

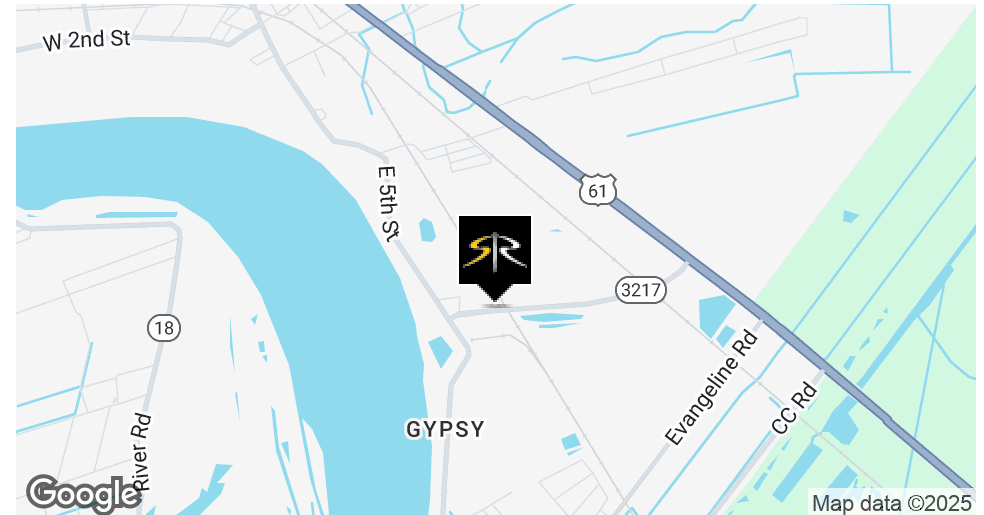


OFFERING SUMMARY

Tract C Sale Price:	\$60,000
Available SF:	+/-175,000 SF

PROPERTY HIGHLIGHTS

- Tract C: +/- 175,000 SF
- +/- 3,500' Bayou Steel Frontage
- Flood Zone "X"
- 2 Additional Tracts are also available for a combined total of approx. 7.6 acres.



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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

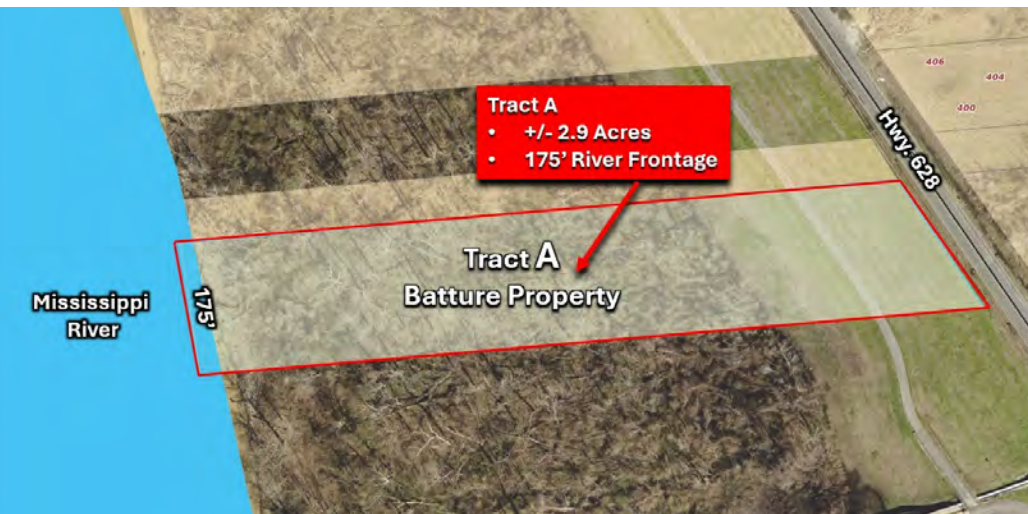
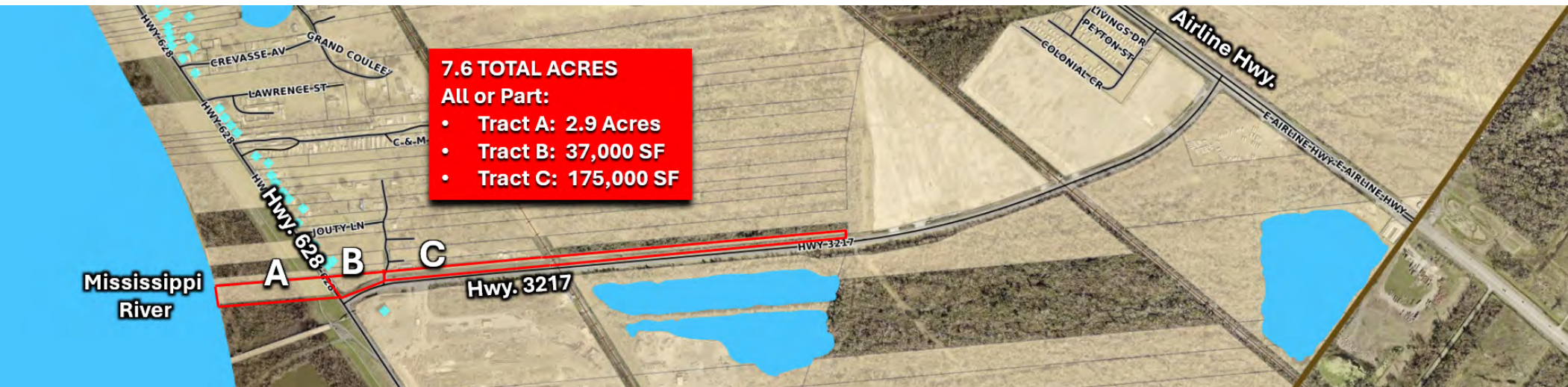
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

