



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

HIGH VISIBILITY VACANT LAND

1920 AMERICAN WAY, PORT ALLEN, LA 70767

2.25 ACRES

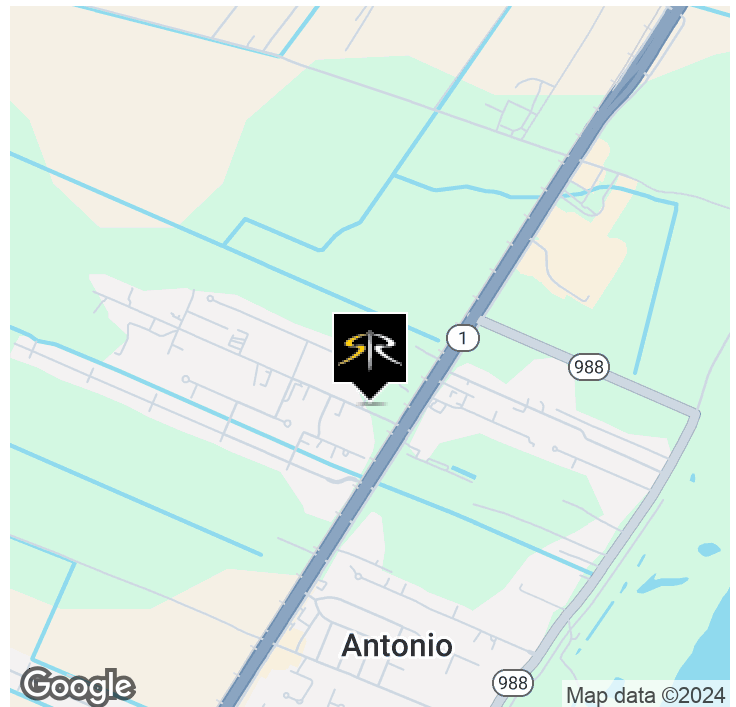


OFFERING SUMMARY

Sale Price:	\$17.50 / SF
Lot Size:	2.25 Acres
Price / Acre:	\$762,300

PROPERTY HIGHLIGHTS

- 2.25 Acres on West Baton Rouge Parish
- 1000' Frontage on American Way, Woodland Park Dr. and Forest Dr.
- Can be Subdivided
- Adjacent to planned LA-1/415 Connector
- High Visibility
- Contact Agent for Additional Details



BILL JEANSONNE

Commercial Investment Specialist
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
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225.766.0000 | sauragerotenberg.com

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.



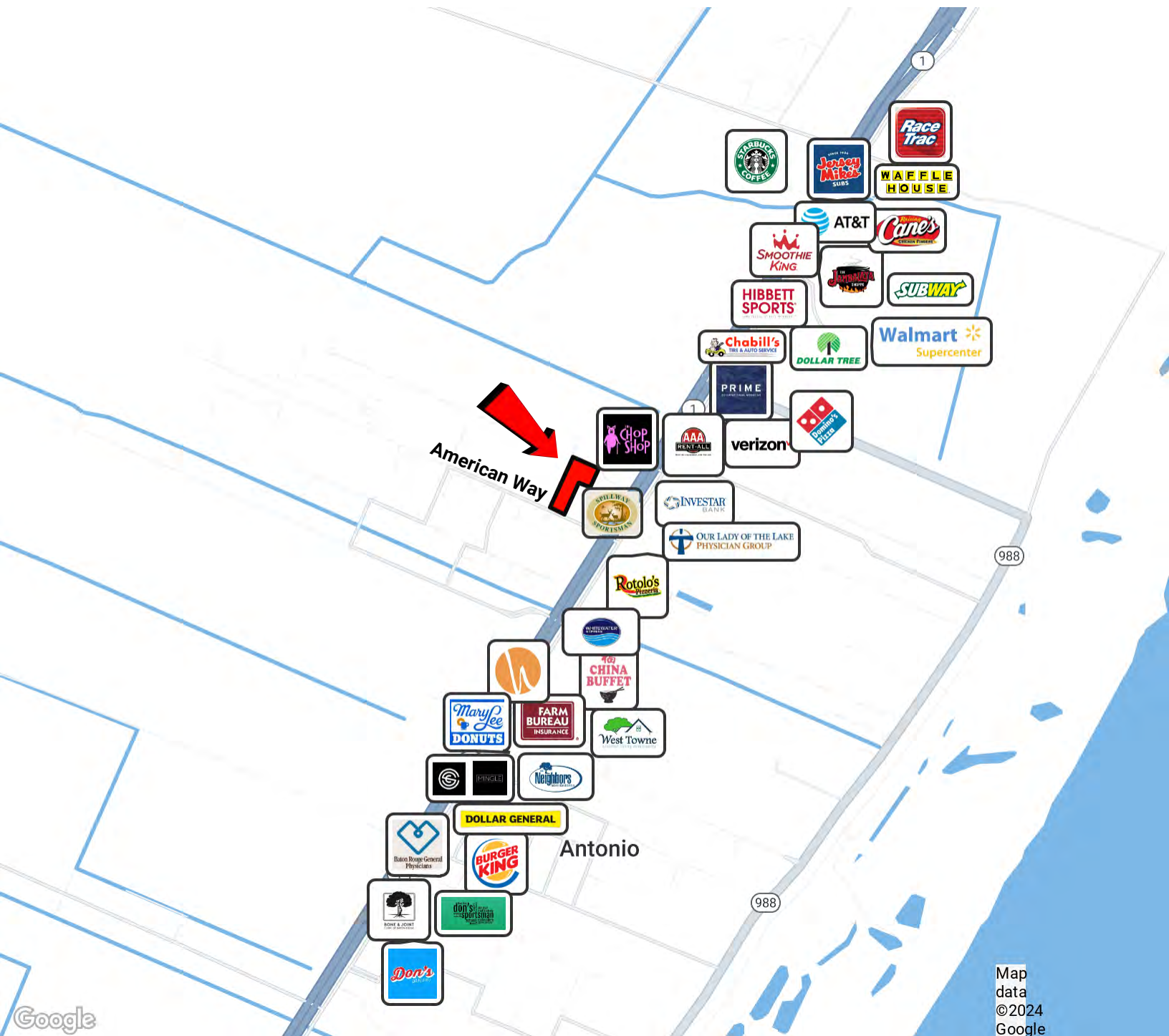
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RETAIL MAP

