



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE REDUCED PRICE - 30 ACRES MOSTLY CLEARED LAND

44316 FONTENOT ROAD, SAINT AMANT, LA 70774

30 ACRES | \$1.85 SF



OFFERING SUMMARY

REDUCED Sale Price:	\$2,417,580.00
Lot Size:	30 Acres
Price / Acre:	\$80,586
Price / SF:	\$1.85
Zoning:	Rural

PROPERTY OVERVIEW

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

PROPERTY HIGHLIGHTS

- Located in St. Amant schools district!
- \$1.85/SF or \$80,586/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
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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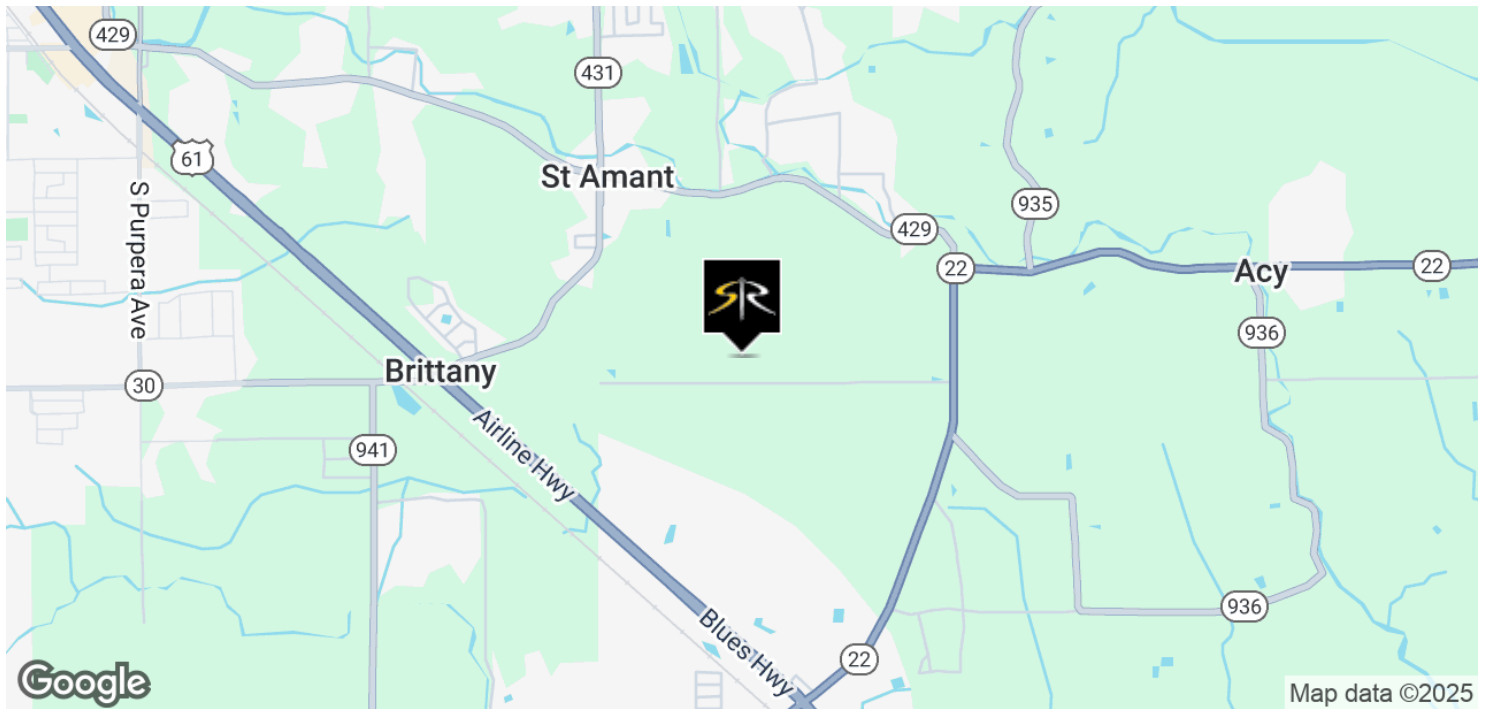
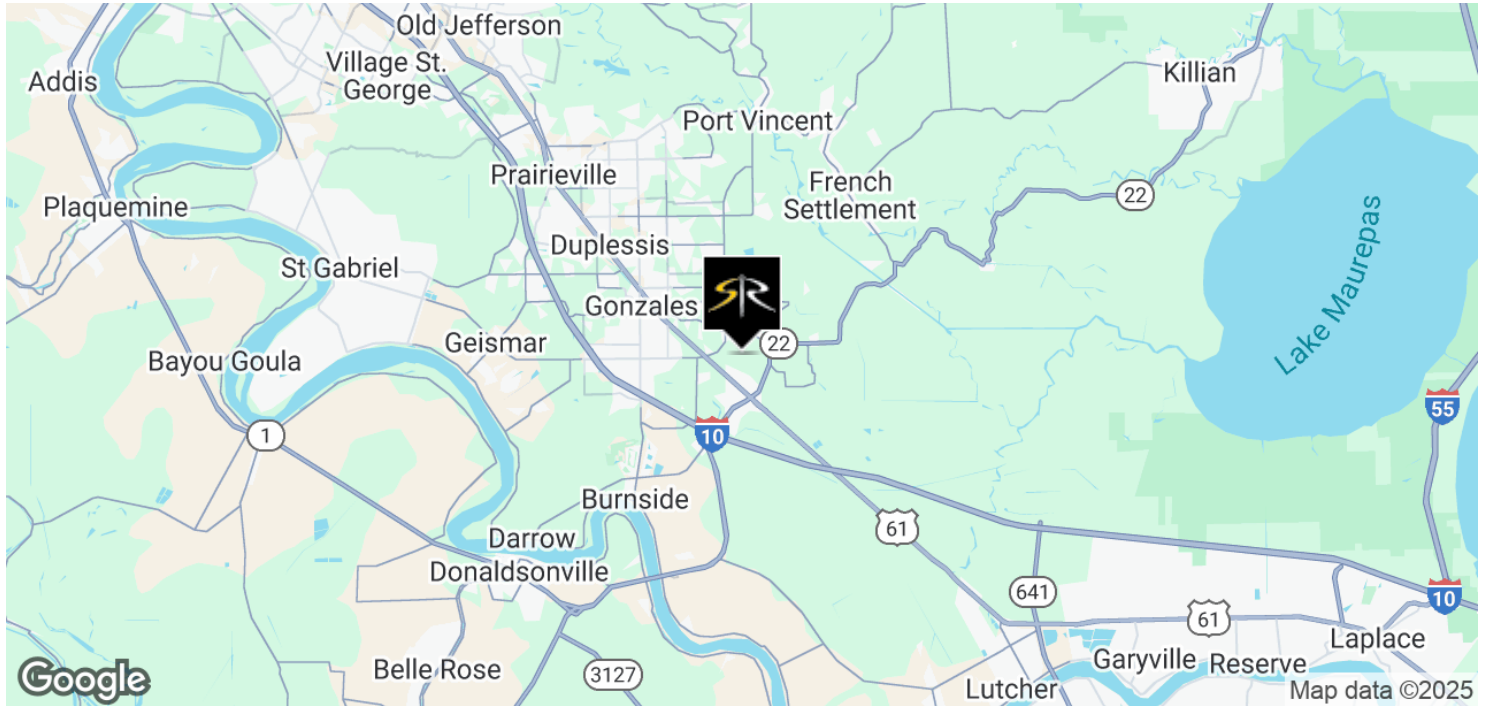


