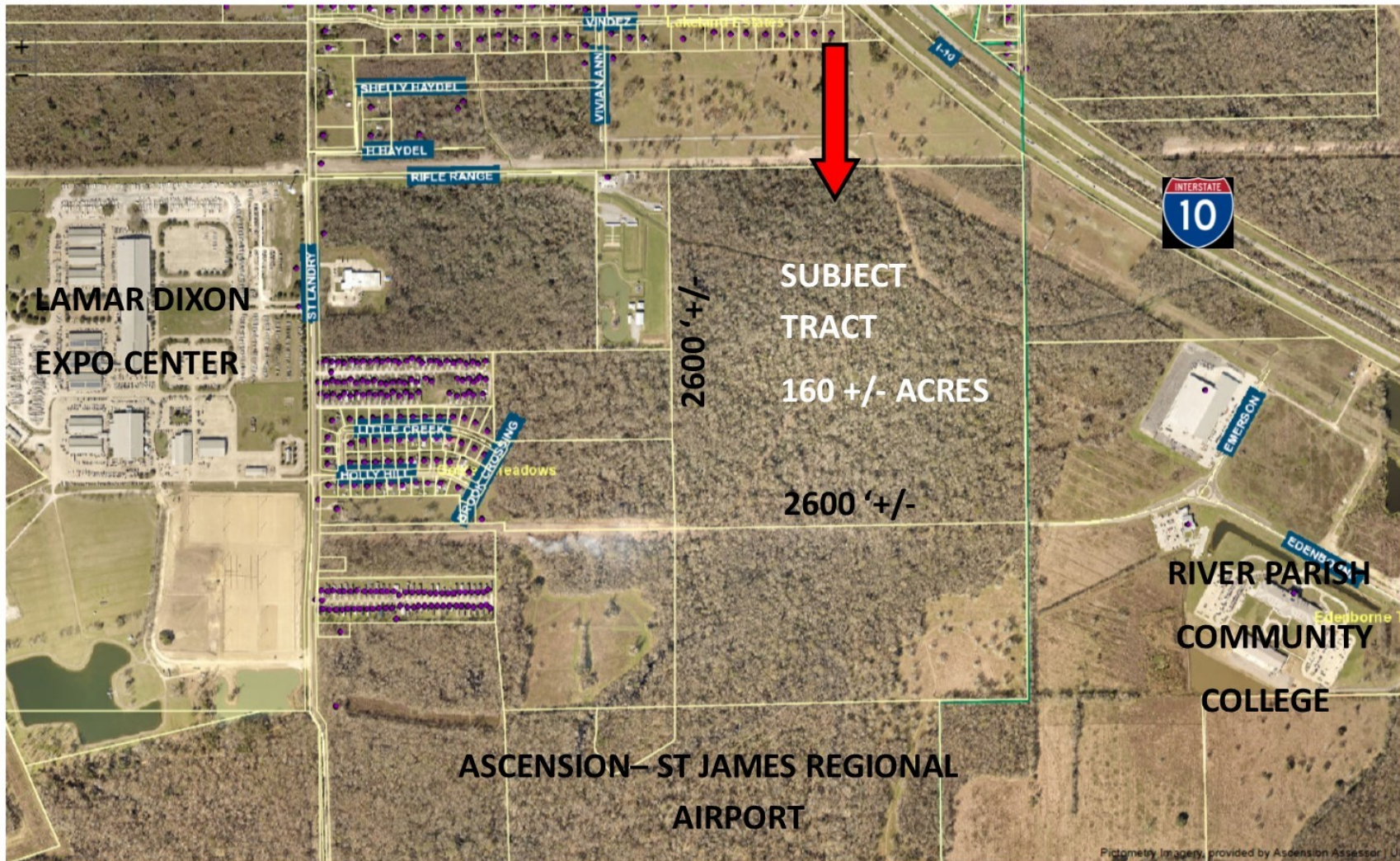


EDENBORNE PARKWAY ACREAGE TRACT



GRB REAL ESTATE - GARY BINNS

(225)677-6767 O (225) 268-8639 DIRECT

gbinns2@gmail.com



38058 HWY 621

SUITE F

GONZALES, LA. 70737

DETAILS

160 +/- ACRES SITUATED ON EDENBORNE PARKWAY

EDENBORNE PARKWAYCONNECTS HWY 44 TO LAMAR DIXON

APPROXIMATE SIZE 2600' X 2600'

