



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

INDUSTRIAL LAND NEAR CHEMICAL PLANTS

HWY 190, PORT ALLEN, LA 70767

33 ACRES



OFFERING SUMMARY

Lease Rate	\$1.00 PSF/yr (NNN)
Lot Size:	33 Acres
Zoning:	I-1 (Industrial)

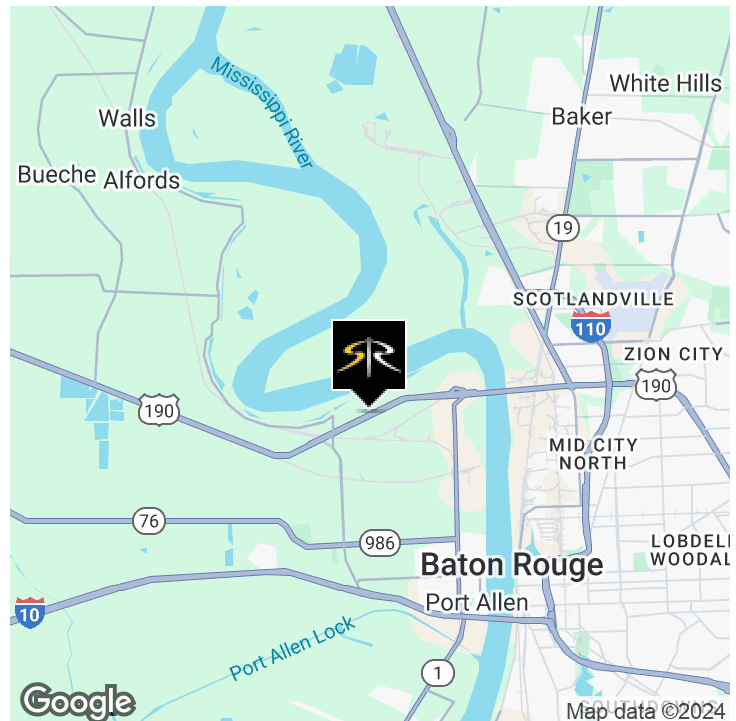
PROPERTY OVERVIEW

Industrial Build To Suit.

Property is conveniently located on Hwy 190 within a mile from Huey P. Long Bridge and major chemical refineries. West Baton Rouge Parish is home to several chemical refineries, bulk warehousing, and industrial service companies.

Site has 840 ft of frontage on Hwy 190 and 875 ft of frontage on River Road.

****Property is located in the Opportunity Zone, allowing for possible tax incentives.**



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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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FOR LEASE - BUILD TO SUIT
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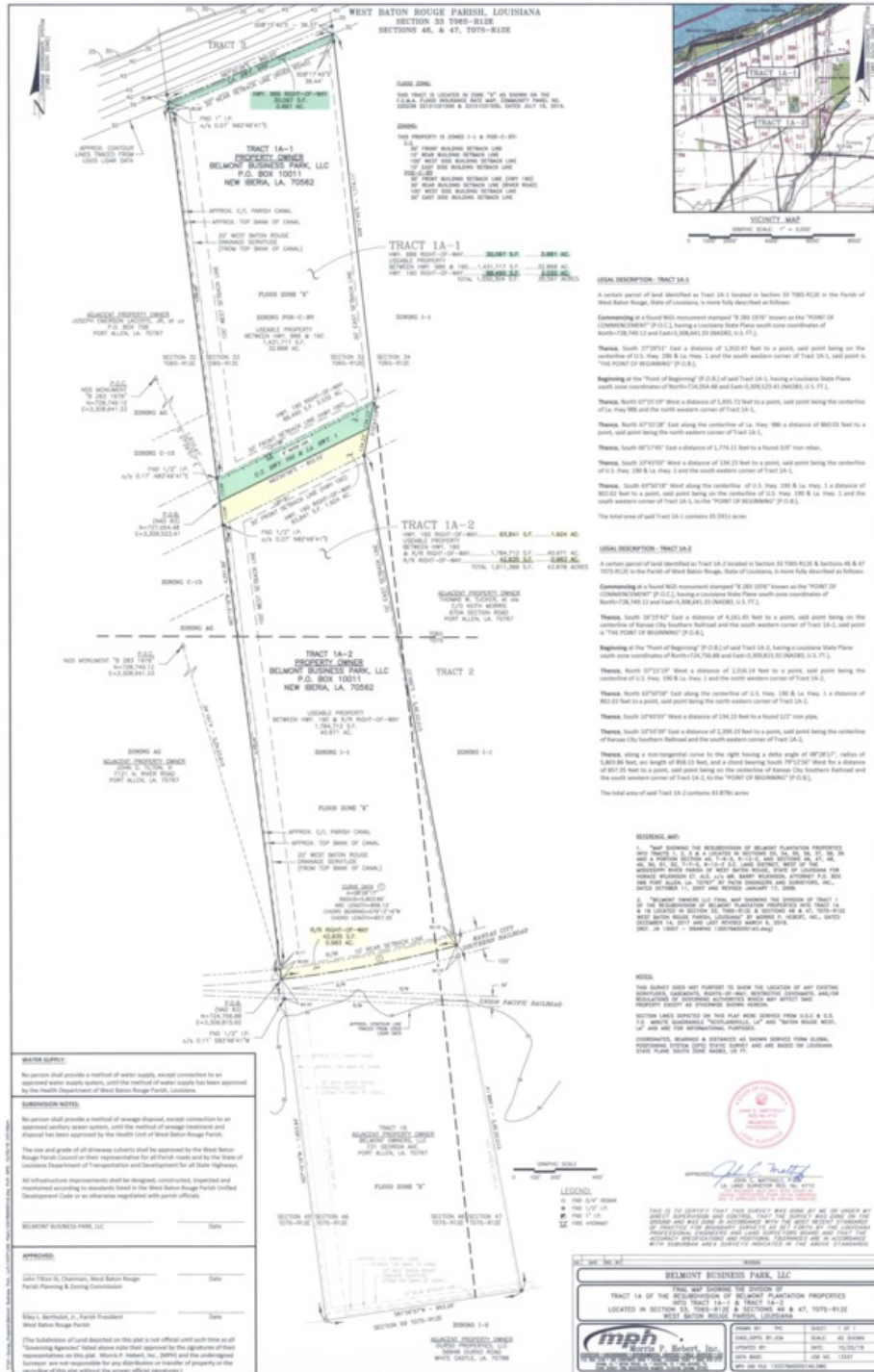
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SURVEY

