



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

LAND FOR SALE

REDUCED - 30 ACRES MOSTLY CLEARED LAND

44316 FONTENOT ROAD, SAINT AMANT, LA 70774

30 ACRES | \$1.75 SF



OFFERING SUMMARY

REDUCED Price:	\$2,286,900.00
Lot Size:	30 Acres
Price / Acre:	\$76,230
Price / SF:	\$1.75
Zoning:	Rural

PROPERTY OVERVIEW

30 acres, mostly cleared land on Fontenot Rd. located off Hwy. 22 in St. Amant

PROPERTY HIGHLIGHTS

- 30 acres, mostly cleared land, on Fontenot Rd. off Hwy. 22 in St. Amant.
- Located in St. Amant school district!
- \$1.75/SF or \$76,230.00/Acre
- Land measures approximately 970' x 1,320'
- Zoned Rural
- Gas service runs across front of Property
- Water Well on Property
- Entergy service runs to edge of Property
- School Board property is across street and Ascension DPW is clearing a 25' drainage Right of Way along road, gas line
- Contact Agent for more Information

MIKE STINSON, CCIM
Commercial Sales & Leasing
225.907.7793
mike@sr-cre.com

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5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



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Fontenot Rd.



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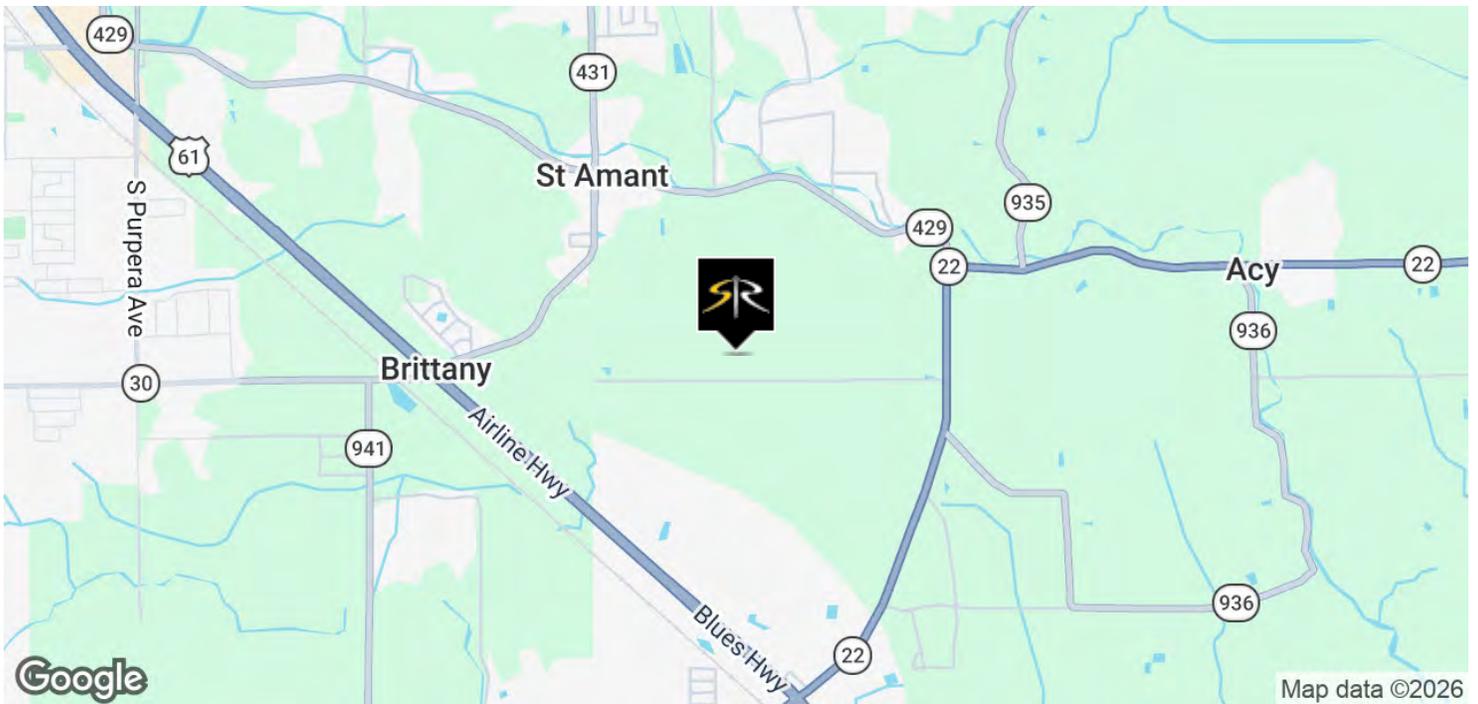