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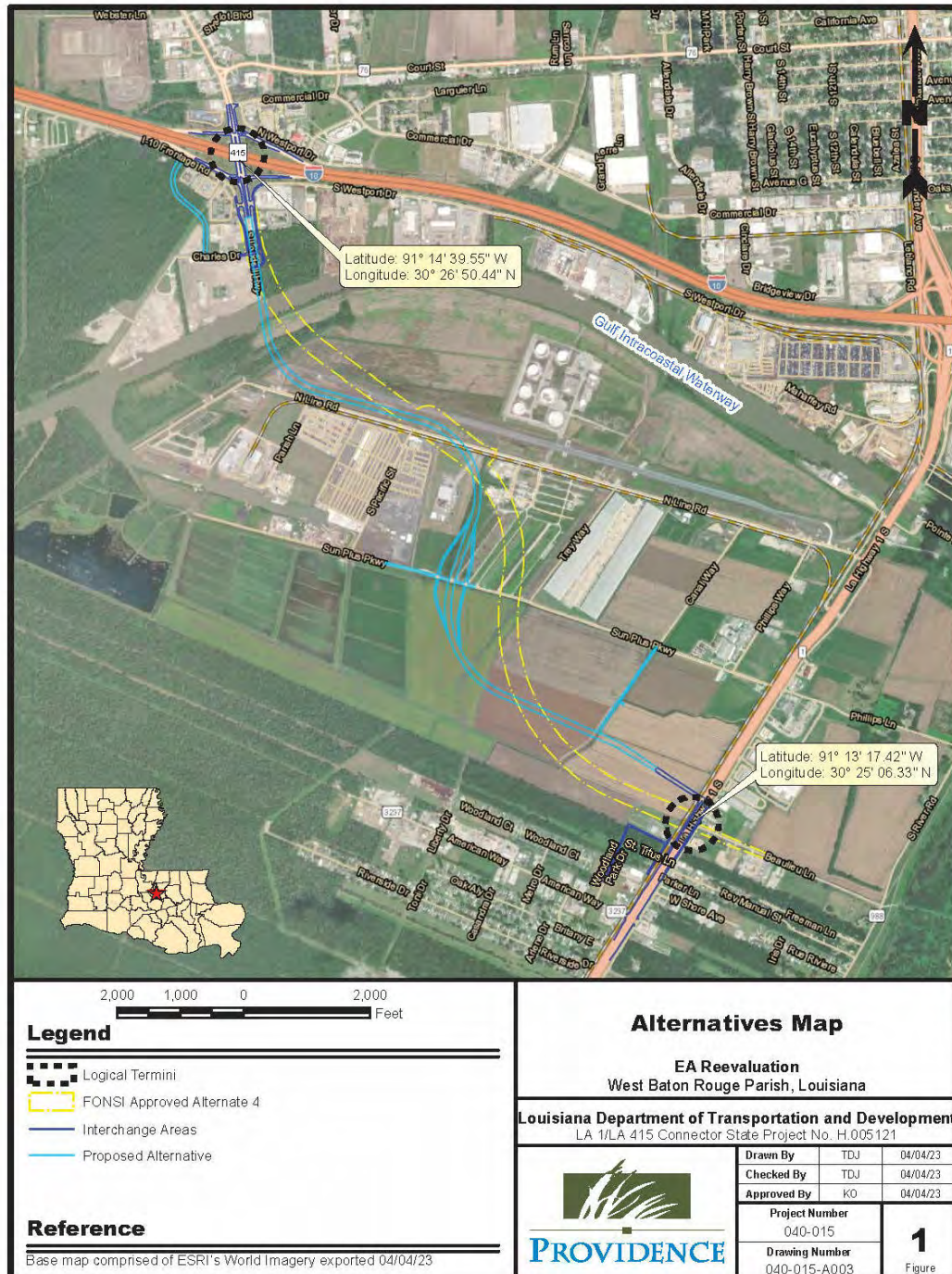


