



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

VACANT LAND With WATER FRONT

**Rabbit Run Drive
City Of St. George, LA 70817**

BRENT RHODES

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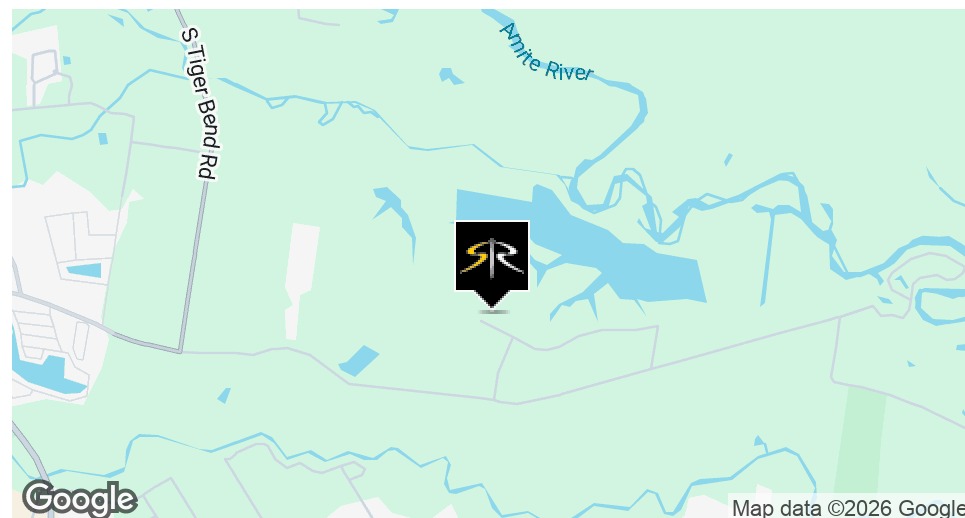


OFFERING SUMMARY

Sale Price:	\$735,000
Lot Size:	8.263 Acres
Zoning:	R (Rural)

PROPERTY HIGHLIGHTS

- 8.263 Acres Residential Land For Sale
- Located in highly desirable, gated neighborhood off Hoo Shoo Too Rd.
- Lot 29-A-1-C Rabbit Run Dr. near Wood Duck Dr.
- Lot measures approximately (692 x 461 x 616 x 815)
- City of St. George



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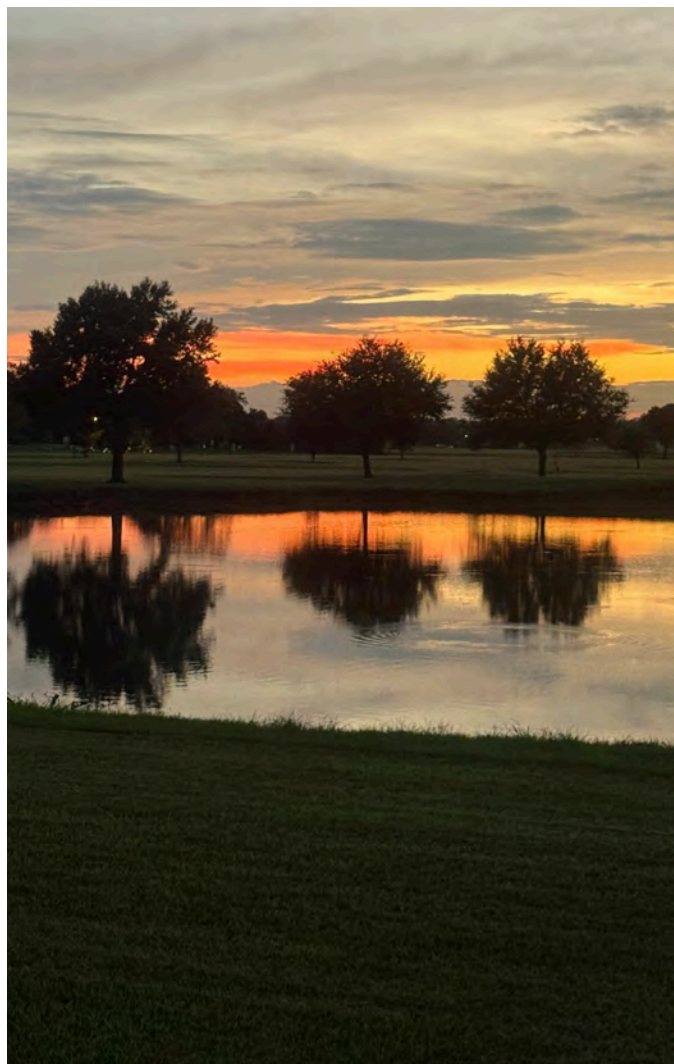
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Baton Rouge, LA 70809
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FOR SALE