+/- 175,000 SF LAND ALONG BAYOU STEEL RD.

BAYOU STEEL RD. @ HWY 628, LAPLACE, LA 70068

FOR SALE

\$60,000



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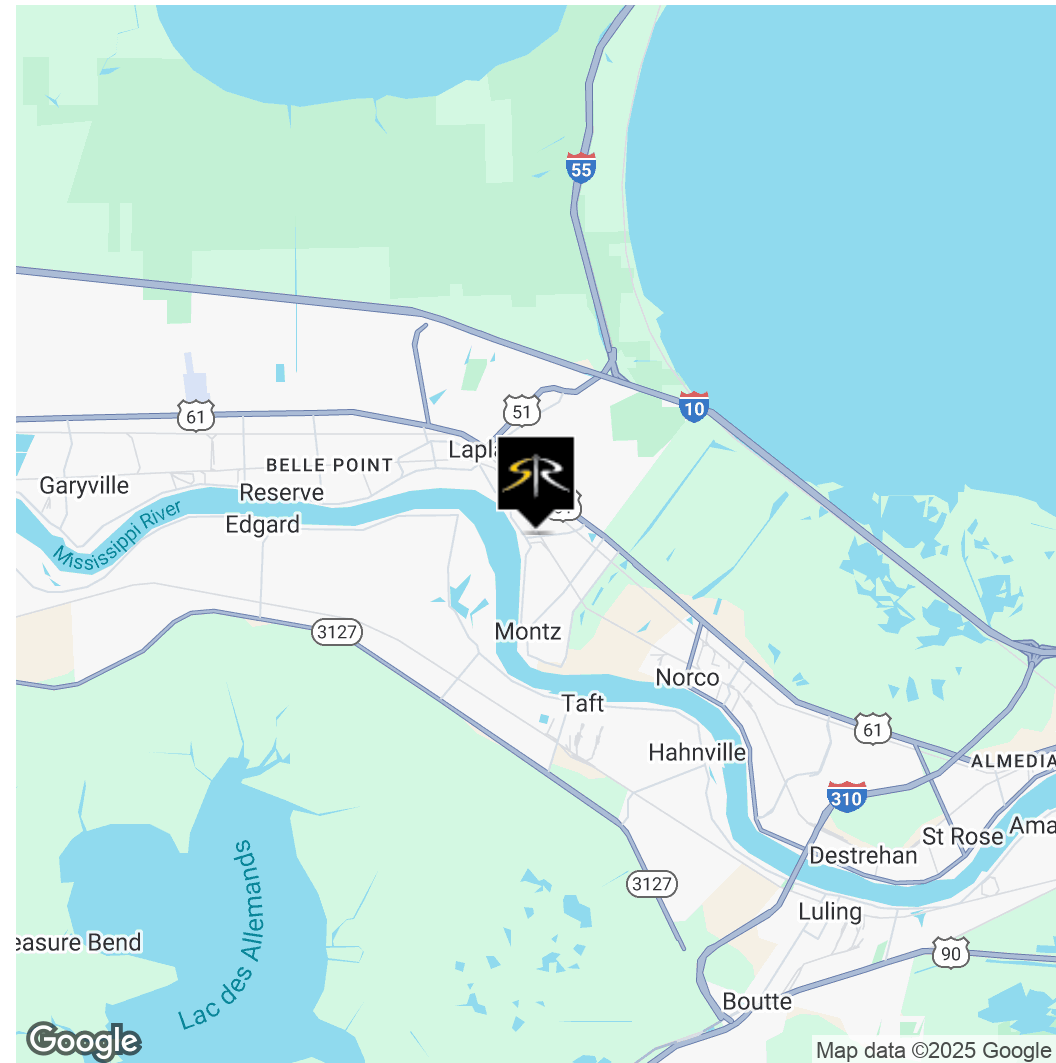