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DOTD CONNECTOR PROJECT HIGH VISIBILITY VACANT LAND

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DOTD Alternate Map

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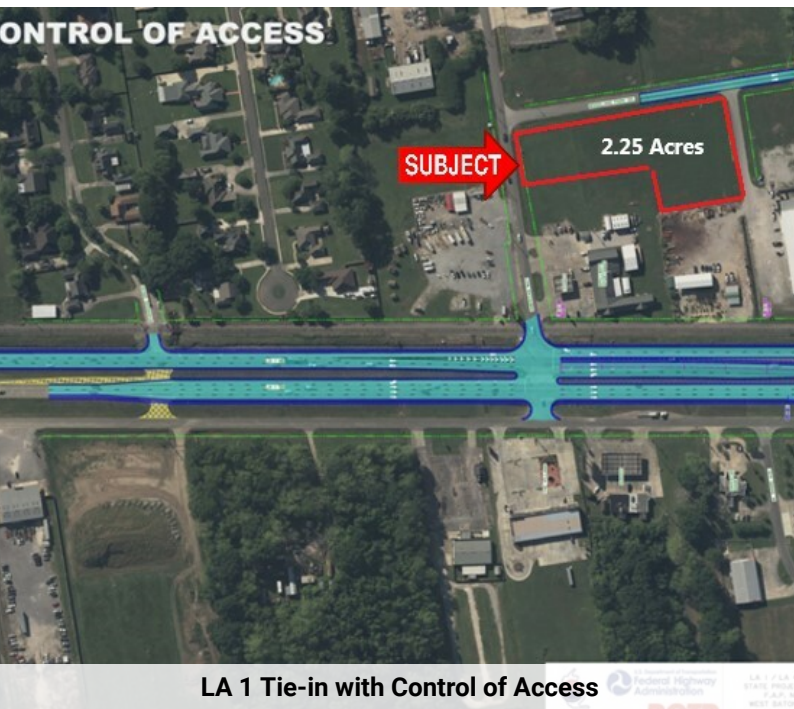
DOTD CONNECTOR PROJECT MAPS HIGH VISIBILITY VACANT LAND

