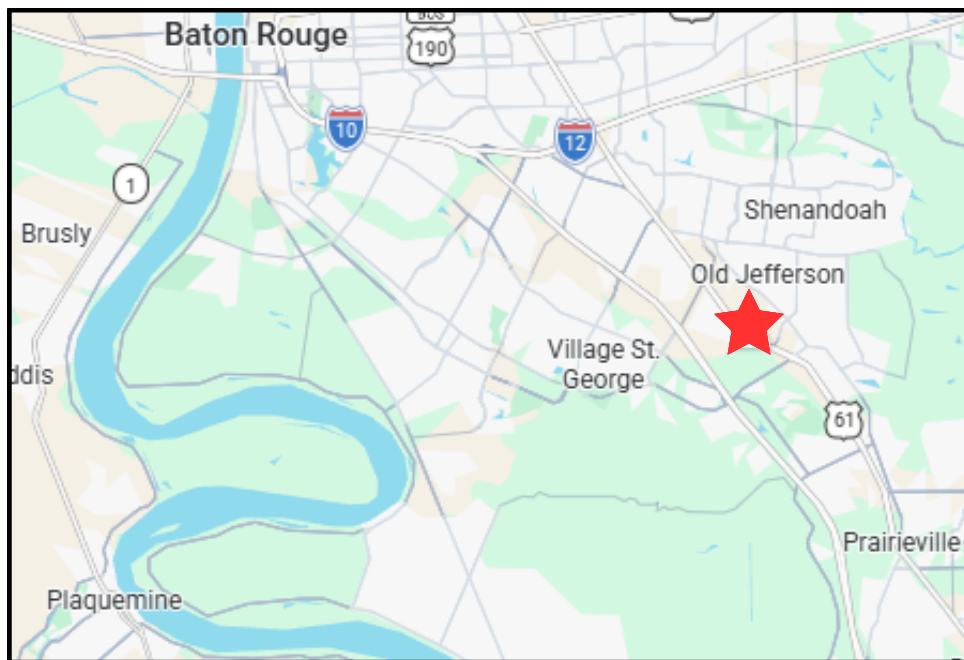




COMMERCIAL LAND FOR SALE - ST GEORGE, LA

9765 BARRINGER FOREMAN RD. ST. GEORGE, LA
EAST BATON ROUGE PARISH



INFORMATION

5.361+/- ACRES
\$2,250,000.00

399+ FEET OF FRONTAGE ON
BARRINGER FOREMAN RD

MX2 LIGHT COMMERCIAL
ZONING

PRIMARILY FLOOD ZONE "X"

SITUATED JUST OFF THE
SIGNALIZED INTERSECTION
OF AIRLINE HIGHWAY (US 61)

DERBES FALGOUST COMMERCIAL REAL ESTATE

10455 Jefferson Hwy, Suite 210
Baton Rouge, LA USA 70809
225.778.5858

SCOT GUIDRY, CCIM

Contact:
SCOT@DFCRE.COM





COMMERCIAL LAND FOR SALE - ST GEORGE, LA

9765 BARRINGER FOREMAN RD. ST. GEORGE, LA
EAST BATON ROUGE PARISH



±5.361 ACRES | COMMERCIAL LAND | ST. GEORGE

PRIME COMMERCIAL ZONED LAND LOCATED IN THE HEART OF ST. GEORGE. ZONED MX2, THE PROPERTY IS SUITED FOR A VARIETY OF COMMERCIAL AND MIXED-USE DEVELOPMENTS.

LOCATION & ACCESS

SITUATED JUST OFF THE SIGNALIZED INTERSECTION OF AIRLINE HIGHWAY (US 61) AND BARRINGER FOREMAN ROAD, THE SITE PROVIDES STRONG ACCESS WITHIN ONE OF THE AREA'S GROWING COMMERCIAL CORRIDORS.

SITE FEATURES

- LOCATED ON ONE OF THE HIGHER ELEVATION POINTS ALONG BARRINGER FOREMAN ROAD
- MAJORITY OF ACREAGE SITUATED IN FLOOD ZONE "X"
- APPROXIMATELY 399.57 FEET OF FRONTAGE ON BARRINGER FOREMAN ROAD
- ADJACENT TO "BARRINGER PARK," A MAJOR MULTI-USE COMMERCIAL PARK CURRENTLY UNDER DEVELOPMENT

DEVELOPMENT ACTIVITY

ACTIVE CONTRACTS FOR SALE PENDING CLOSING IN THE ADJACENT PARK, INCLUDING A COMPLETED SALE TO CAMPUS FEDERAL CREDIT UNION, CURRENTLY UNDER CONSTRUCTION.

