



3.3 ACRES FOR SALE

American Way

LA-1

Vacant Land for Sale

2002 American Way, Port Allen, LA 70767

CBRE

Property Overview

- **3.3 acres for sale at the corner of LA-1 and American Way (LA-3237).**
- **Approximately 2 miles from I-10**
- **Second lighted access from I-10**
- **±315 feet of frontage on LA-1**
- **Average LA-1 daily traffic count: 32,000**
- **Site is build ready**
- **Zoning: C1.3 - Regional-Scaled Commercial District**
- **Potential to subdivide if necessary**
- **Billboard not included in sale, but could be sold separately**



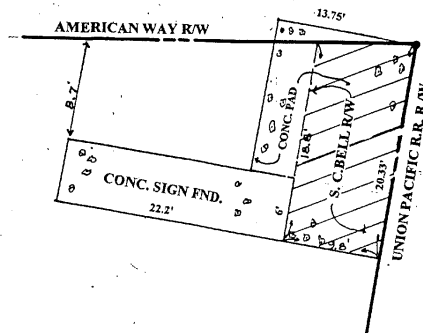
Asking Price: \$1,990,000

Dimensions

Image



Survey



NOTE:

No attempt has been made by Woody R. Triche, P.L.S. to verify title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on this property, other than that furnished by the client or his representative.

REF. MAPS:

1. Final Plat of Lots 17-B-1, 17-B-2 and 18-A Greater West Baton Rouge Industrial Park, by John K. Laws, P.L.S., dated 8/3/89
2. Final Plat of Greater West Baton Rouge Industrial Park, by Miller, Smith & Champagne.
3. Plat of Survey to Locate Sign Within Lot 18, Greater West Baton Rouge Industrial Park, for South Central Bell, by W. Ray Ortego, P.L.S., Dated 10/25/85 C.B. 209 Entry 178

BASIS OF BEARING:

N23° 29' 30"E Ref. Map # 1

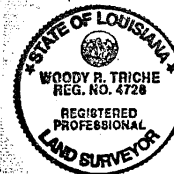
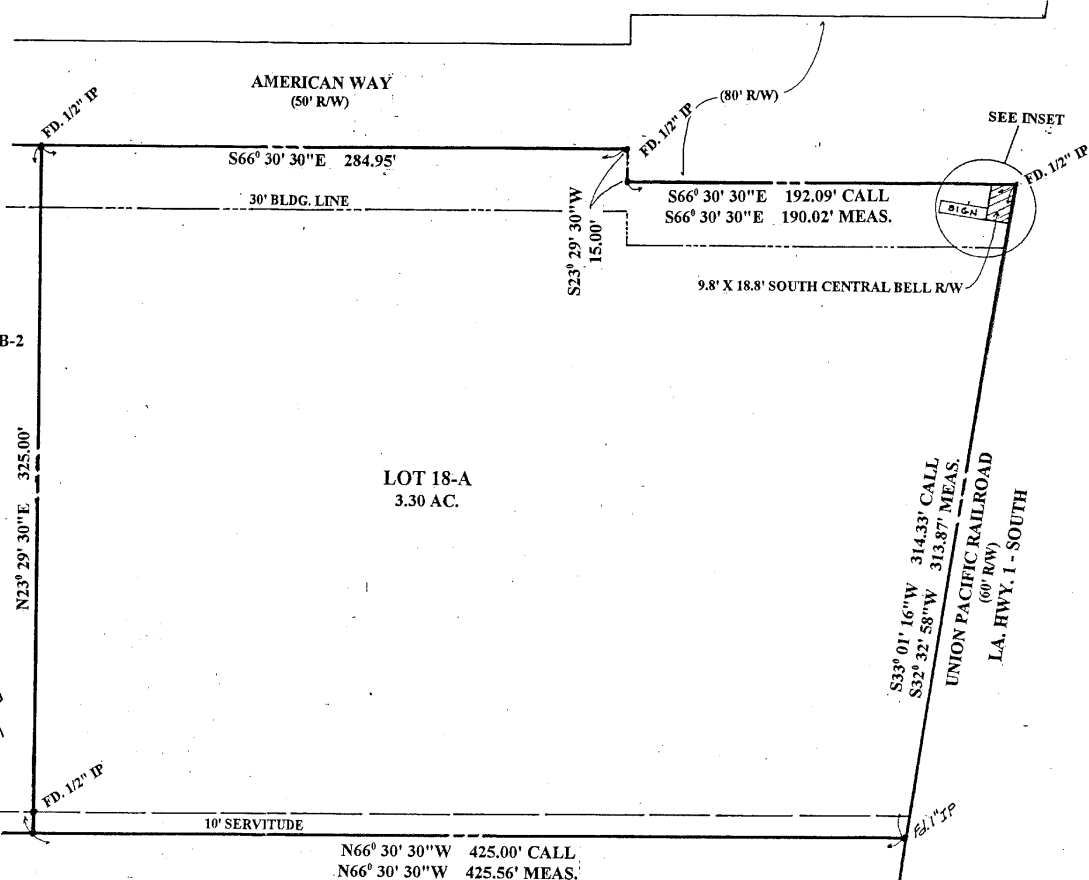
FLOOD ZONE NOTE:

According to the U.S. Dept. of H.U.D. Federal Insurance Administration Flood Insurance Rate Map # 220239-0020-A of West Baton Rouge Parish, Dated April 3, 1978, the property shown hereon is in Flood Zone C.

