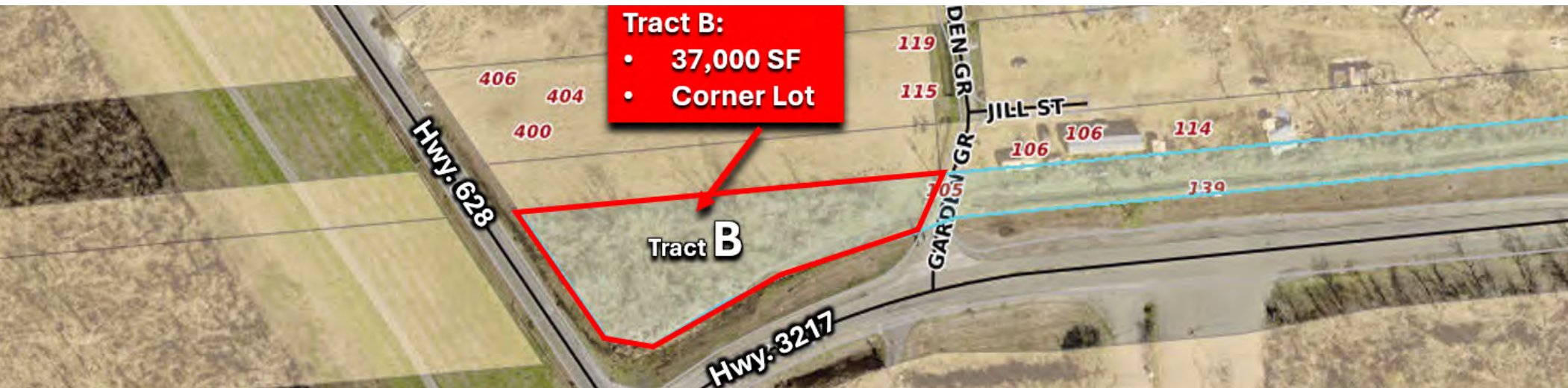


# +/- 37,000 SF LAND CORNER OF HWY 628 AND BAYOU STEEL RD.

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

**\$75,000**

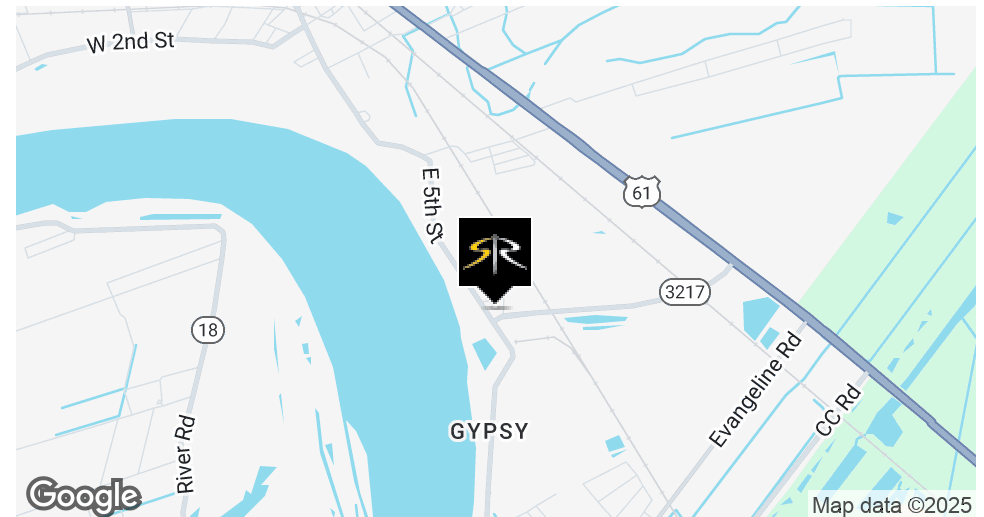


## OFFERING SUMMARY

Tract B Sale Price:	\$75,000
Lot Size:	+/- 37,000 SF

## PROPERTY HIGHLIGHTS

- Tract B: +/- 37,000 SF Tract of Land
- Corner of Hwy. 628 & Bayou Steel Rd. (Hwy. 3217)
- +/- 580' Hwy. 628 Frontage & +/- 325' Bayou Steel Frontage
- Indicated in Flood Zone "X"
- 2 Additional Tracts are also available for a combined total of approx. 7.6 acres.



