



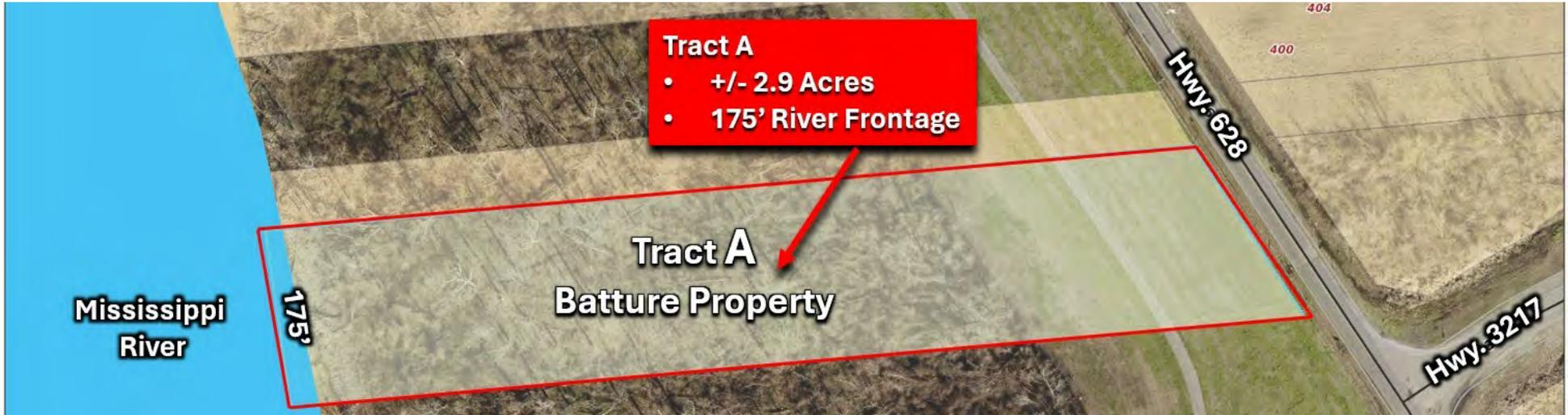
SAURAGE ROTENBERG  
COMMERCIAL REAL ESTATE

FOR SALE

# +/- 2.9 ACRES WITH MISSISSIPPI RIVER FRONTAGE

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

\$90,000

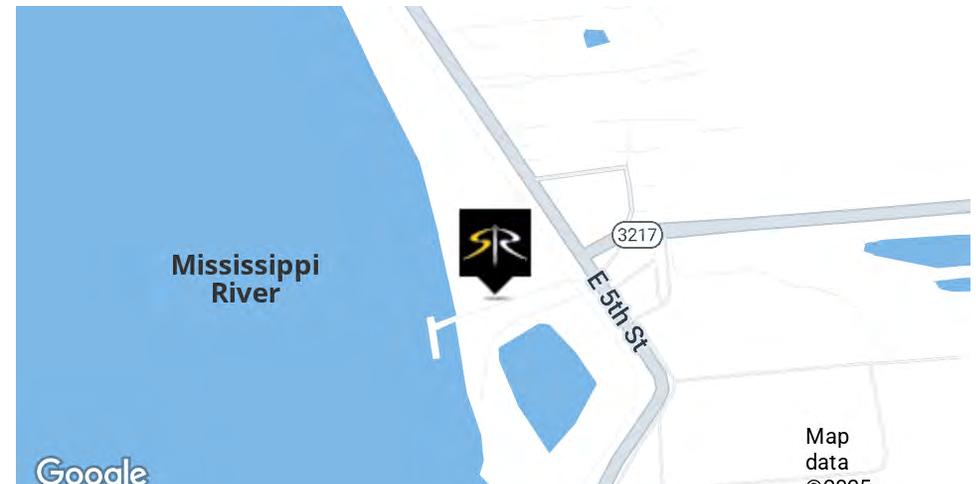


## OFFERING SUMMARY

Tract A Sale Price:	\$90,000
Lot Size:	+/- 2.9 Acres

## PROPERTY HIGHLIGHTS

- Tract A: +/- 2.9 Acres: (\$90,000)
- Batture Land located in St. John the Baptist Parish
- Between the Mississippi River and Hwy. 628
- Approx. 175' River Frontage
- 2 Additional Tracts are also available for a combined total of approx. 7.6 acres.