ZONED HEAVY COMMERCIAL/ MIXED USE

OFFERED AT \$25,000 ac. FOR ENTIRE PARCEL

SOME LESS THAN WHOLE SPLITS MAY BE ENTERTAINED

CONTACT AGENTS FOR MORE DETAILS

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LOCATED ADJACENT TO THE EDENBORNE MIXED USE DEVELOPMENT



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MIXED USE COMMERCIAL ZONING



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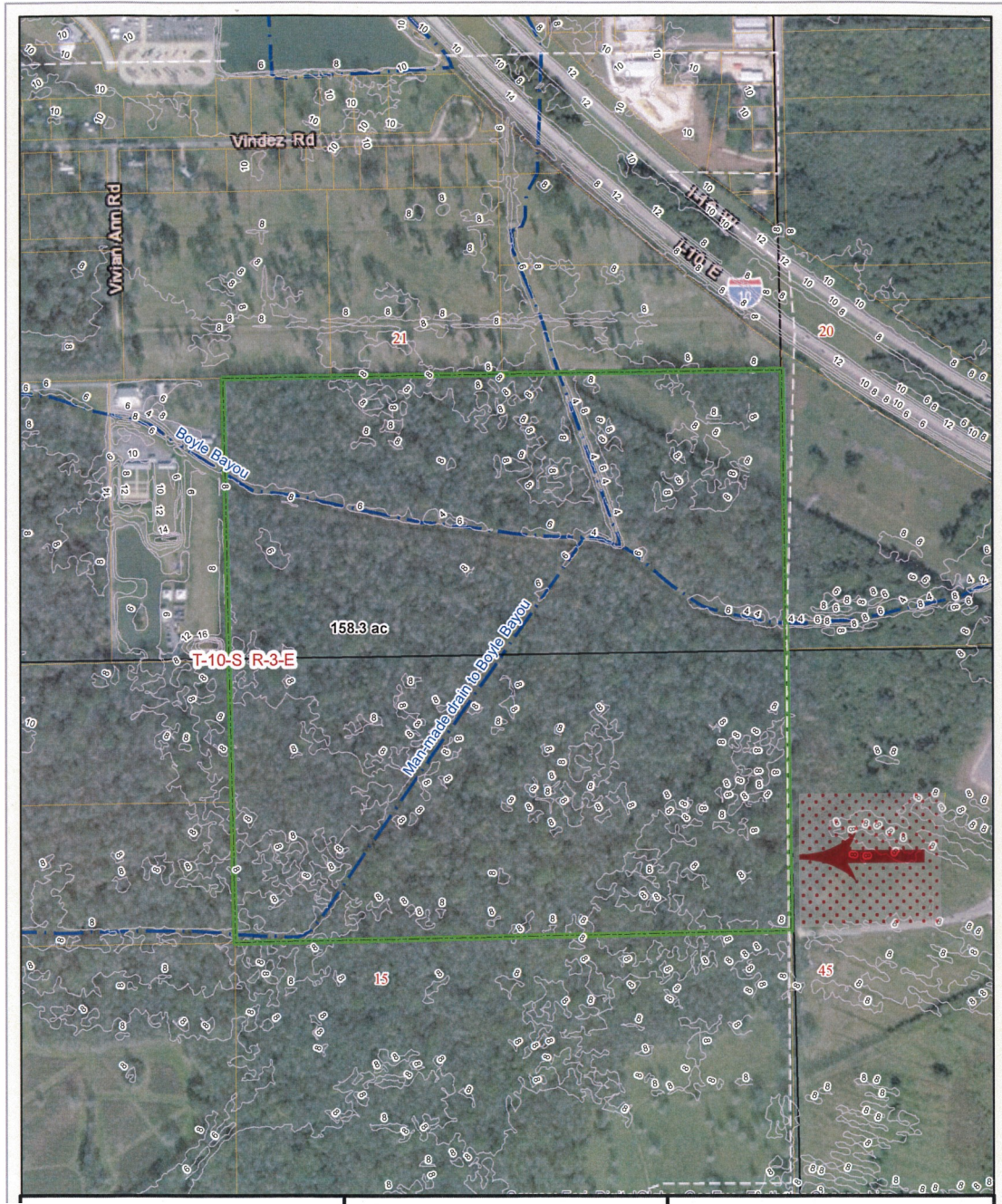


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LIDAR ELEVATIONS AVERAGE 8'



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Louisiana Flood Map edenborne parkway



Visible Layers

Effective FIRM

Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.1905, -90.9267
2	30.1972, -90.9244

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

Point	Panel ID	Flood Zone	BFE	Ground Elevation	Wind Speed*
1	22005C0110E 8/16/2007	AE	manual	7.5	131 mph
2	22005C0110E 8/16/2007	AE	manual	5.9	131 mph

<http://maps.lsuagcenter.com/floodmaps/printmap.htm?p=%7B%22title%22%3A%22edenborne%20parkway%22%2C%22node%22%3A%22%22%2C%22extent%22%3A%7B%22xd%22%3A-10124470.15563...> 1/2

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