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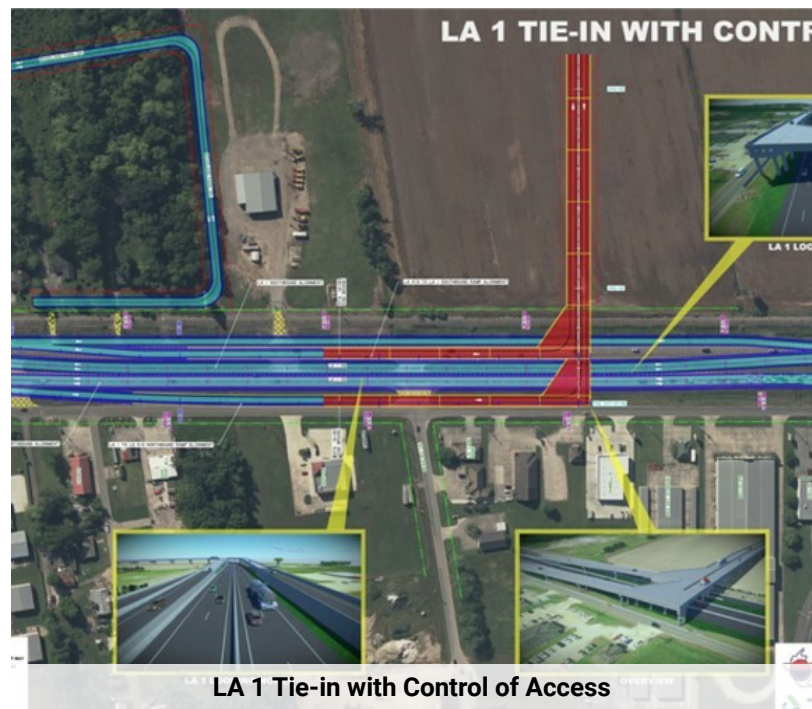
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LA 415 @ I-10 Tie-In



