

For Sale

Vacant Land

Stine Outparcel

3004 Ruth Street Sulphur, LA 70663



Property Features

- Approximately 2.23 acres
- 269.5' Frontage on Ruth Street
- City of Sulphur Zoning- Business
- Elevations 11' – 13'

For Sale
\$1,167,400.00



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

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For More Information
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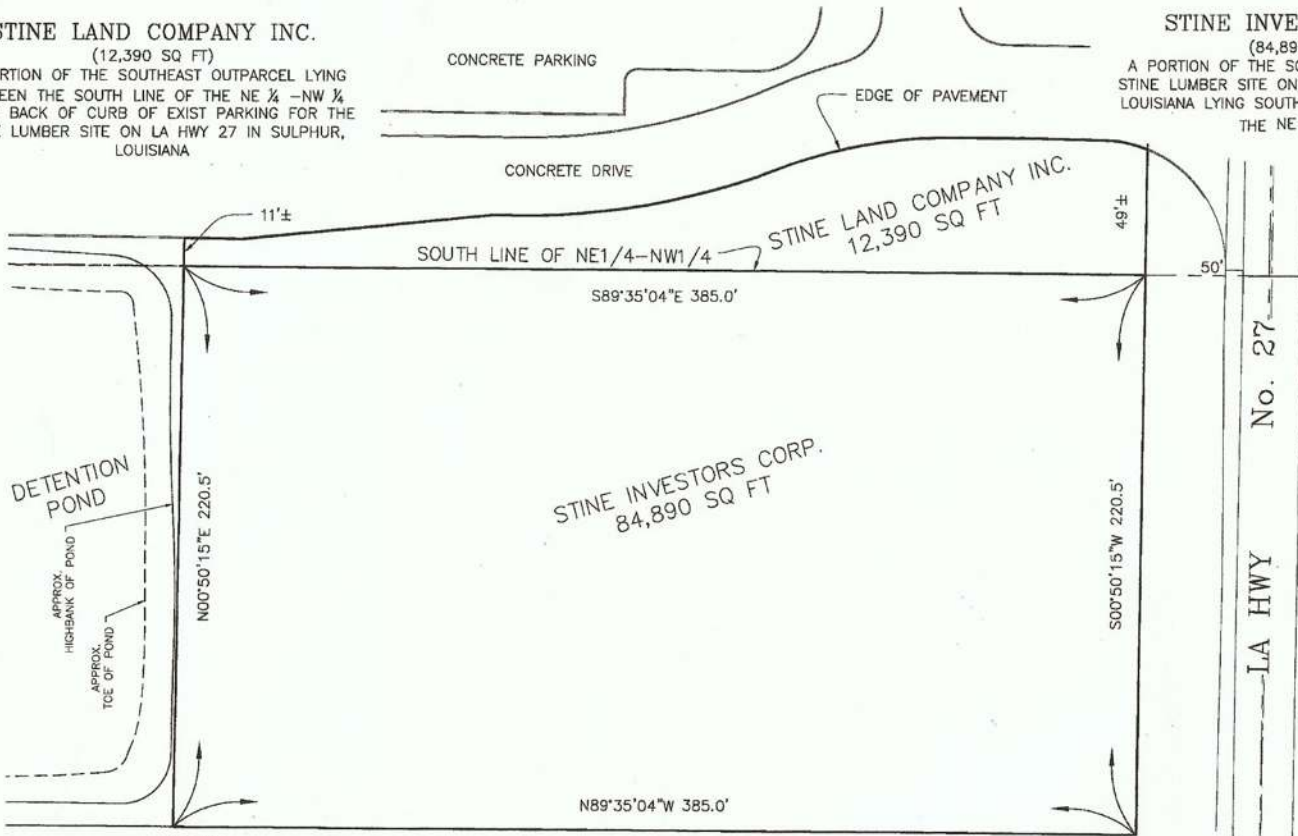


STINE LAND COMPANY INC.
(12,390 SQ FT)

A PORTION OF THE SOUTHEAST OUTPARCEL LYING BETWEEN THE SOUTH LINE OF THE NE 1/4 -NW 1/4 & THE BACK OF CURB OF EXIST PARKING FOR THE STINE LUMBER SITE ON LA HWY 27 IN SULPHUR, LOUISIANA

STINE INVESTORS CORP.
(84,890 SQ FT)

A PORTION OF THE SOUTHEAST OUTPARCEL OF STINE LUMBER SITE ON LA HWY 27 IN SULPHUR, LOUISIANA LYING SOUTH OF THE SOUTH LINE OF THE NE 1/4 -NW 1/4



NOTE:

THIS EXHIBIT IS BASED UPON SURVEY FILES IN THE OFFICE OF D.W. JESSEN & ASSOCIATES, AND DOES NOT REPRESENT AN ACTUAL GROUND SURVEY OF THIS SOUTHEAST OUTPARCEL.



DRAWN D. R. ZIEGLER, JR.		CHECKED D. W. JESSEN, JR., P.E., P.L.S.		PROJECT No. P-2011-1083		SHEET NUMBER	
DATE 06/02/11		DATE 06/02/11		STINE LAND COMPANY INC.		1	
ACAD FILE P-2011-1083 (Stine Exhibit A)		ACAD FILE P-2010-858 (Stine Air-Drill Survey)		SECTION 10- TOWNSHIP 10 SOUTH - RANGE 10 WEST			
REFERENCE P-2010-858 (Stine Air-Drill Survey)		REFERENCE N/A		WEST SIDE OF HIGHWAY 27 AND SOUTH OF INTERSTATE I-10			
BY		FIELD BOOK		EXHIBIT "A" - SOUTHEAST OUTPARCEL			

Located just 1,500 feet from Interstate 10, this Stine Outparcel is a fantastic location on a major North- South artery of Sulphur, LA. This site is suitable for franchise food outlets, convenience stores, and any other business which requires high traffic and high visibility. This location will continue to improve as nearby LNG facilities plan to spend an estimated \$98 Billion Dollars on major expansion.

Demographic Profile (5 mile)

- 2015 Population 33,659
- 2015 Households 12,968
- 2015 Avg. Household Income \$64,240
- 2015 Median Disposable Income \$41,864

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