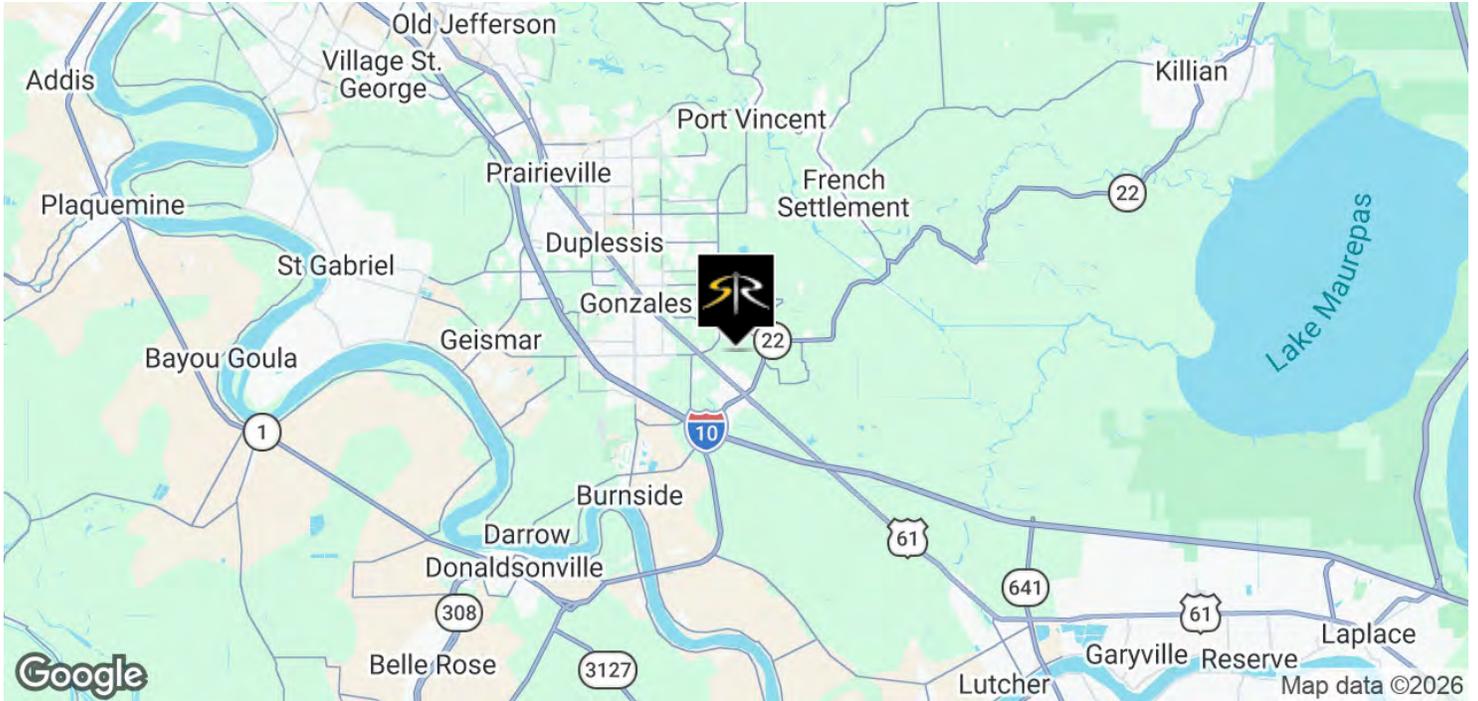
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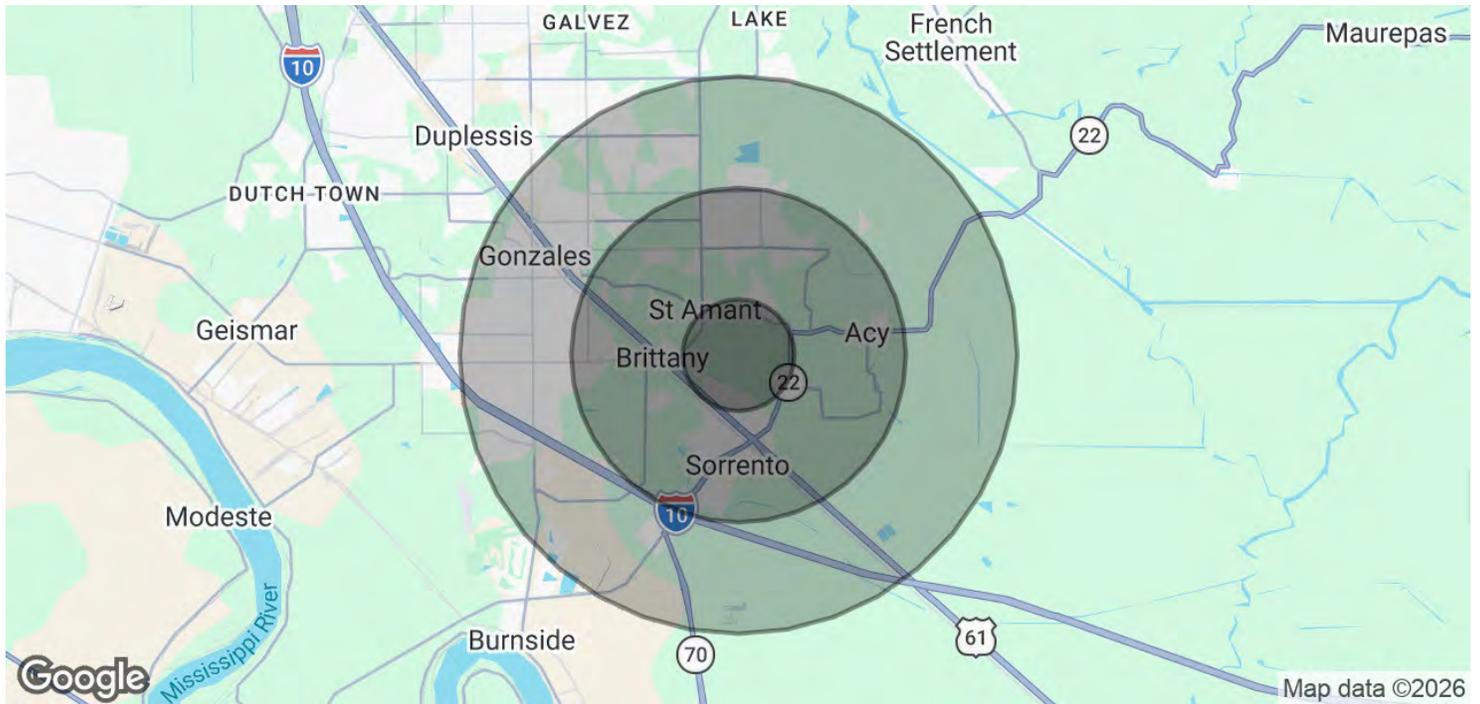


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,041	12,103	31,712
Average Age	29.9	37.4	37.5
Average Age (Male)	28.1	35.6	35.7
Average Age (Female)	36.5	39.6	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	454	4,747	12,841
# Of Persons Per HH	2.3	2.5	2.5
Average HH Income	\$65,938	\$79,503	\$75,202
Average House Value	\$203,806	\$190,069	\$193,829

2020 American Community Survey (ACS)

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