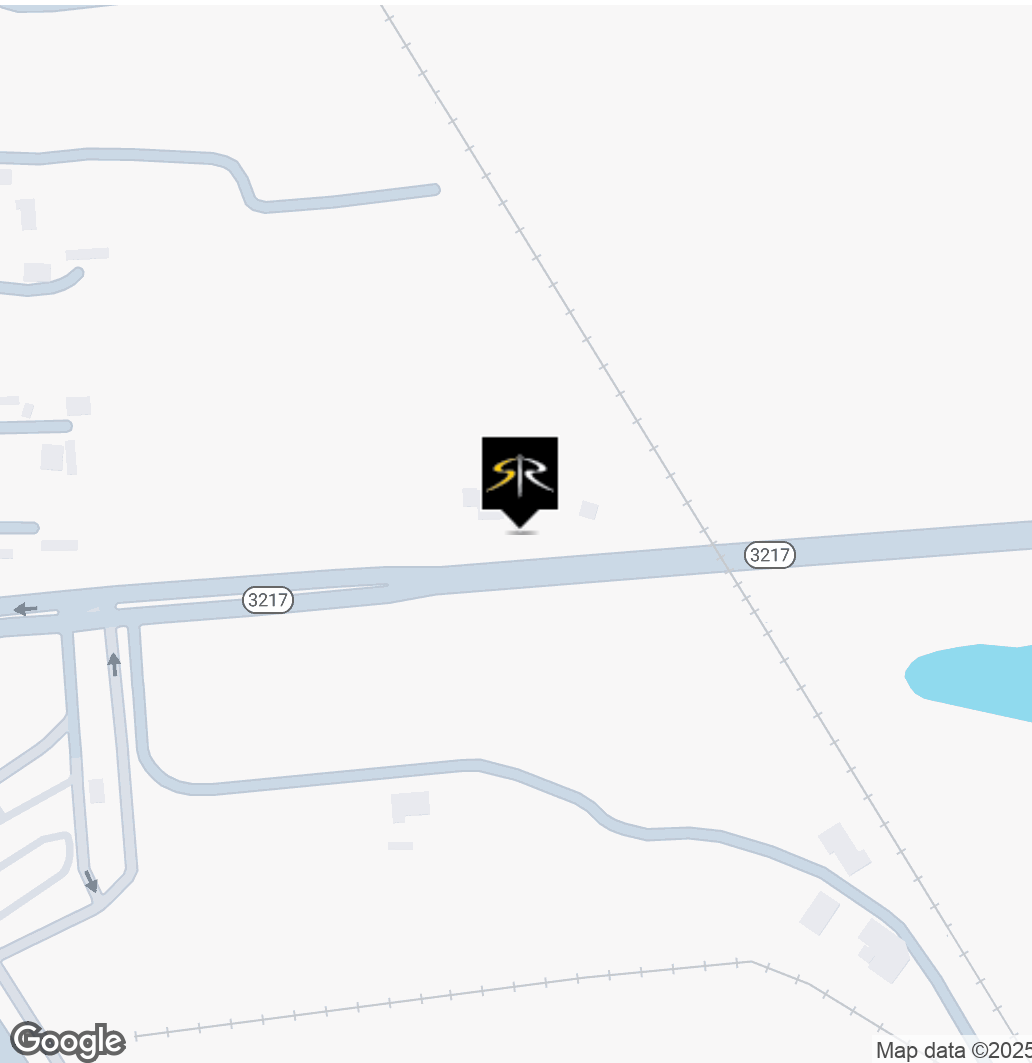
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

+/- 175,000 SF LAND CORNER OF HWY 628 AND BAYOU STEEL RD.