LA 1 Tie-in with Control of Access



LA 1 Tie-in with Control of Access

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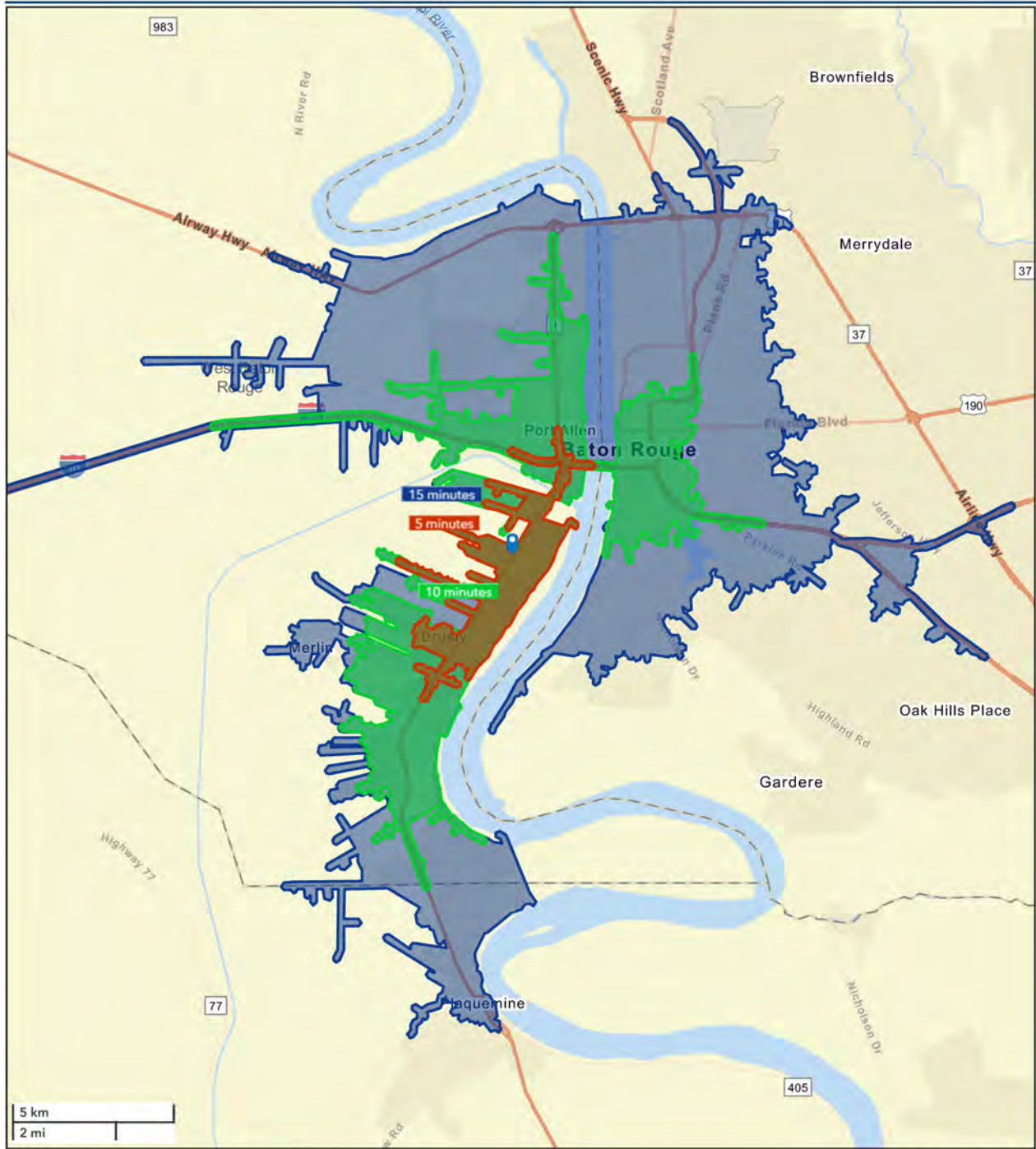
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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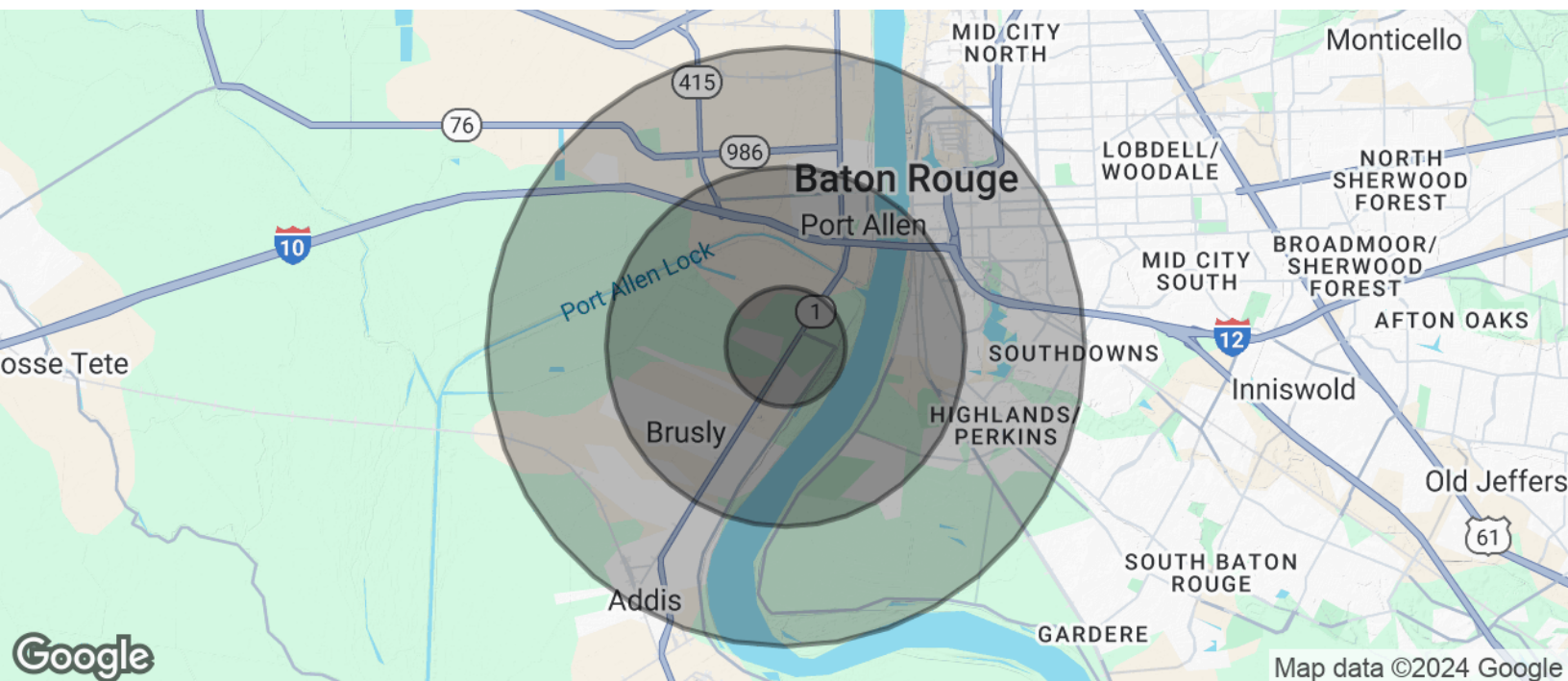
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,355	30,082	89,651
Average Age	42	33	36
Average Age (Male)	40	32	35
Average Age (Female)	43	33	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	540	10,438	36,657
# Of Persons Per HH	2.5	2.9	2.4
Average HH Income	\$103,220	\$72,415	\$80,332
Average House Value	\$315,708	\$302,680	\$338,879

Demographics data derived from AlphaMap

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