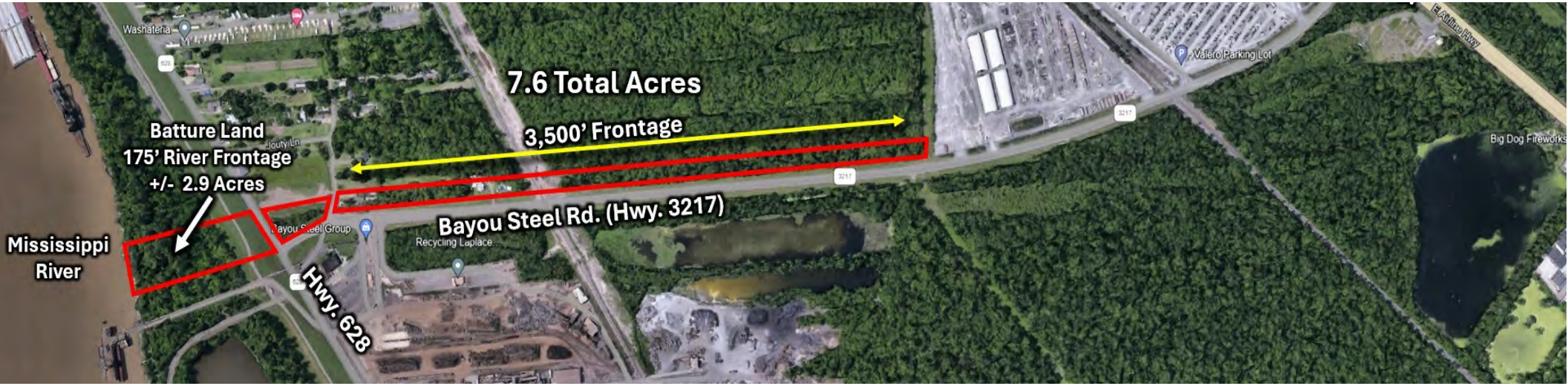
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE

+/- 7.6 TOTAL ACRES WITH RIVER FRONTAGE

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

+/-7.6 ACRES

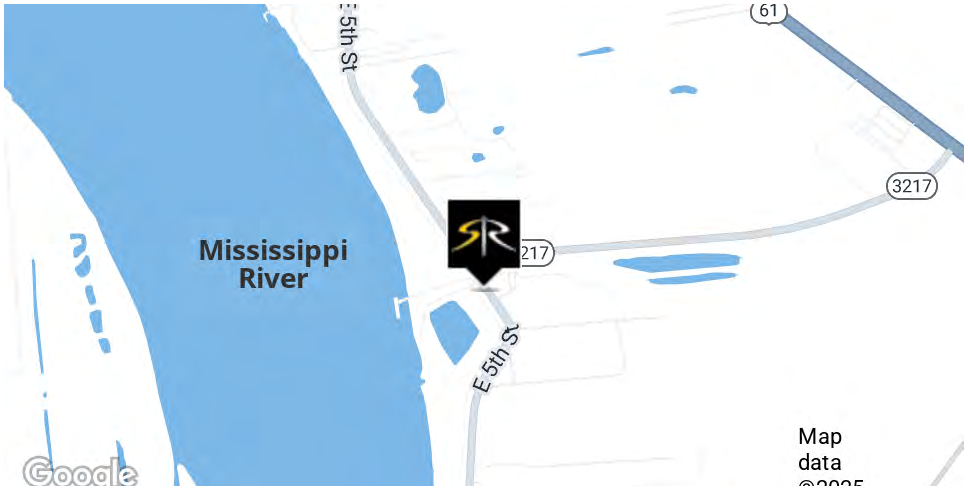


OFFERING SUMMARY

Sale Price:	$199,000
Lot Size:	+/- 7.6 Acres

PROPERTY HIGHLIGHTS

- **+/- 7.6 TOTAL ACRES**: Located in St. John the Baptist Parish
- **Tract A**: +/- 2.9 Acres of Batture Land between Hwy. 628 and the Mississippi River with approx. 175' Mississippi River Frontage
- **Tract B**: +/- 37,000 SF, Corner portion of Hwy. 628 & and Bayou Steel Rd. (Hwy. 3217) with +/- 580' Hwy. 628 Frontage & +/- 325' Bayou Steel Frontage. Indicated in Flood Zone "X"
- **Tract C:** +/- 175,000 SF with +/- 3,500' Bayou Steel Frontage, indicated as Flood Zone "X"



