269 Sam Houston Jones Parkway, Moss Bluff, LA 70611
Neighborhood Shopping Center



Property Highlights Include:

- Anchored by Rouses Grocery Store
- Total Retail Space: 33,600 Sq. Ft.
- Suites ranging from 1,500 to 6,000 Sq. ft.
- New Construction — Coming Early 2019
- Anchor: Rouses Supermarket
- Traffic Light Intersection
- Great Visibility
- Outparcels Available
- Growth Corridor

Parkway Village will be the premier shopping destination in Moss Bluff with 1000 feet of frontage on the major east/west thoroughfare in town. This development is perfect for any food/retail establishment requiring high visibility, high traffic counts, ample parking, and easy ingress and egress.

Southwest Louisiana is one of the fastest growing areas in the country with an estimated \$114 Billion in Capital Investments creating 60,000 jobs in our immediate area. Moss Bluff's vicinity to the majority of these Capital Investments, along with its above average public school system, makes it the primary market for growth. The local Planning and Zoning Board recently approved 19 subdivisions encompassing a total of 1,892 lots in Moss Bluff.

Reserving space now for early 2019

127 W. Broad Street, Ste. 710
Lake Charles, LA 70601

www.InvestorsGroupLA.com

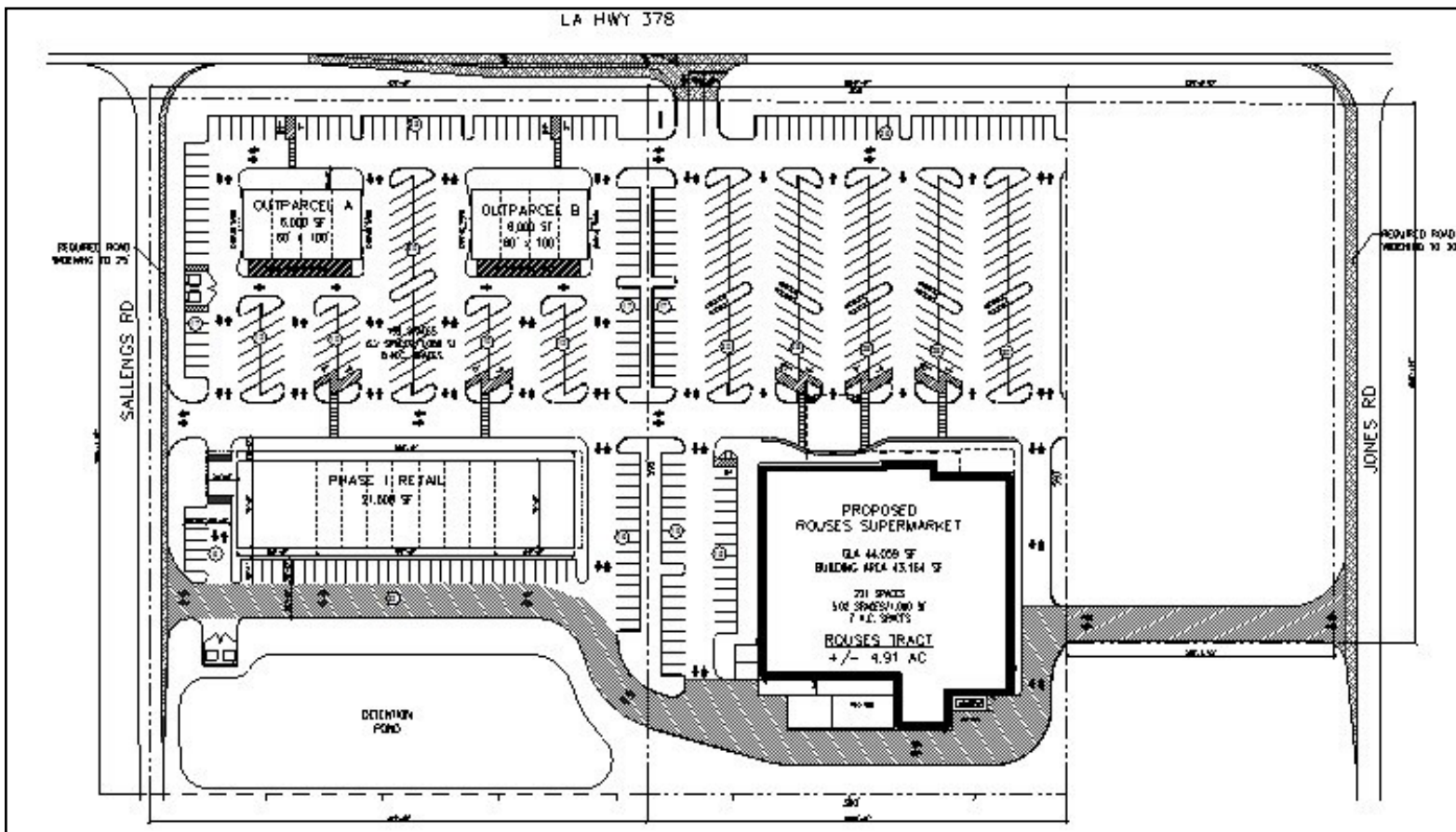
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2015 DEMOGRAPHICS

POPULATION ESTIMATE

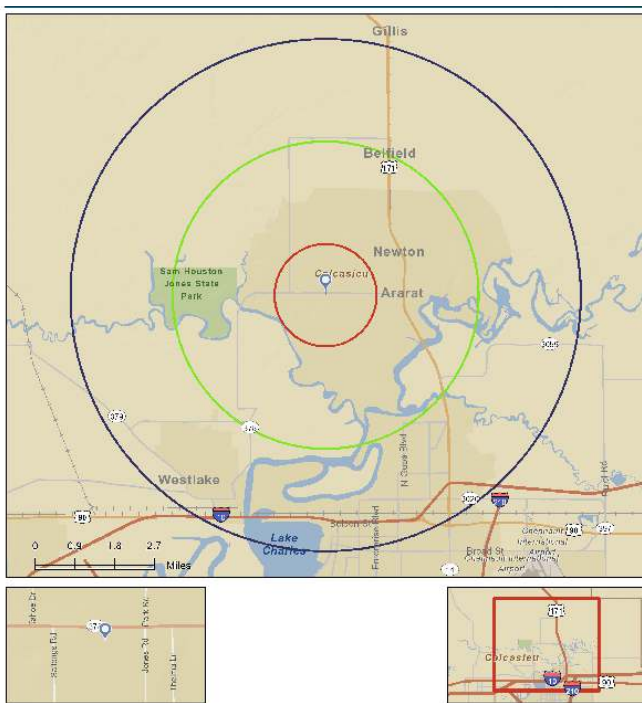
1 mile	2,156
3 mile	18,204
5 mile	39,164

AVERAGE HOUSHOLD INCOME

1 mile	\$78,486
3 mile	\$79,916
5 mile	\$63,641

TRAFFIC COUNT

Hwy 378 @ Jones Rd.
21,620 ADT (2017)



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