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8.263 ACRES



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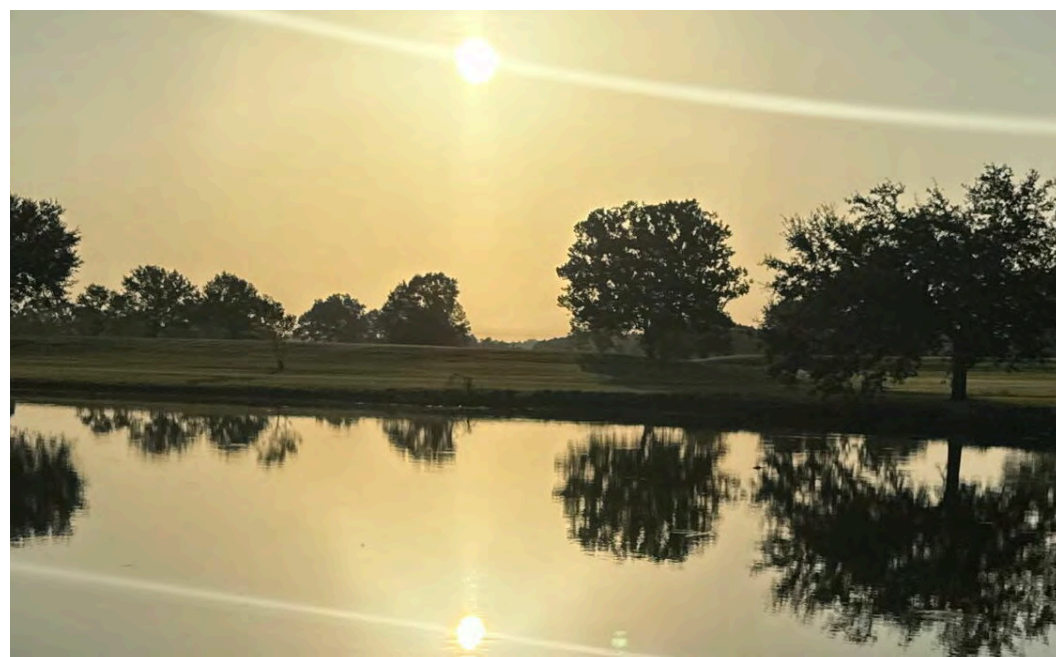