## BILL JEANSONNE

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## SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

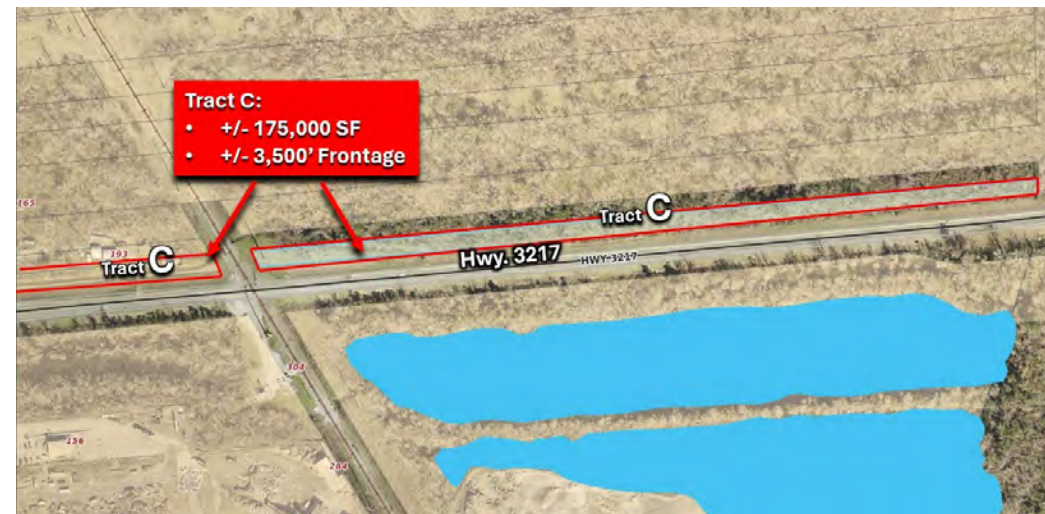
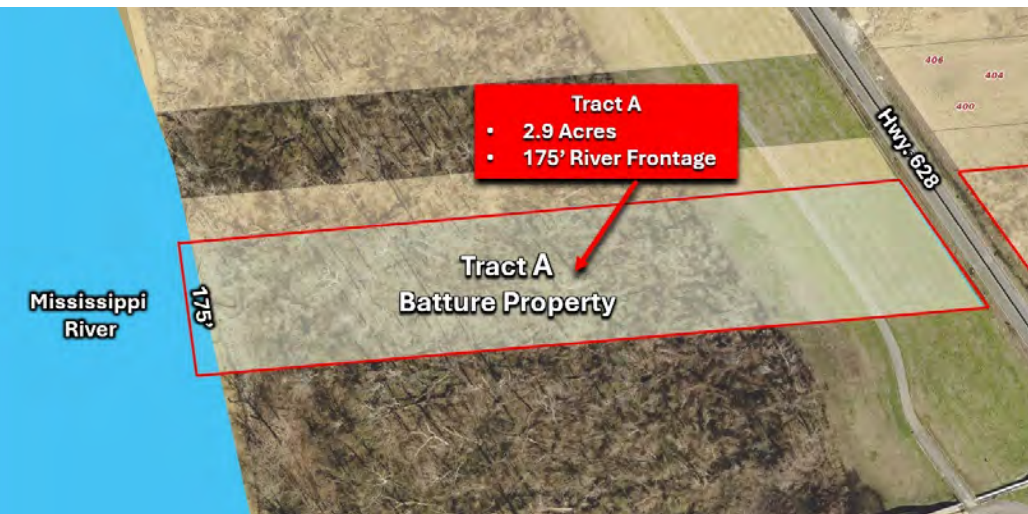
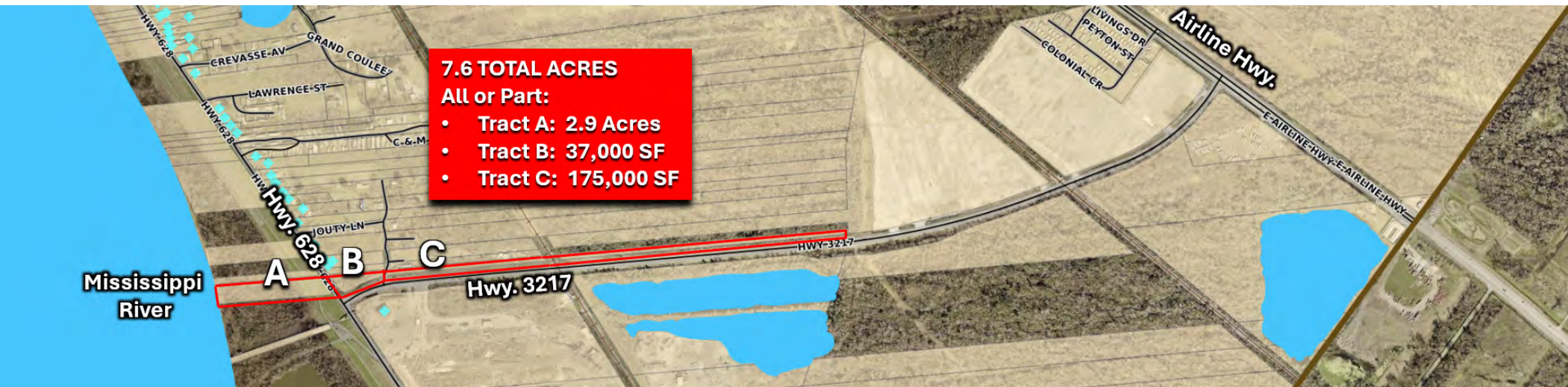
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Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

