stirling

JIM DOWLING,
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96± ACRES
SOUTHWEST OF ZACHARY, LA

100 West Irene Road, Zachary, LA 70791

LAND AVAILABLE

PRICE
- $12,500 per Acre ($1,210,000 Total)
- Minerals not included

LAND SIZE
- 96.78 Acres
  Subject to Survey
- Flood zone AE

LOCATION HIGHLIGHTS
- In East Baton Rouge Parish, LA 70791
- Approx. 13 miles & 15 minute drive north of Downtown Baton Rouge.
- 5 miles southwest of Zachary, LA.
- From intersection of West Irene Road at US Highway 61 (B.A.S.F. Plant - 111 W. Irene Road, Zachary), go West on West Irene Road 0.9 miles. Subject property is on right (north) side of Road. It is located across from "City-Parish Irene Road Facility" with large white building.
- Quick and easy access to 4-lane US Highway 61.
- Also located on West Irene Road are training facilities for Louisiana State Police, East Baton Rouge Parish Sheriff, and Baton Rouge Police Department.

PROPERTY HIGHLIGHTS
- Long Frontage (1,550') on 2 lane parish asphalt paved West Irene Road
- Mostly wooded
- City of Zachary 6" water main at property in West Irene Road right-of-way
- Great access to 4-lane US Highway 61 (0.9 miles to the east)
- Zoned rural
- Flood Zone: Zone X & Zone A
- Outside city limits
- In Zachary School District #1
- 100' wide natural gas pipeline & 100' wide access easement with rocked road across parts of this property
- Seller reserves all mineral rights
- All sizes & dimensions are subject to survey



Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 12/25

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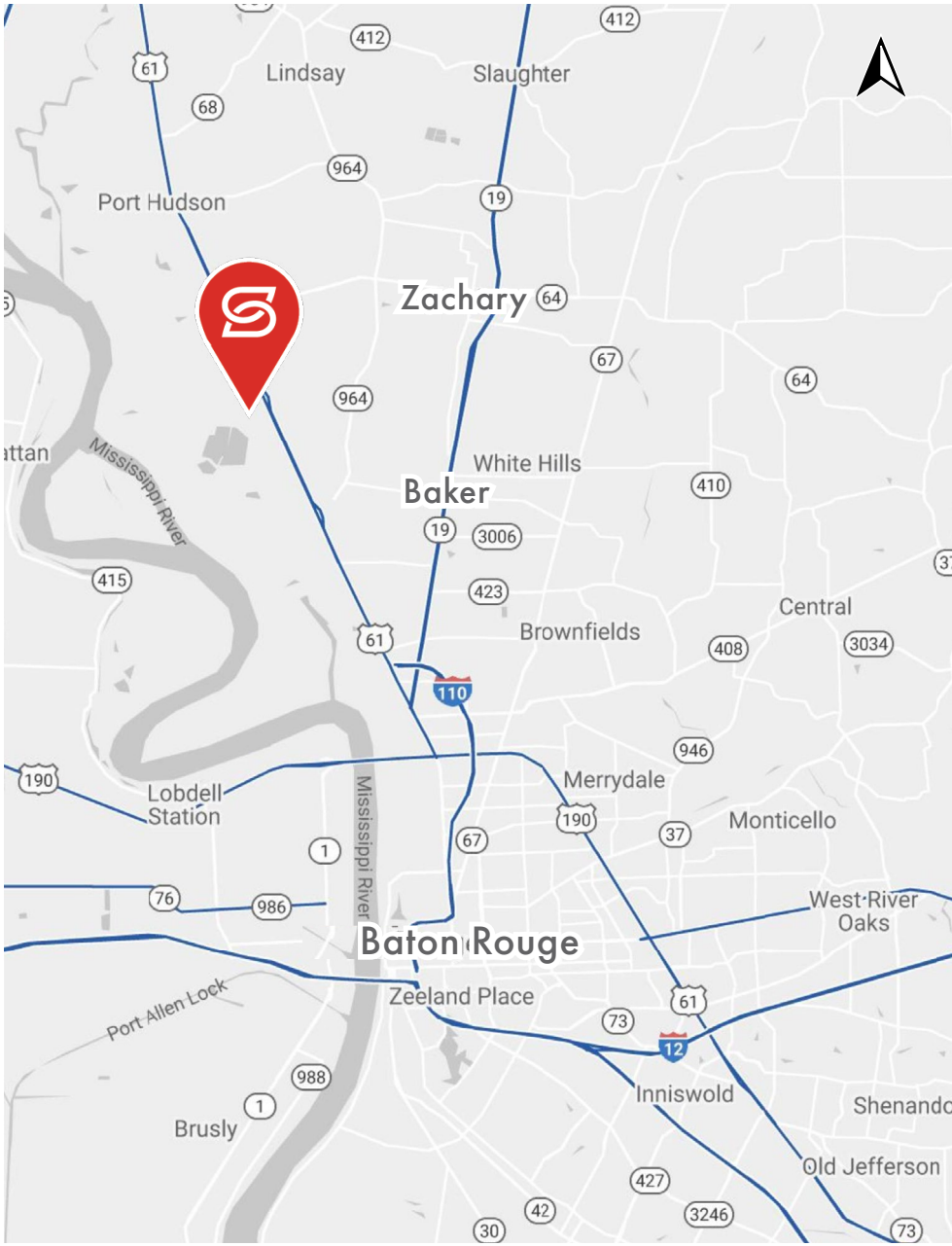

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