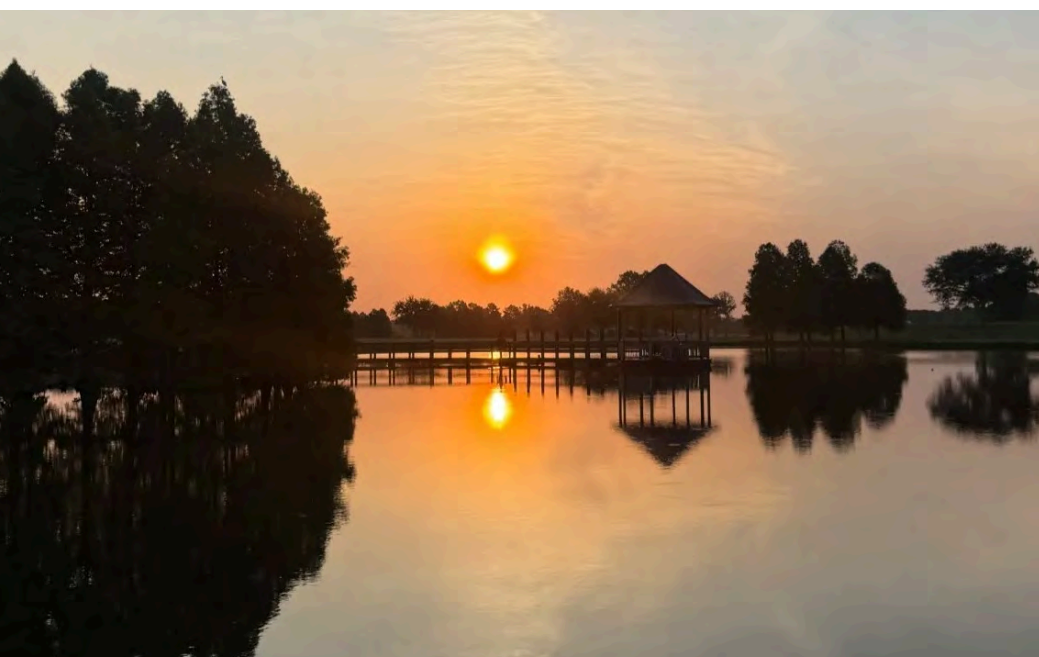
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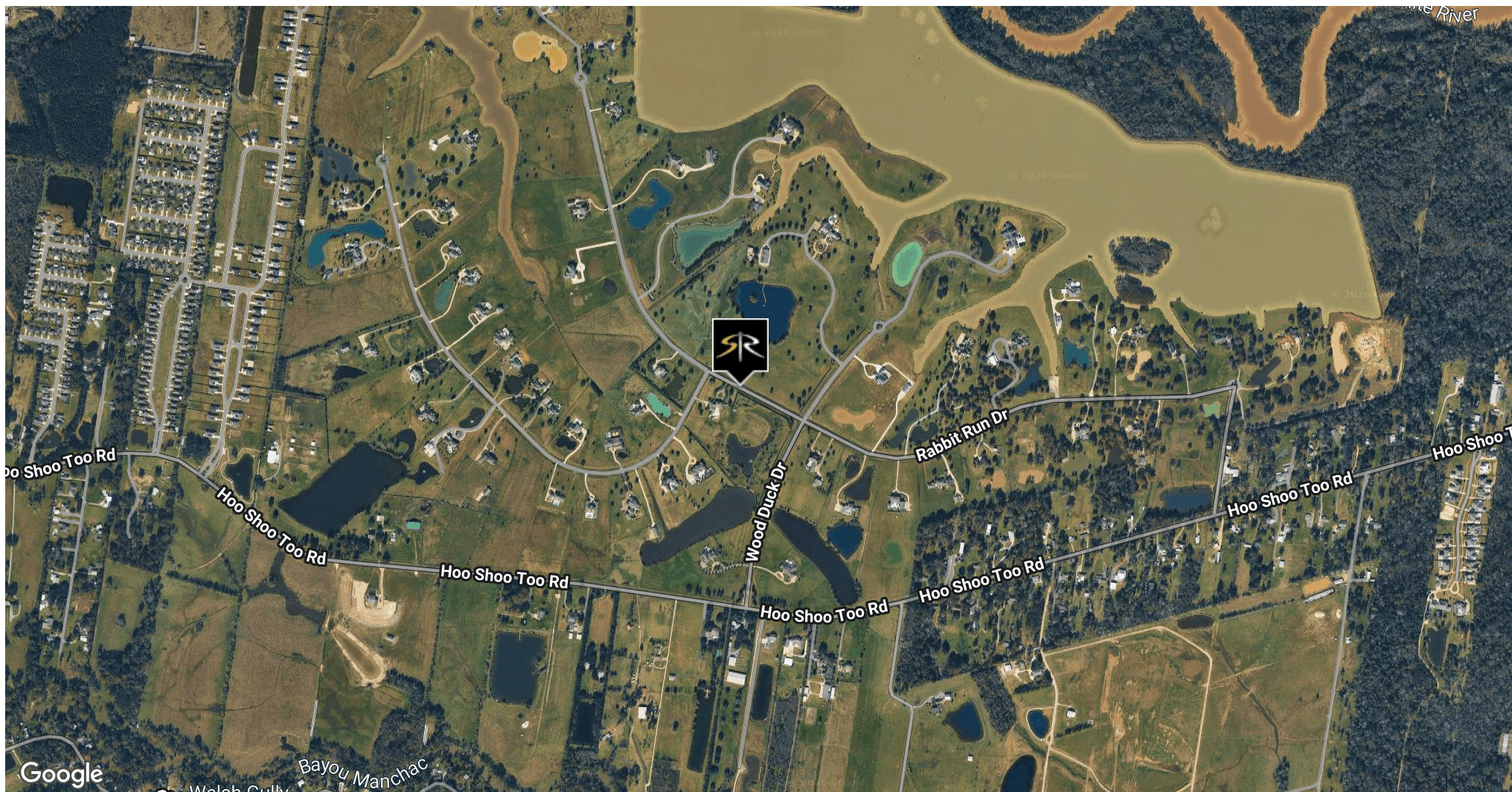