DERBES FALGOUST COMMERCIAL REAL ESTATE

10455 Jefferson Hwy, Suite 210
Baton Rouge, LA USA 70809
225.778.5858

SCOT GUIDRY, CCIM

Contact:
SCOT@DFCRE.COM

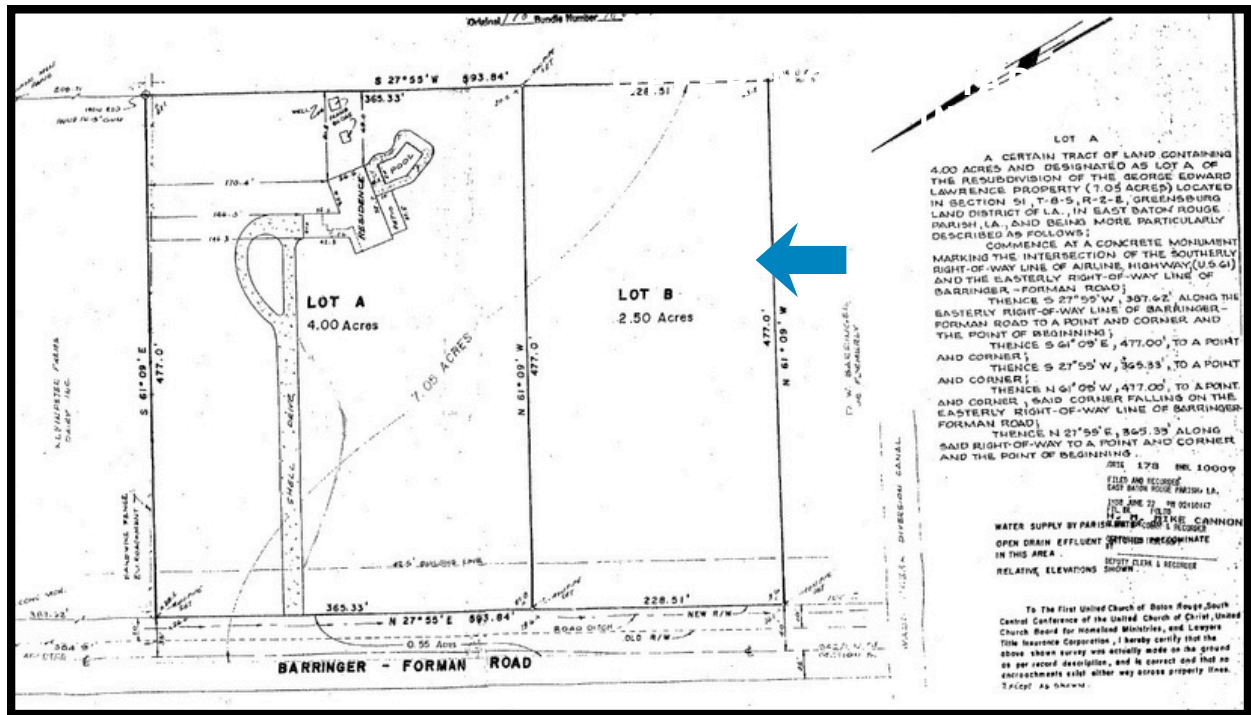
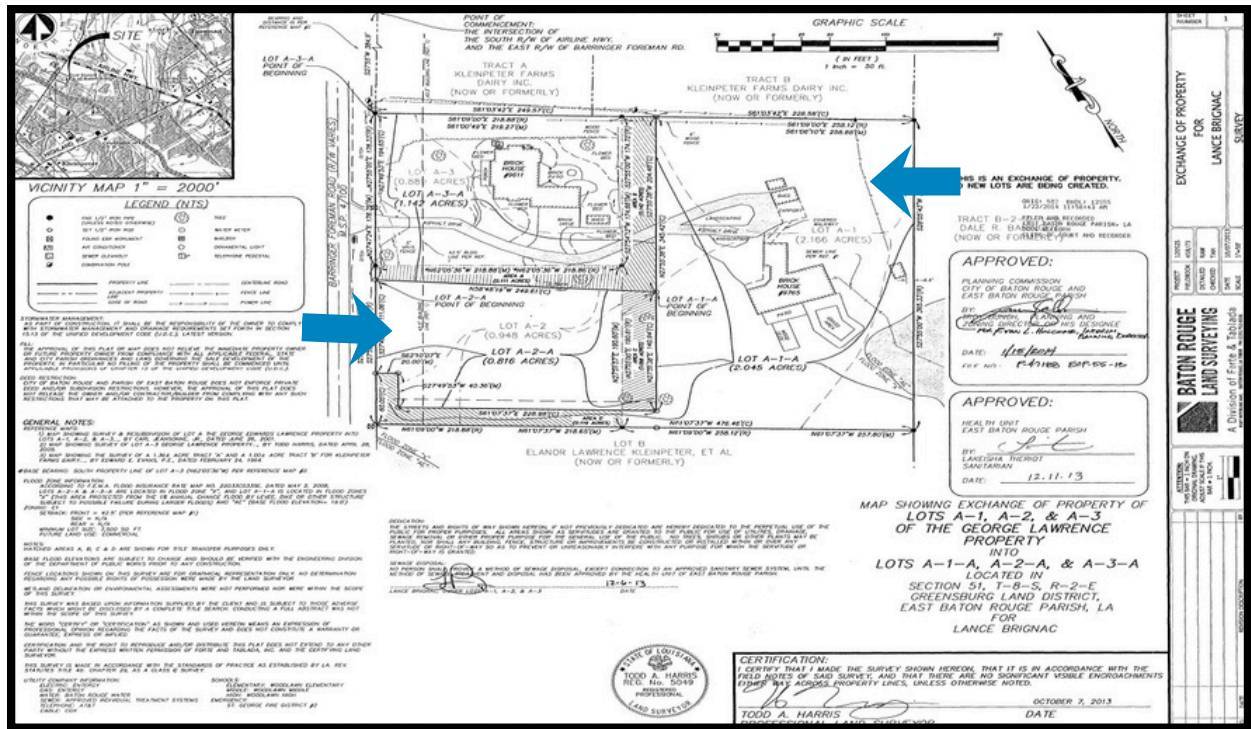


DERBES FALGOUST
COMMERCIAL REAL ESTATE



COMMERCIAL LAND FOR SALE - ST GEORGE, LA

9765 BARRINGER FOREMAN RD. ST. GEORGE, LA
EAST BATON ROUGE PARISH



DERBES FALGOUST COMMERCIAL REAL ESTATE

10455 Jefferson Hwy, Suite 210
Baton Rouge, LA USA 70809
225.778.5858

SCOT GUIDRY, CCIM

Contact:
SCOT@DFCRE.COM



DERBES FALGOUST
COMMERCIAL REAL ESTATE