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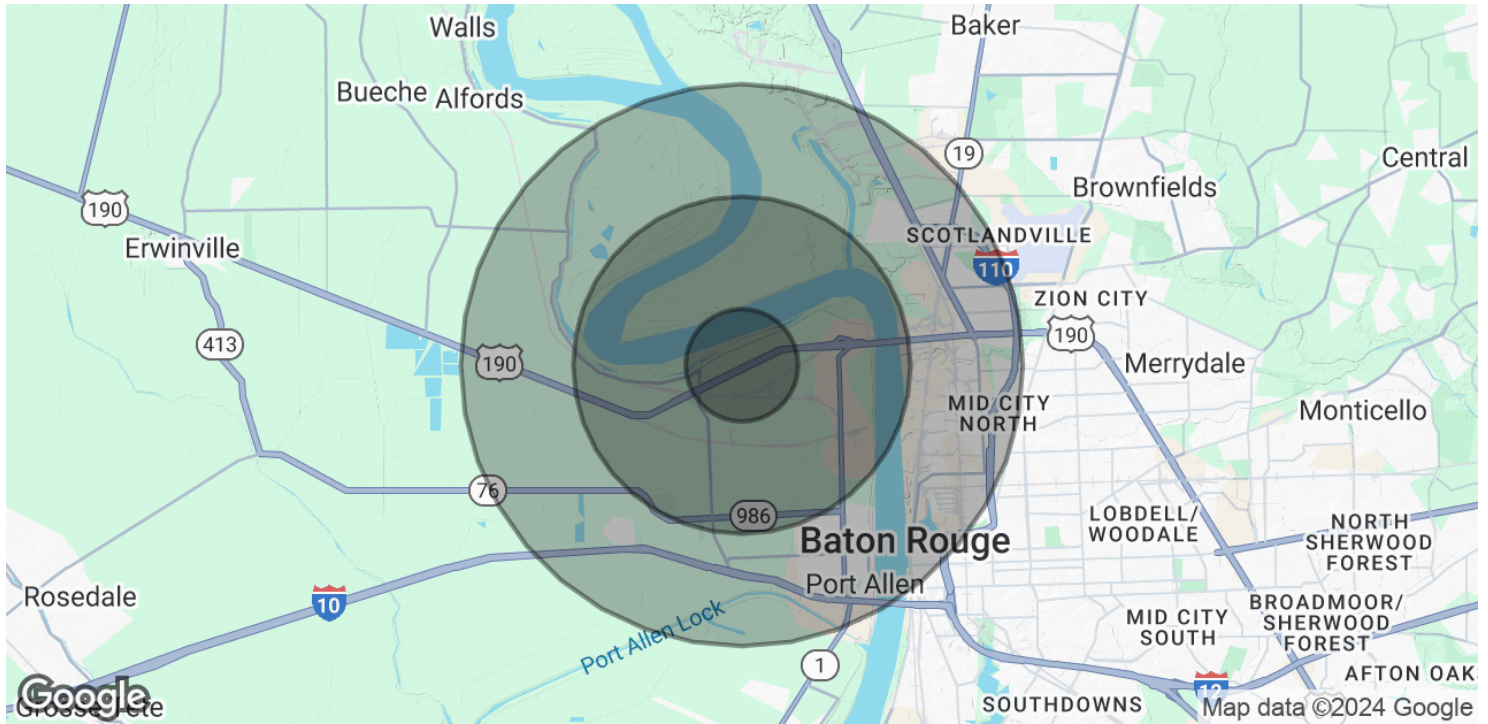
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	458	3,951	17,347
Average Age	37.2	32.9	36.6
Average Age (Male)	36.7	32.6	33.9
Average Age (Female)	53.1	42.3	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	156	1,440	7,730
# Of Persons Per HH	2.9	2.7	2.2
Average HH Income	\$56,067	\$48,760	\$47,556
Average House Value	\$1,688,128	\$370,877	\$377,269

* Demographic data derived from 2020 ACS - US Census

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