



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE
"YEAR END" OFFERING ON 33 ACRE SITE

S. FRONTAGE RD. I-10, LACASSINE, LA 70647

4 - 33 ACRES



OFFERING SUMMARY

Total Sale Price:	\$1,150,000
Lot Size:	4 - 33 Acres
Zoning:	I-2

PROPERTY HIGHLIGHTS

- **"Year End" Offering on 33 Acre Site**
- **10% Reduction in asking price for agreements signed before year end. Also, \$10,000 bonus commission to buyers agent if closed by 1/31/2025**
- 33 Acres Zoned Industrial on South side of I-10 Service Rd. (Exit 45)
- 1,659' Frontage
- Close proximity to the new \$21 Million Rice Mill
- 12 Miles to Lake Charles, LA
- Great Site for Industrial, Commercial, Retail, Hospitality, Manufacturing, Lay Down Yards, Convenience Stores, etc.
- Can be sold in 4 Acre Tracts
- Owner Financing Available



JIM ALLEN

Commercial Sales & Leasing
(D)225.287.2999
jim@sr-cre.com

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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4 - 33 Acres Available



View from I-10



Across the Street

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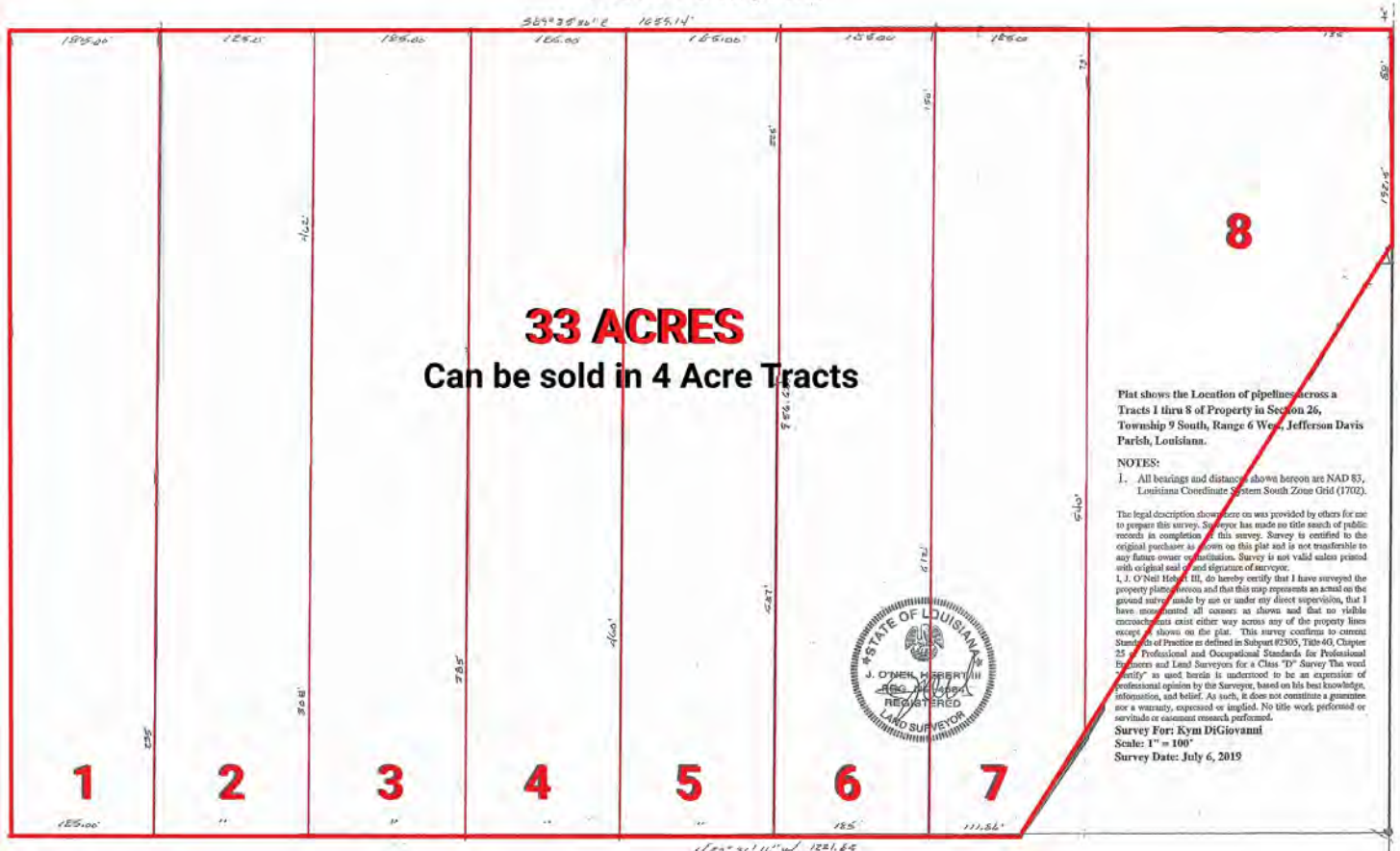
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I-10 S. Frontage Rd.



Survey (Can Subdivide in 4 Acre Tracts)

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