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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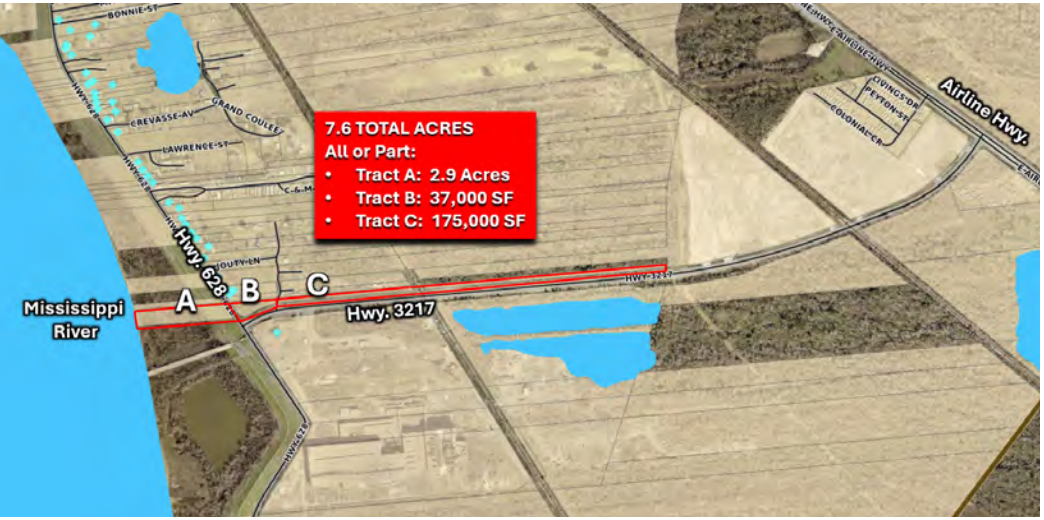