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FOR SALE 30 ACRES, MOSTLY CLEARED ON FONTENOT RD.

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30 ACRES



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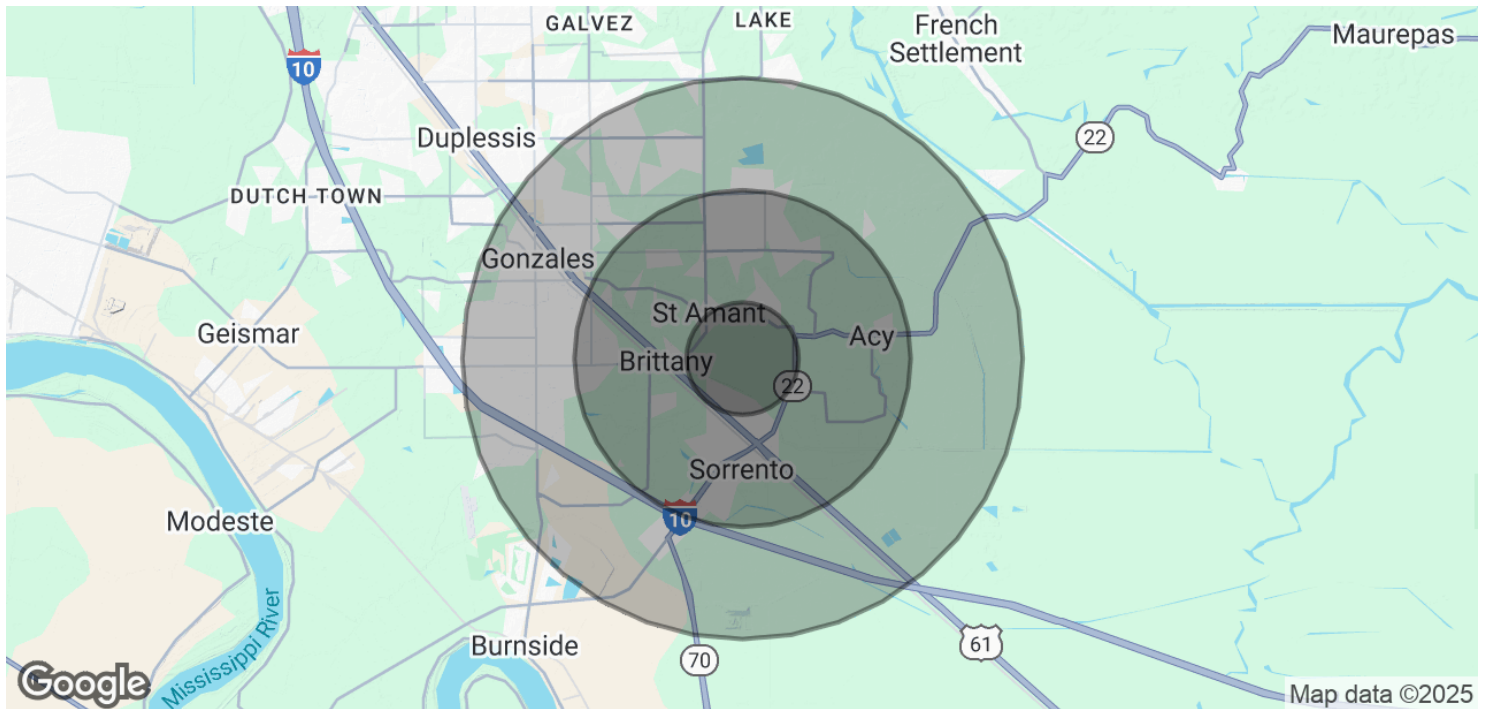
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DEMOGRAPHICS

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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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