BAYOU STEEL RD. @ HWY 628, LAPLACE, LA 70068

FOR SALE

\$60,000



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COMMERCIAL REAL ESTATE

+/- 175,000 SF LAND CORNER OF HWY 628 AND BAYOU STEEL RD.

BAYOU STEEL RD. @ HWY 628, LAPLACE, LA 70068

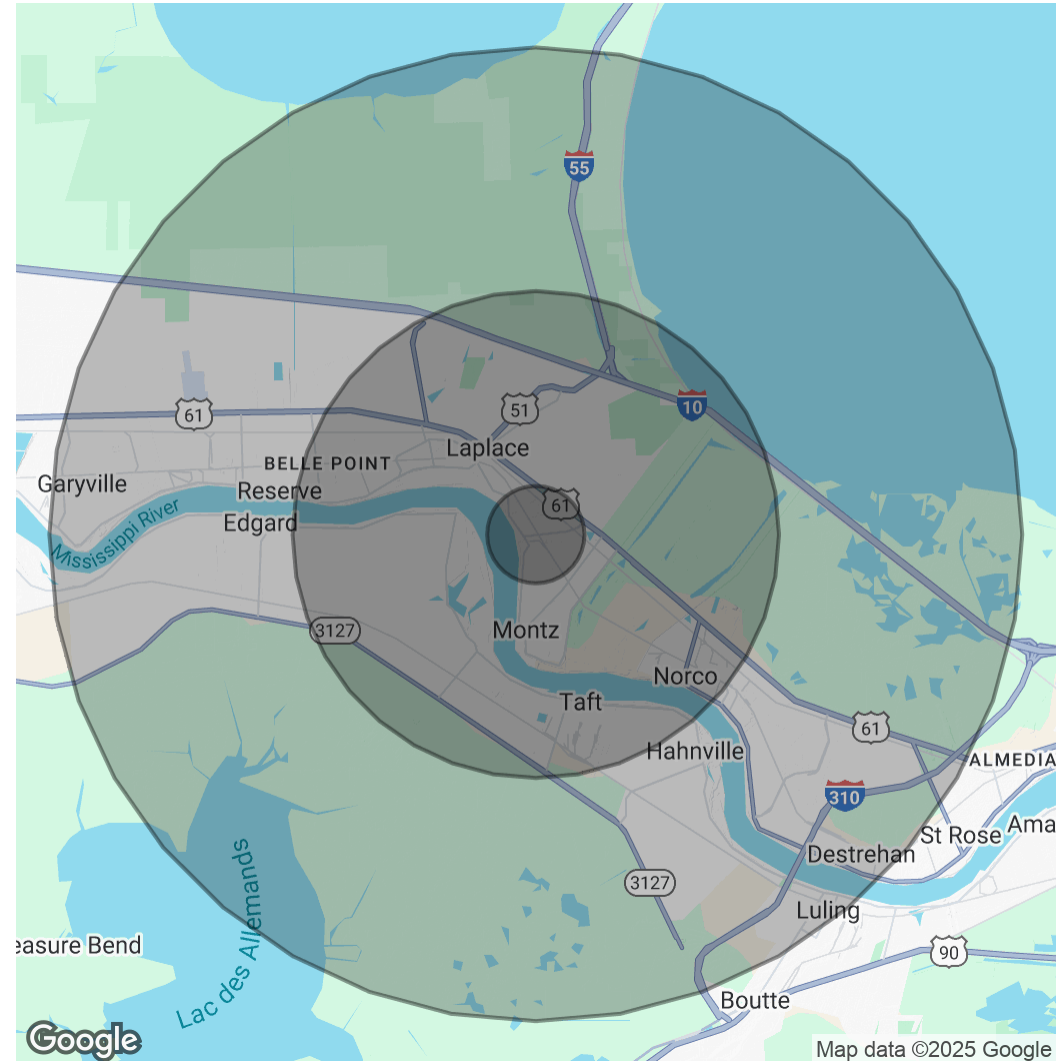
FOR SALE

\$60,000

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,103	36,790	59,477
Average Age	39	40	41
Average Age (Male)	39	39	40
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	430	13,610	22,318
# Of Persons Per HH	2.6	2.7	2.7
Average HH Income	\$114,022	\$99,146	\$103,193
Average House Value	\$269,107	\$242,604	\$261,804

Demographics data derived from AlphaMap



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