## BILL JEANSONNE

Commercial Investment Specialist  
225.802.2932  
bill@sr-cre.com

## SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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



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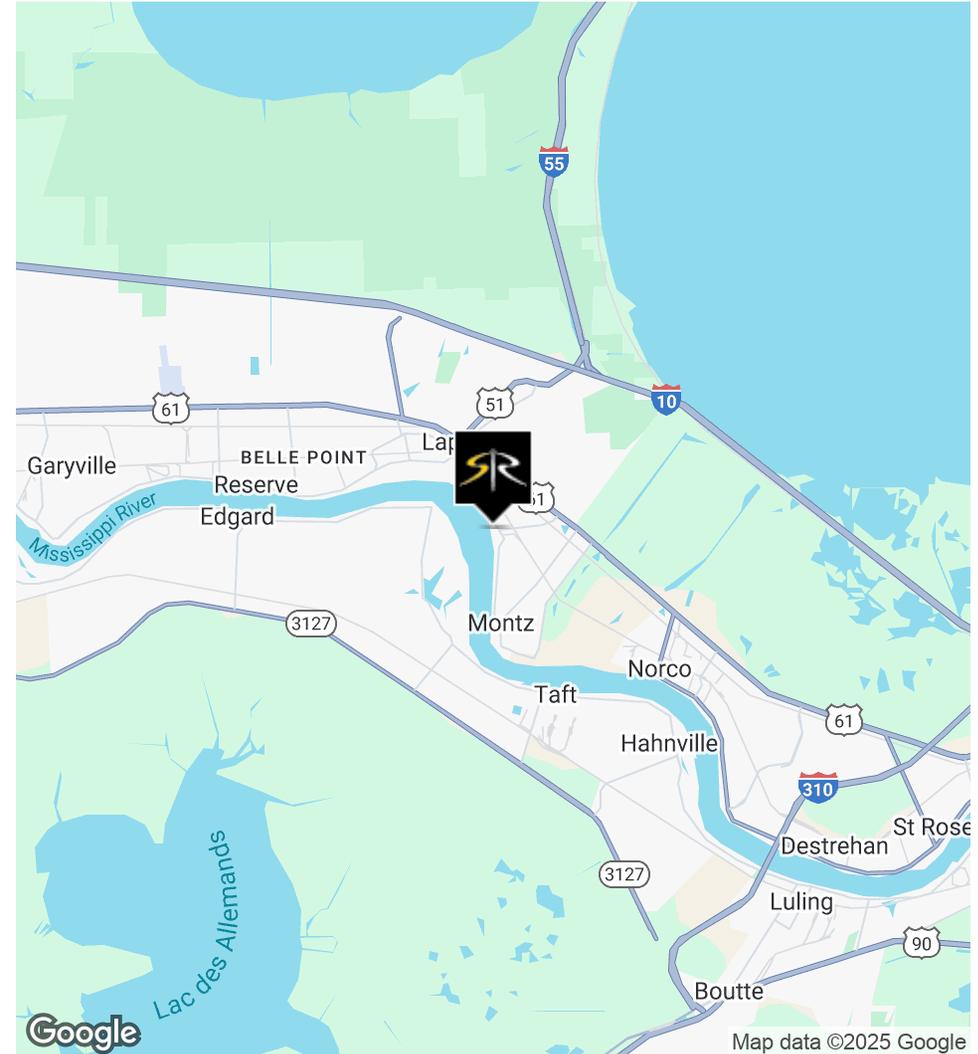
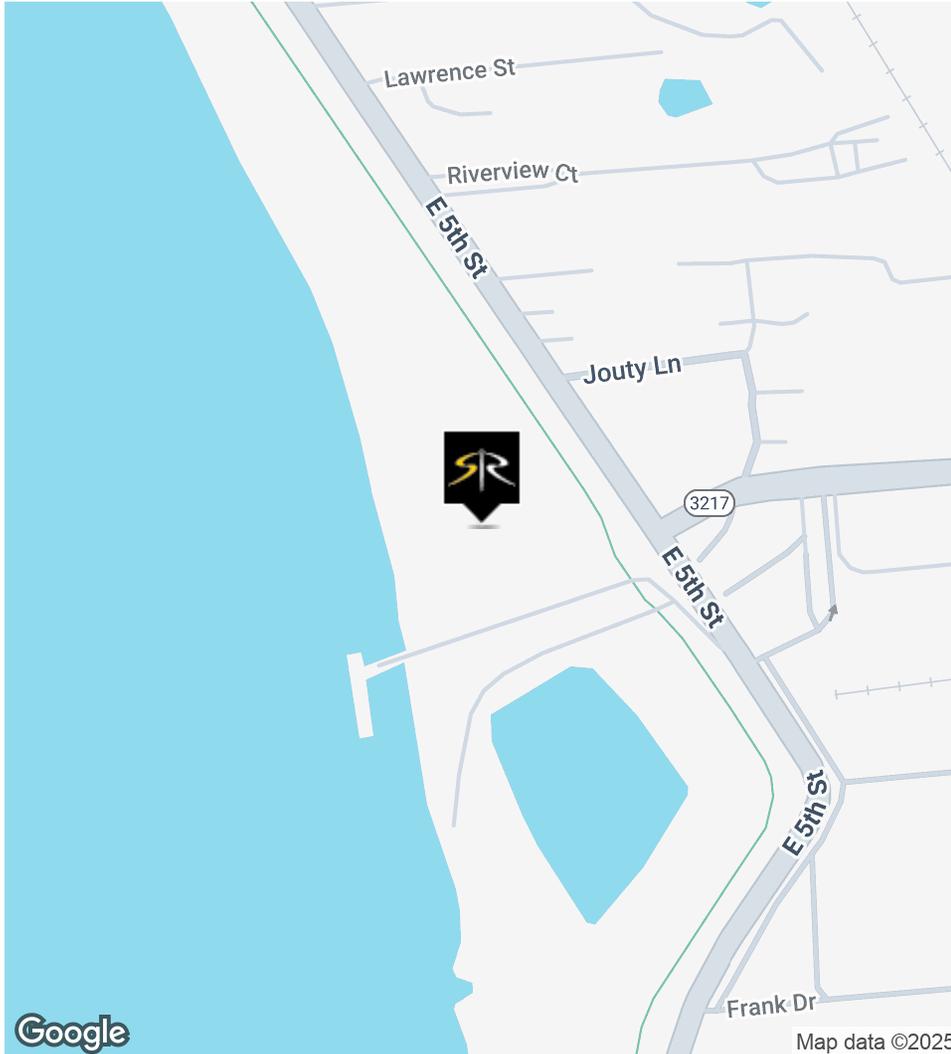
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LOCATION MAP