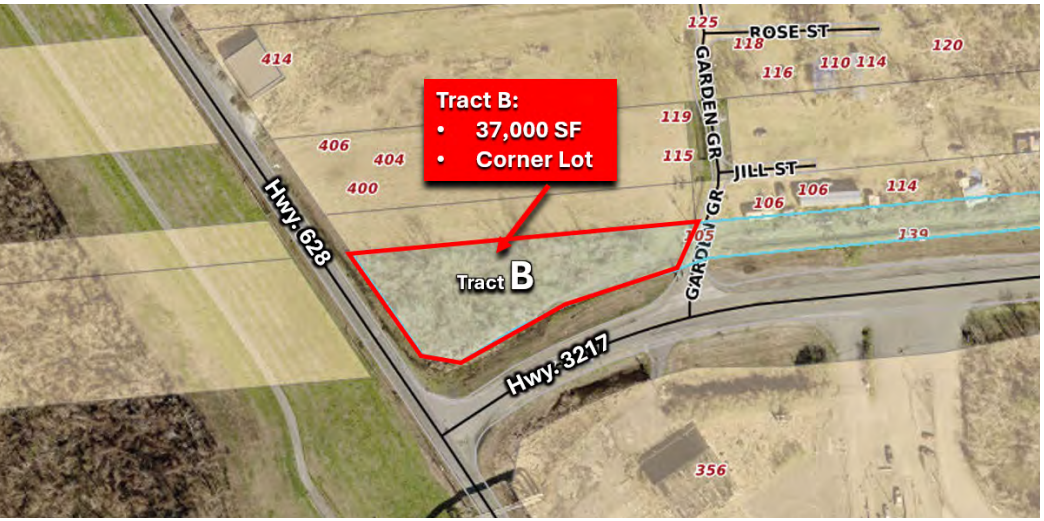

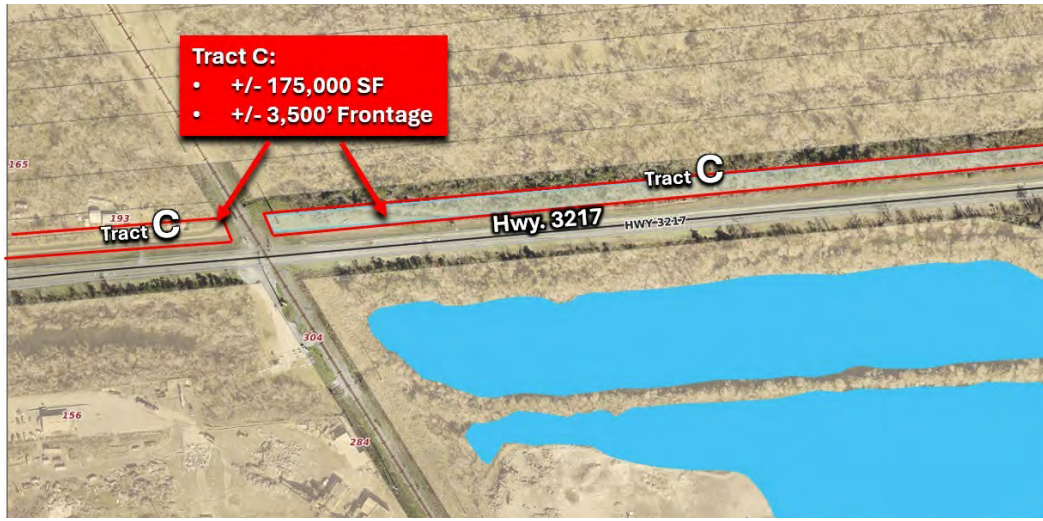

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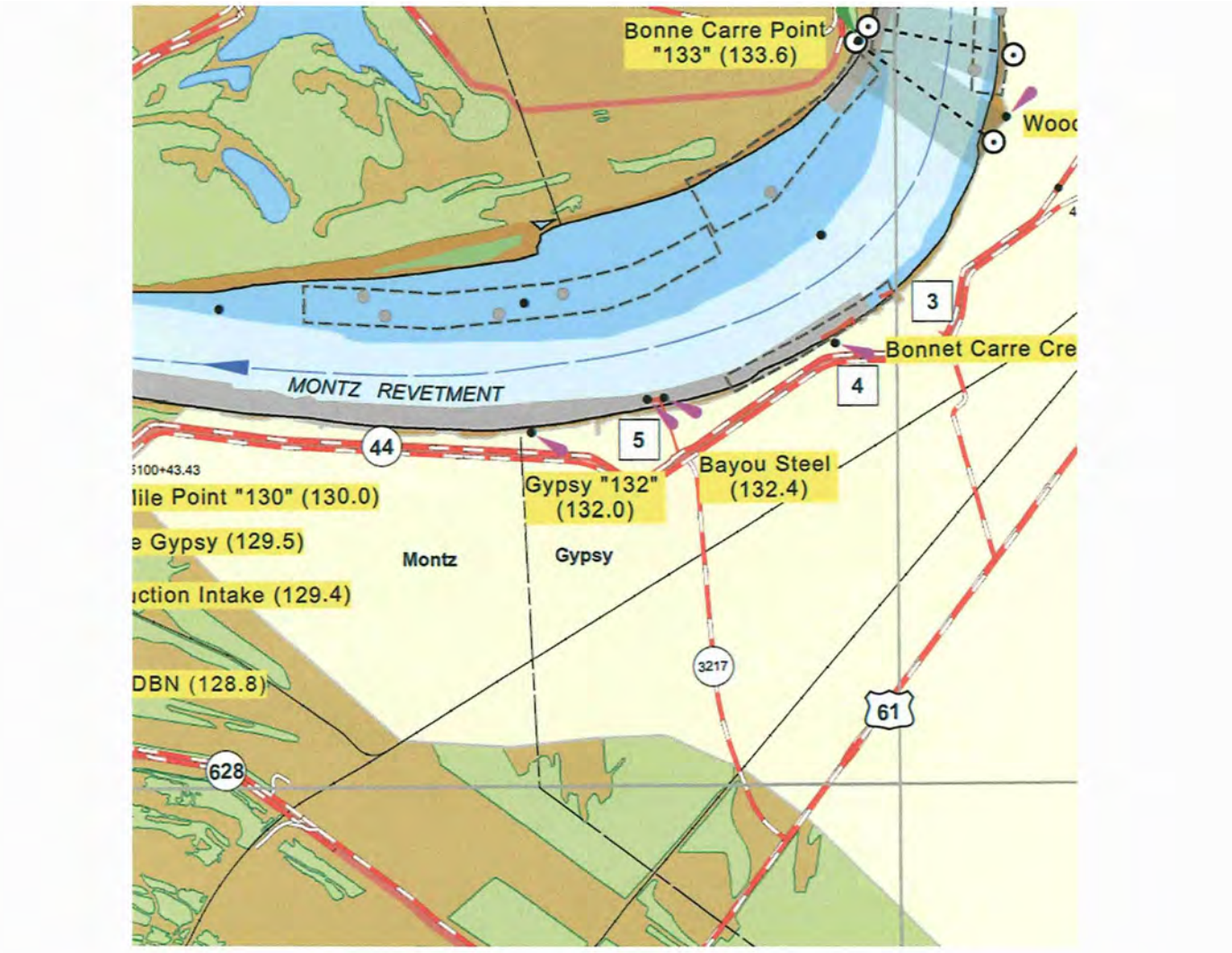

