



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

80 ACRES AVAILABLE ON MANCHAC RD.

7777 MANCHAC RD, SAINT GABRIEL, LA 70776

80 ACRES

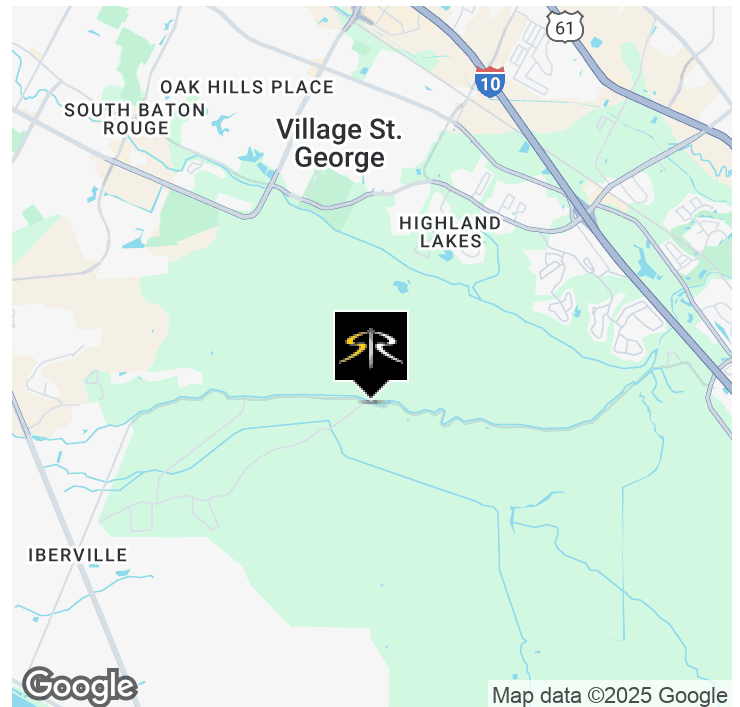


OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	80 Acres

PROPERTY HIGHLIGHTS

- 80 Acres Vacant Land Available
- Located on Manchac Rd. in East Baton Rouge Parish
- 980' Frontage
- No Wetlands Determined
- Mineral Rights conveyed
- Possible Residential; Single Family or Multi-family Development



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Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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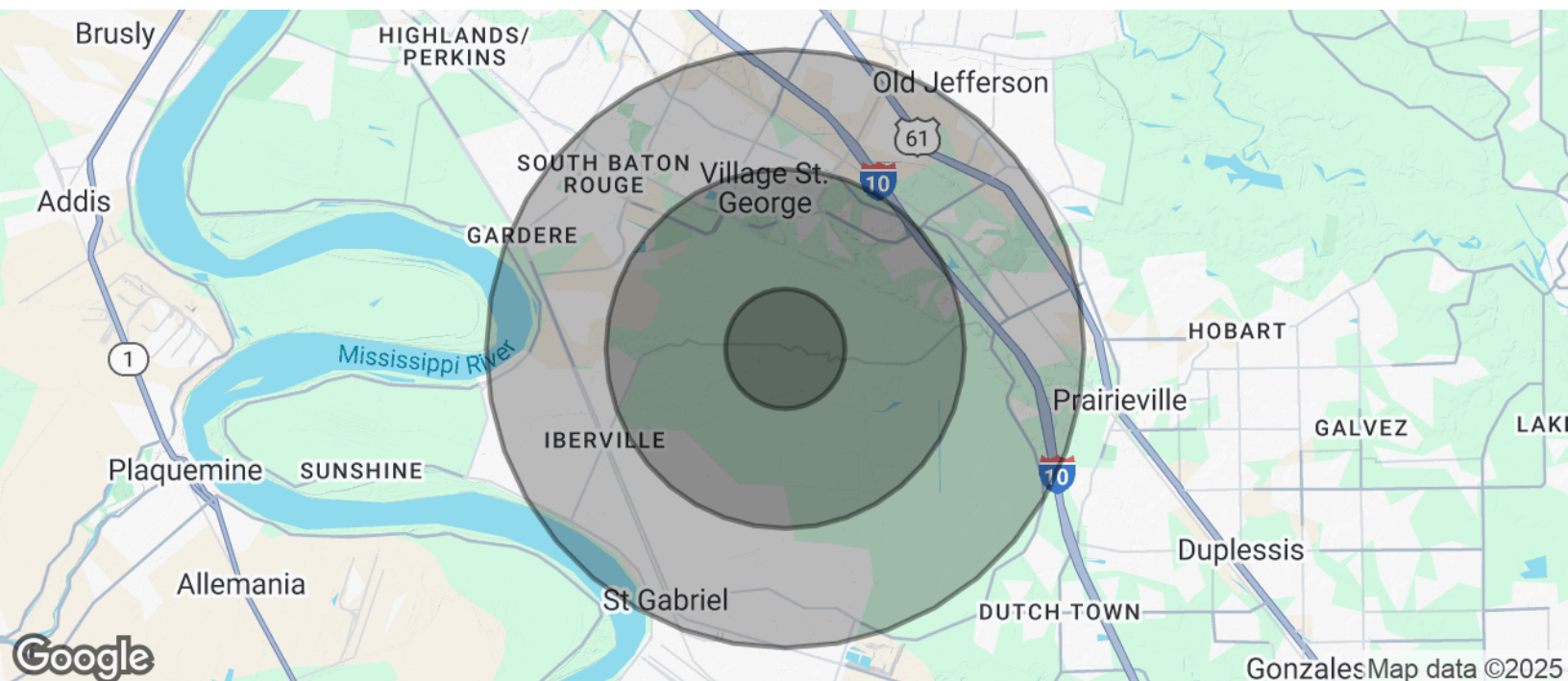
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DEMOGRAPHICS

80 ACRES AVAILABLE ON MANCHAC RD.

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80 ACRES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	164	10,809	68,729
Average Age	40	43	39
Average Age (Male)	40	43	38
Average Age (Female)	40	44	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	47	4,138	26,654
# Of Persons Per HH	3.5	2.6	2.6
Average HH Income	\$166,792	\$180,259	\$125,324
Average House Value	\$478,263	\$572,604	\$412,638

Demographics data derived from AlphaMap

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