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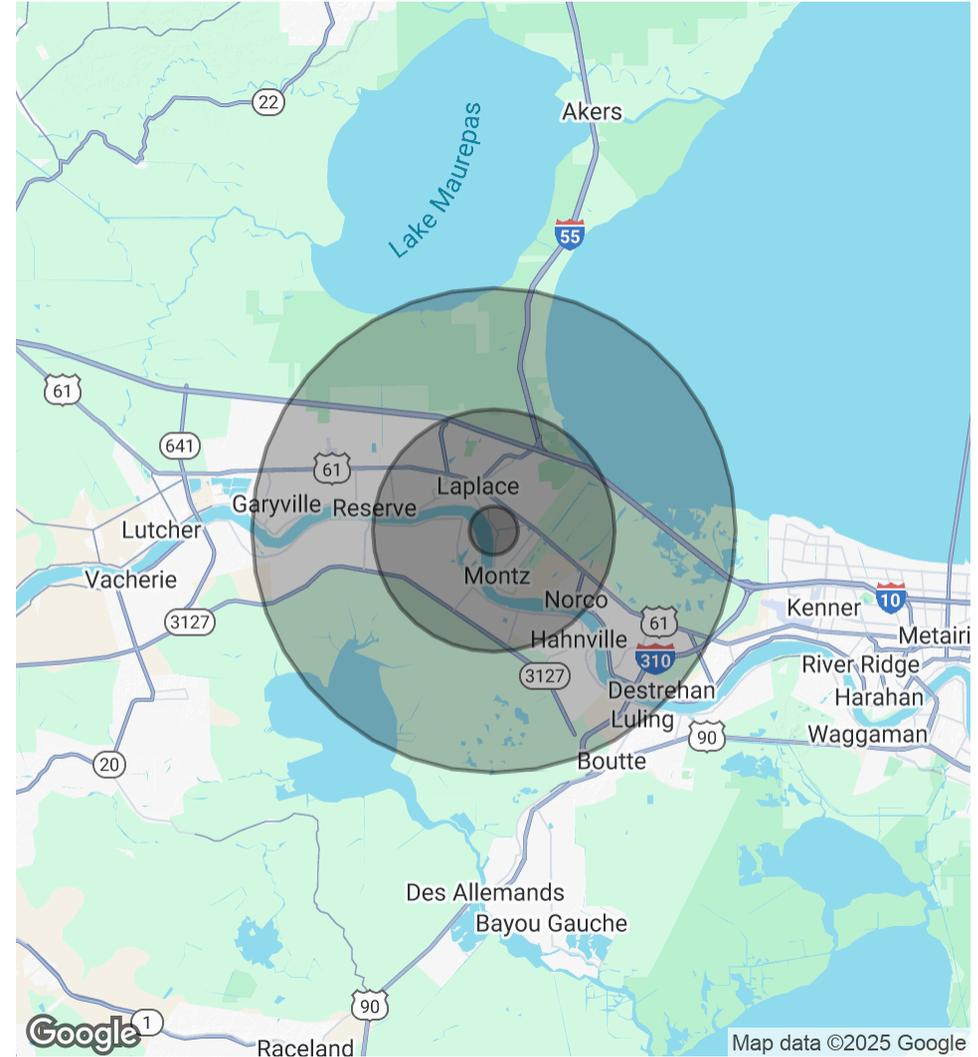
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,060	36,790	59,901
Average Age	39	40	41
Average Age (Male)	39	39	40
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	412	13,610	22,486
# Of Persons Per HH	2.6	2.7	2.7
Average HH Income	\$115,135	\$99,146	\$103,101
Average House Value	\$269,158	\$242,604	\$261,412

*Demographics data derived from AlphaMap*



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