MAP SHOWING SURVEY OF LOT 18-A
GREATER WEST BATON ROUGE INDUSTRIAL PARK
LOCATED IN SECTION 76, T-7-S, R-12-E,
SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER
WEST BATON ROUGE PARISH, LOUISIANA
FOR
VAN BIELKIEWICZ
&
ANNETTE DAUZAT BIELKIEWICZ

LOT 17-B-2

LOT 18-A
3.30 AC.

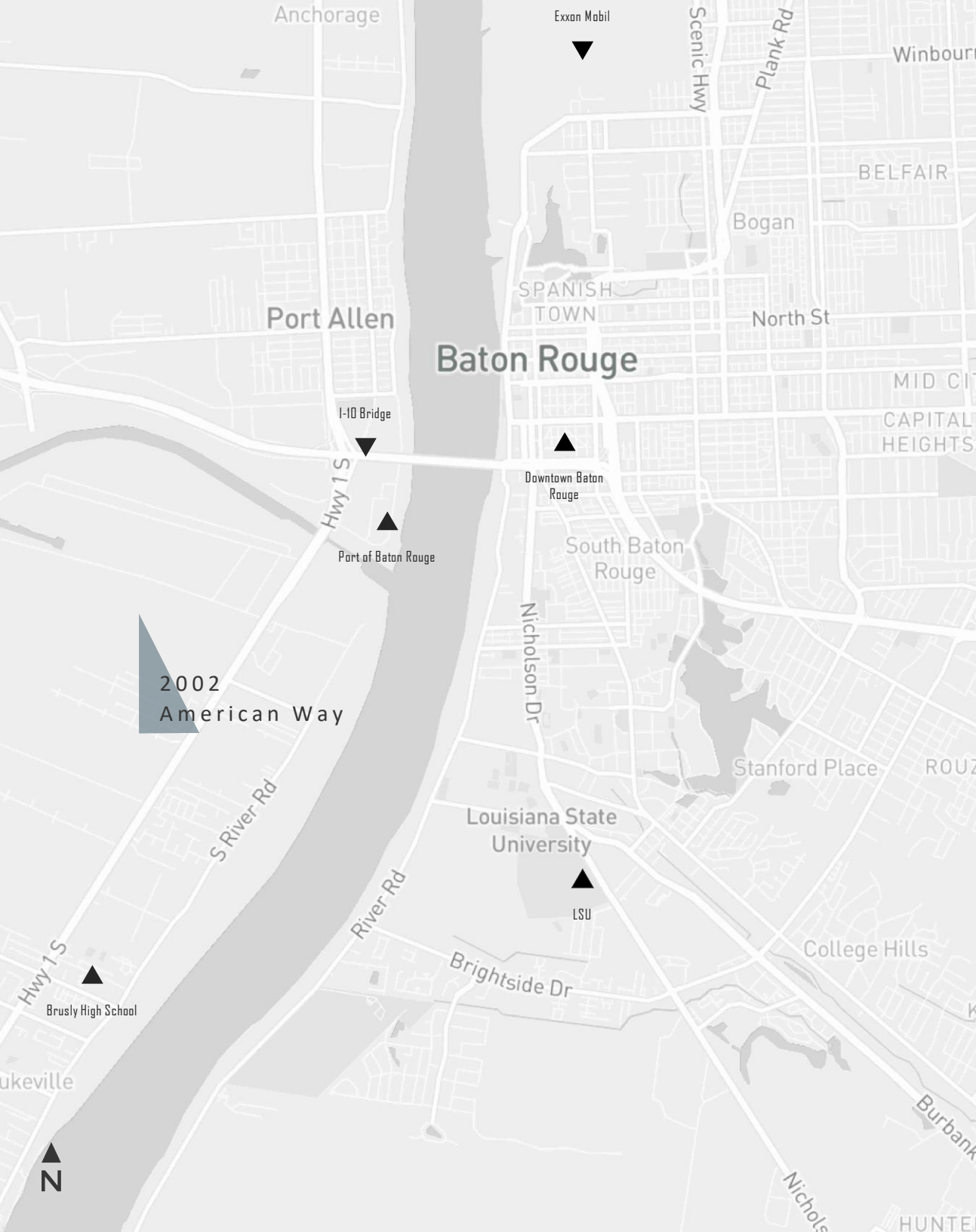


TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
I hereby certify that the above shown survey was made on the ground, per record description and that there are no encroachments either way across property lines, unless otherwise noted.

Woody R. Triche
WOODY R. TRICHE, P.L.S.

P.O. BOX 583
PORT ALLEN, LA 70767

3/3/99
DATE



AREA OVERVIEW

LOCATION	DRIVE TIME
I-10 Bridge	±2.1 miles
Port of Baton Rouge	±2.4 miles
Downtown Baton Rouge	±4 miles
LSU	±6 miles
Exxon Mobil	±7 miles
Brusly High School	±2 miles



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CBRE

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