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FOR SALE

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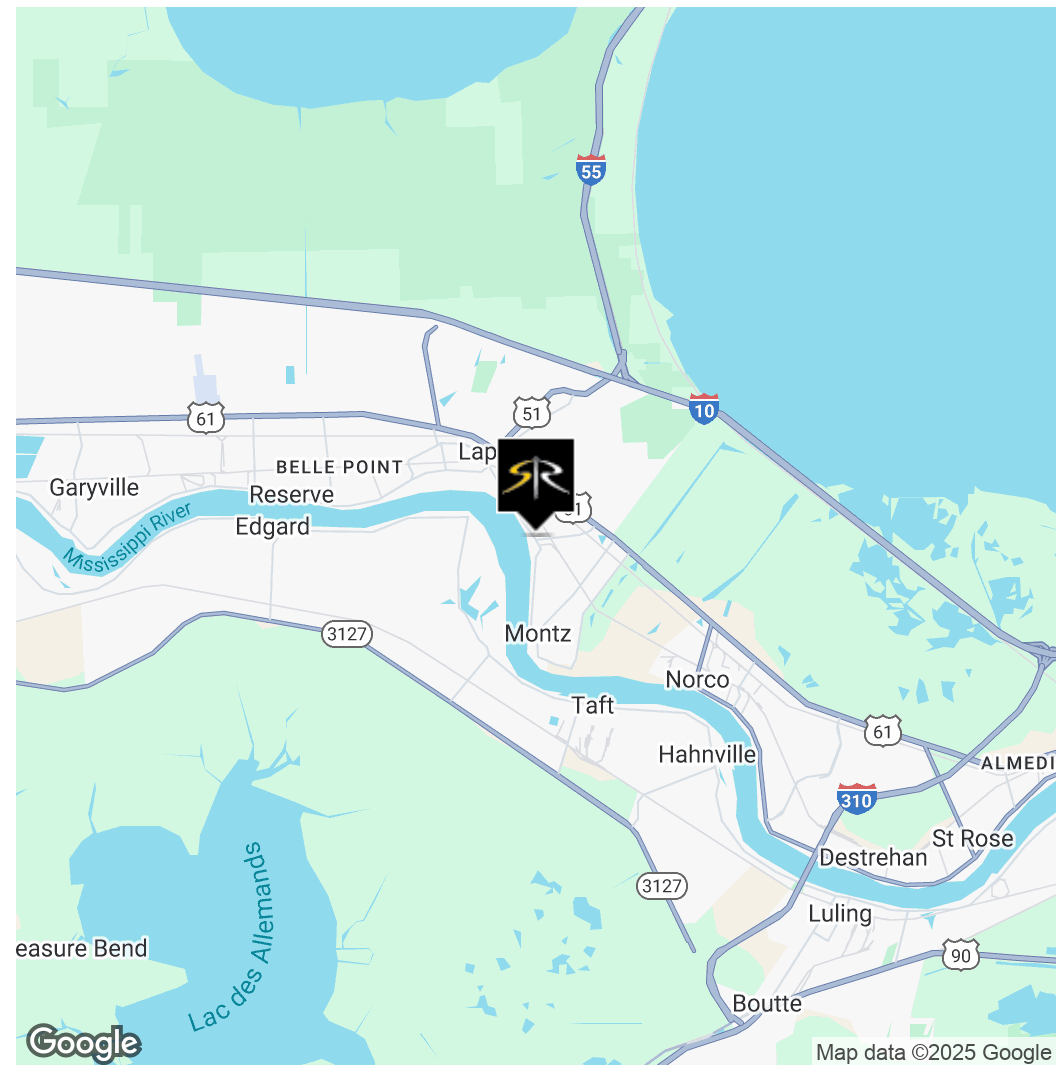
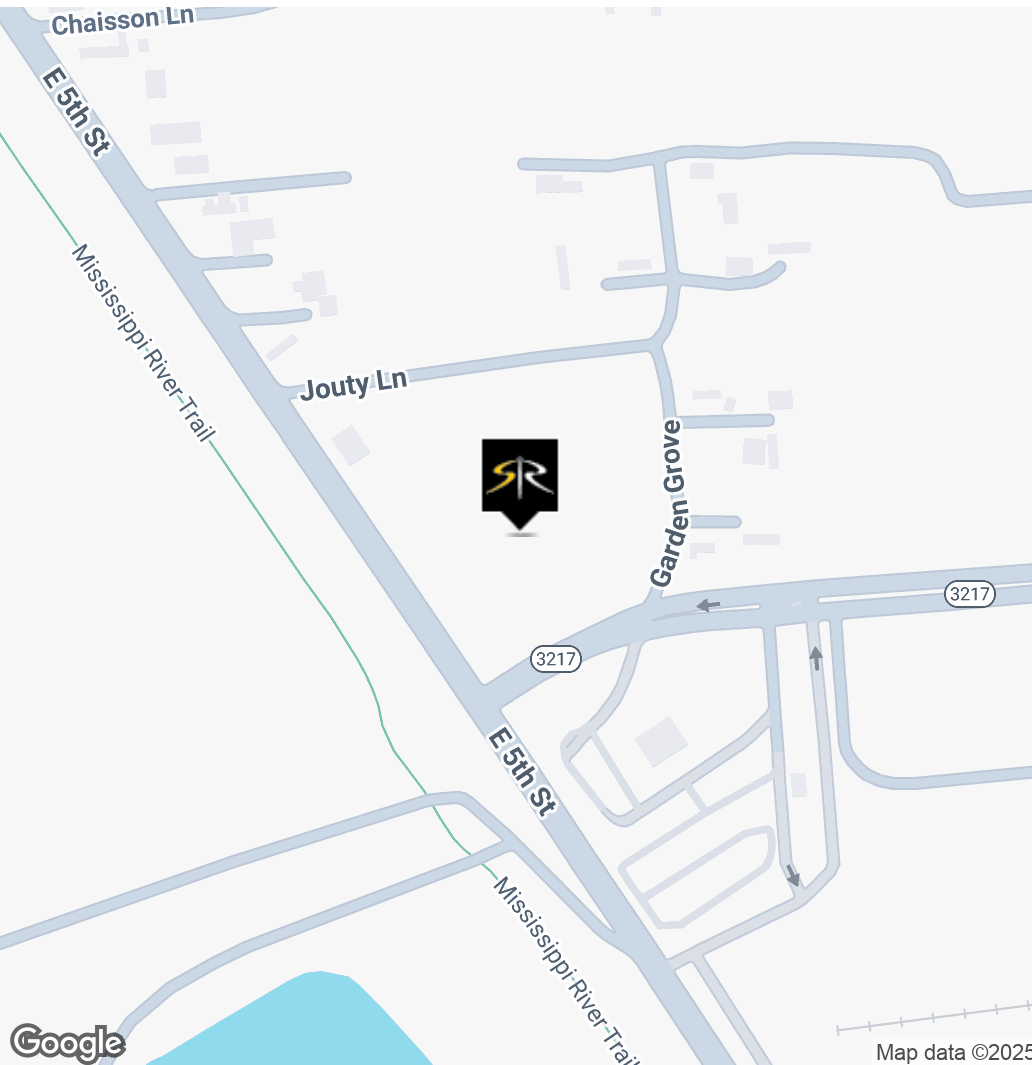
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