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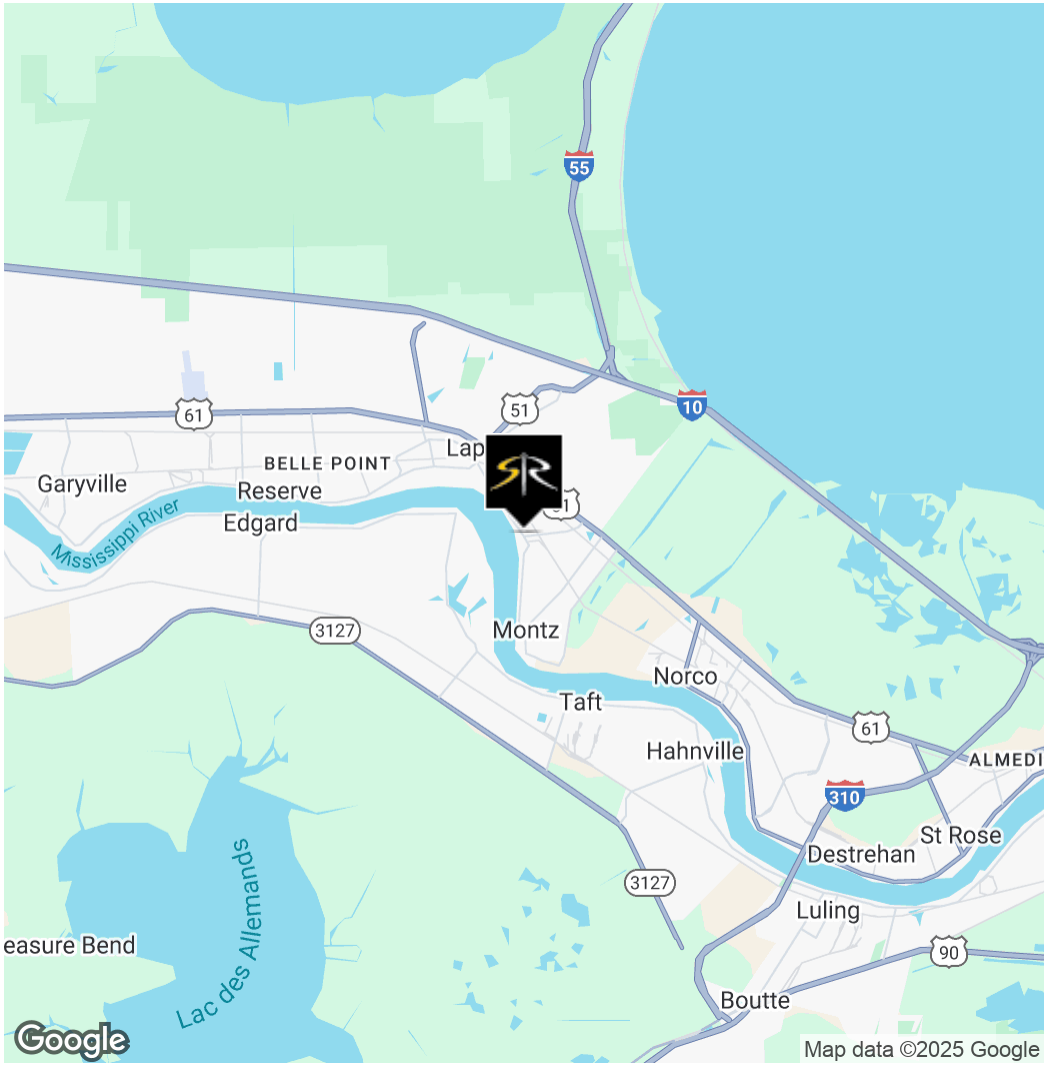

