

FOR SALE

\$5,210 per acre

96 +/- ACRES ON La 3125

Convent, La. St. James Parish

2130' +/- feet of road frontage

Flood zone X along the Highway

Flood zone A at the rear



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GRB Real Estate | 38058 Hwy 621, Suite F | Gonzales, LA 70737 | 225.677.6767

Licensed in the State of Louisiana

FOR SALE

4 miles from the
new traffic circle
on Hwy 70 leading
to the Sunshine Bridge

This property is
currently un-zoned
and is 100% wooded
and undeveloped




[Email](#)
[Print](#)

Louisiana Flood Map

HWY 3125 96 ACRE



Visible Layers

☒ Effective FIRM

☐ Streets

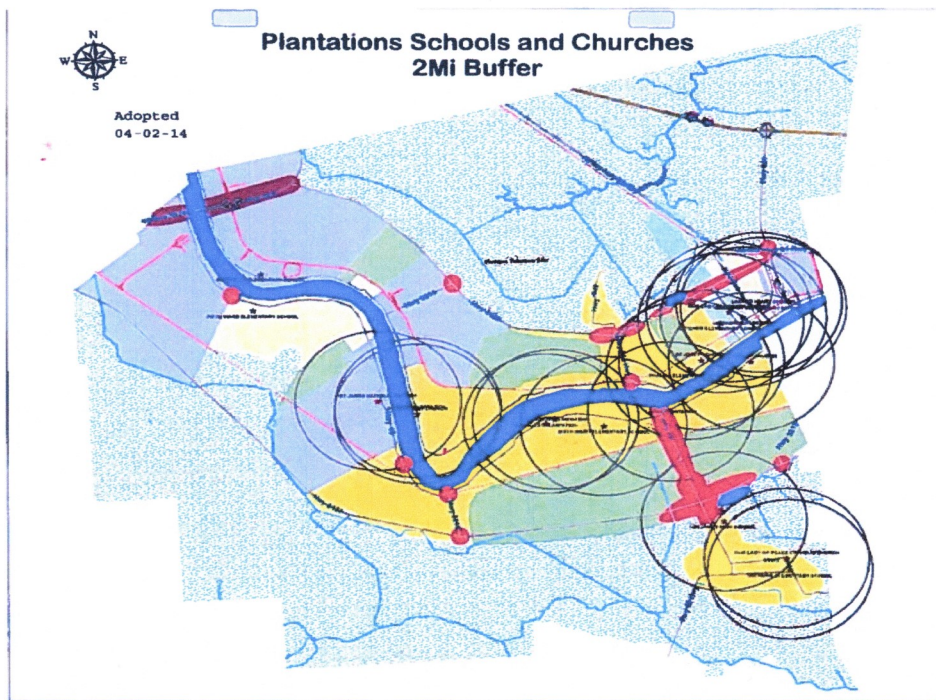
Point Coordinates

Point #	Lat., Long.
1	30.0747, -90.8174

Flood information in this table is from the: ☒ Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22093C0100C 7/4/2011	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	out	2.6	N/A

1. Ground Elevation is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79700313480231E+308).



LOCATED
OUTSIDE OF
THE 2 MILE
BUFFER
PROHIBITING
INDUSTRIAL,
MOBILE HOME
AND RV PARKS

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