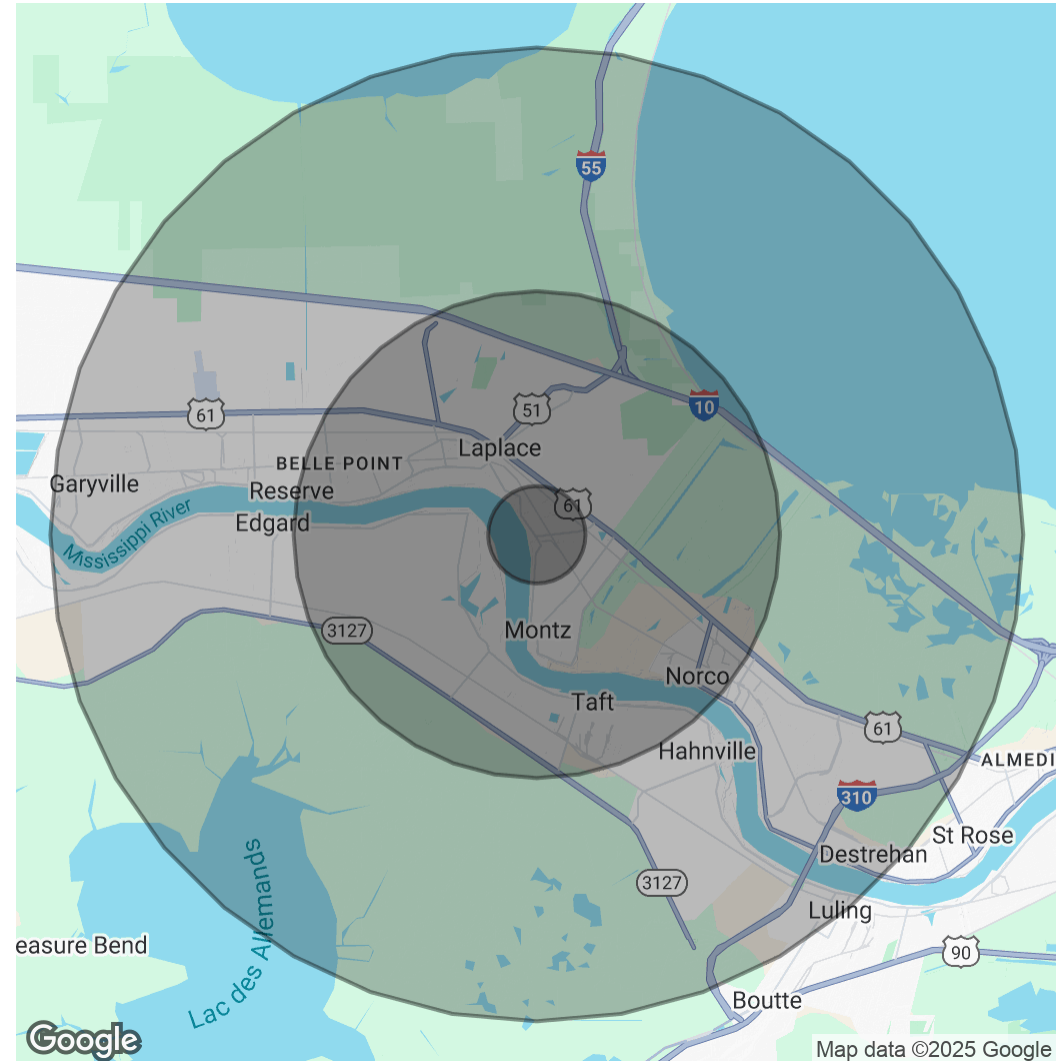
FOR SALE

**\$75,000**

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,157	35,123	59,477
Average Age	39	40	41
Average Age (Male)	39	39	40
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	452	13,003	22,318
# Of Persons Per HH	2.6	2.7	2.7
Average HH Income	\$113,307	\$100,276	\$103,193
Average House Value	\$269,439	\$243,883	\$261,804

*Demographics data derived from AlphaMap*



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