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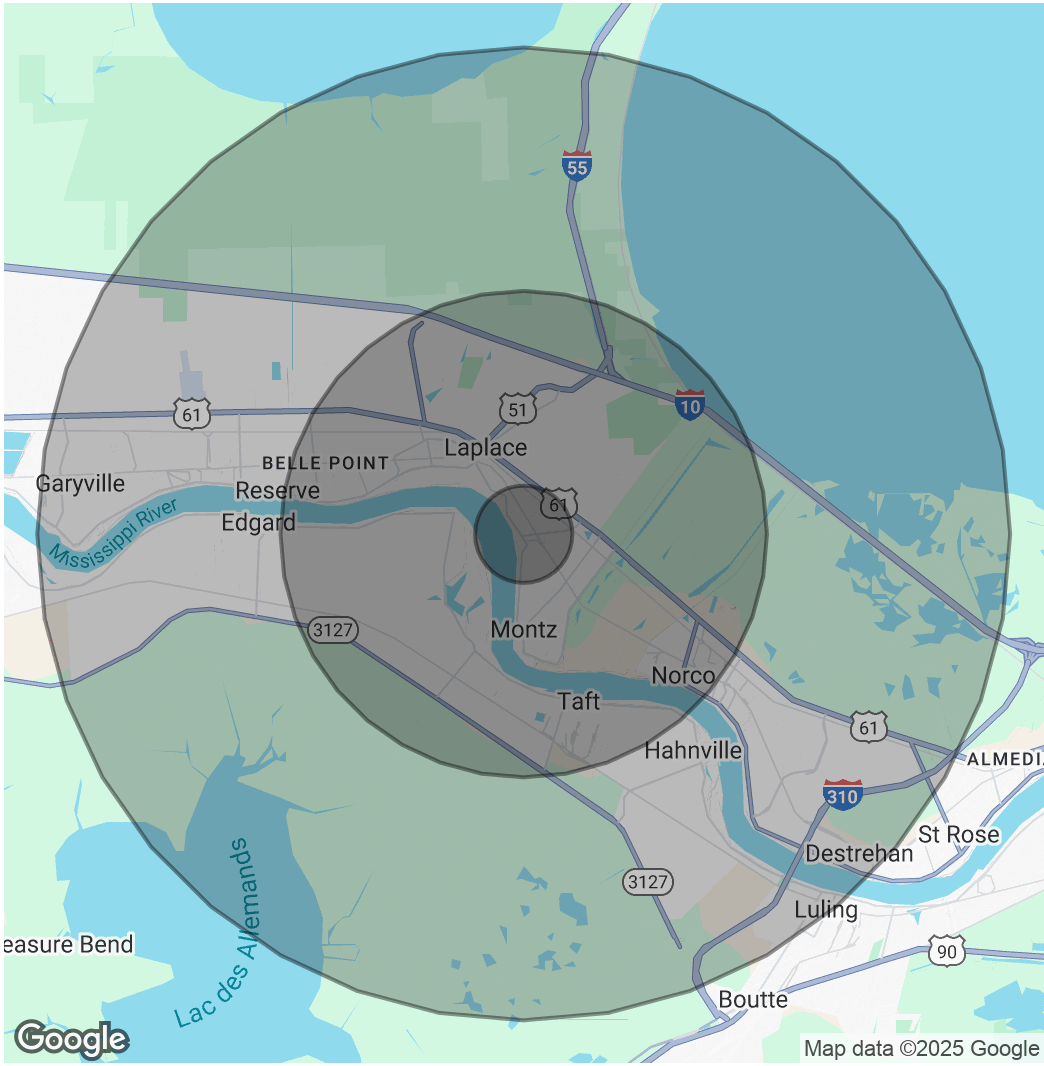
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,103	36,790	59,477
Average Age	39	40	41
Average Age (Male)	39	39	40
Average Age (Female)	39	41	41

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	$114,019	$99,146	$103,193
Average House Value	$269,106	$242,604	$261,804

Demographics data derived from AlphaMap



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