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8.263 ac.
LOT 29-A-1-C
 387726 S. 6.263 AC.

LOT 29-A-1-B
 387726 S. 18.500 AC.

LOT 29-A-1-A
 387726 S. 22.548 AC.

LOT 29-A-1-D
 387726 S. 6.500 AC.

TURKEY CREEK DRIVE

RABBIT RUN DR.

WOOD DUCK DR.

CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH L.A. 33:5061 ET. SEQ. AND CONFORMS TO ALL PERTINENT ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

PRELIMINARY FOR REVIEW ONLY

ARTHUR E. COLEMAN, JR., P.E.
 L.A. REGISTRATION NUMBER 1002

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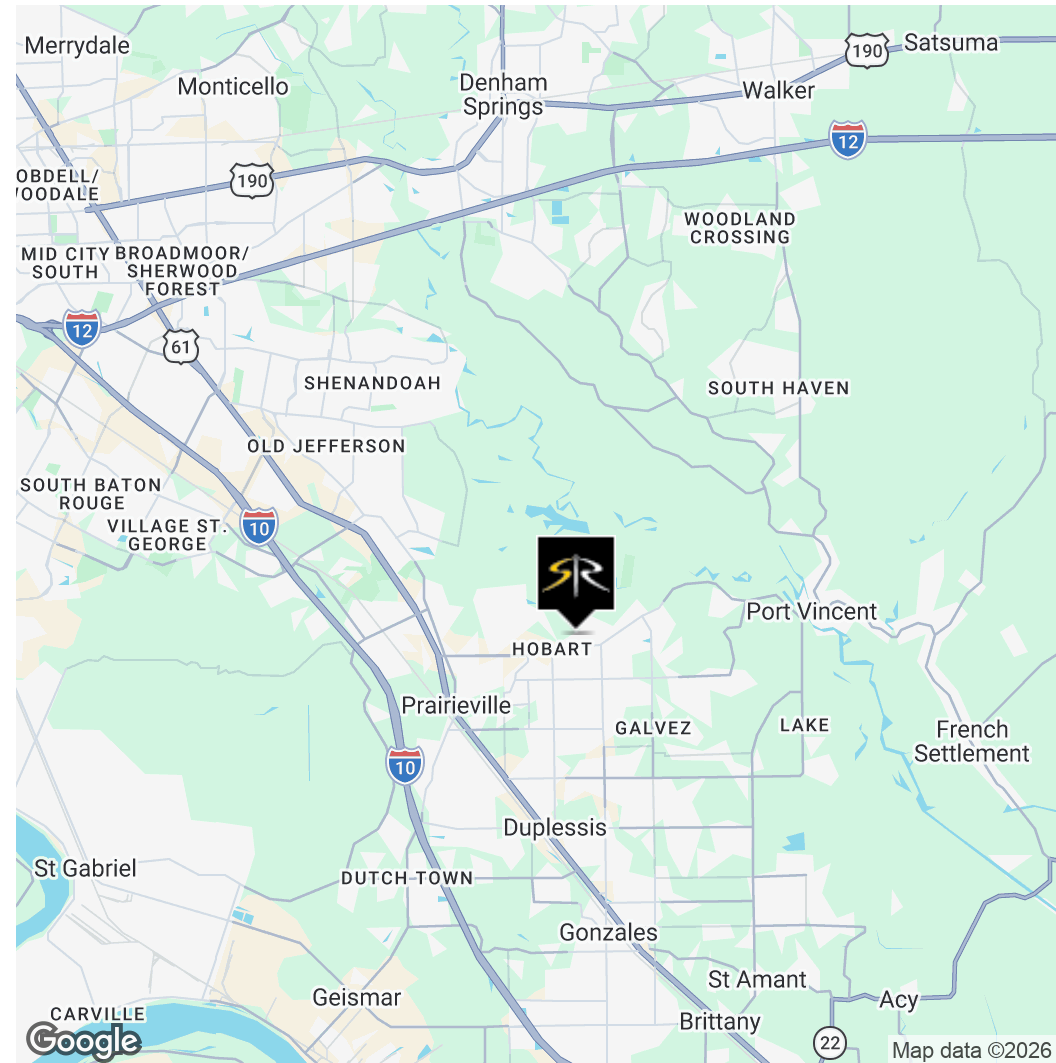
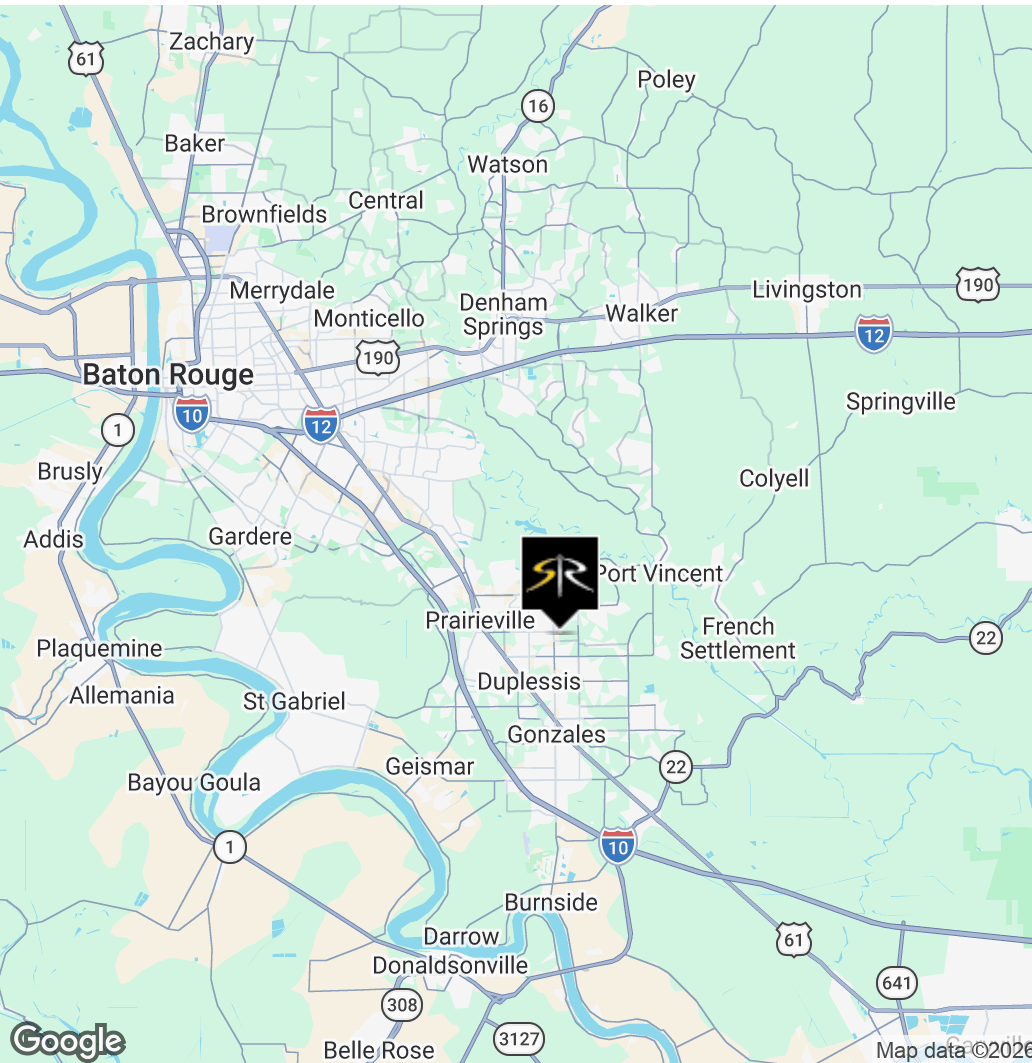
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LOCATION MAPS

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DEMOGRAPHICS

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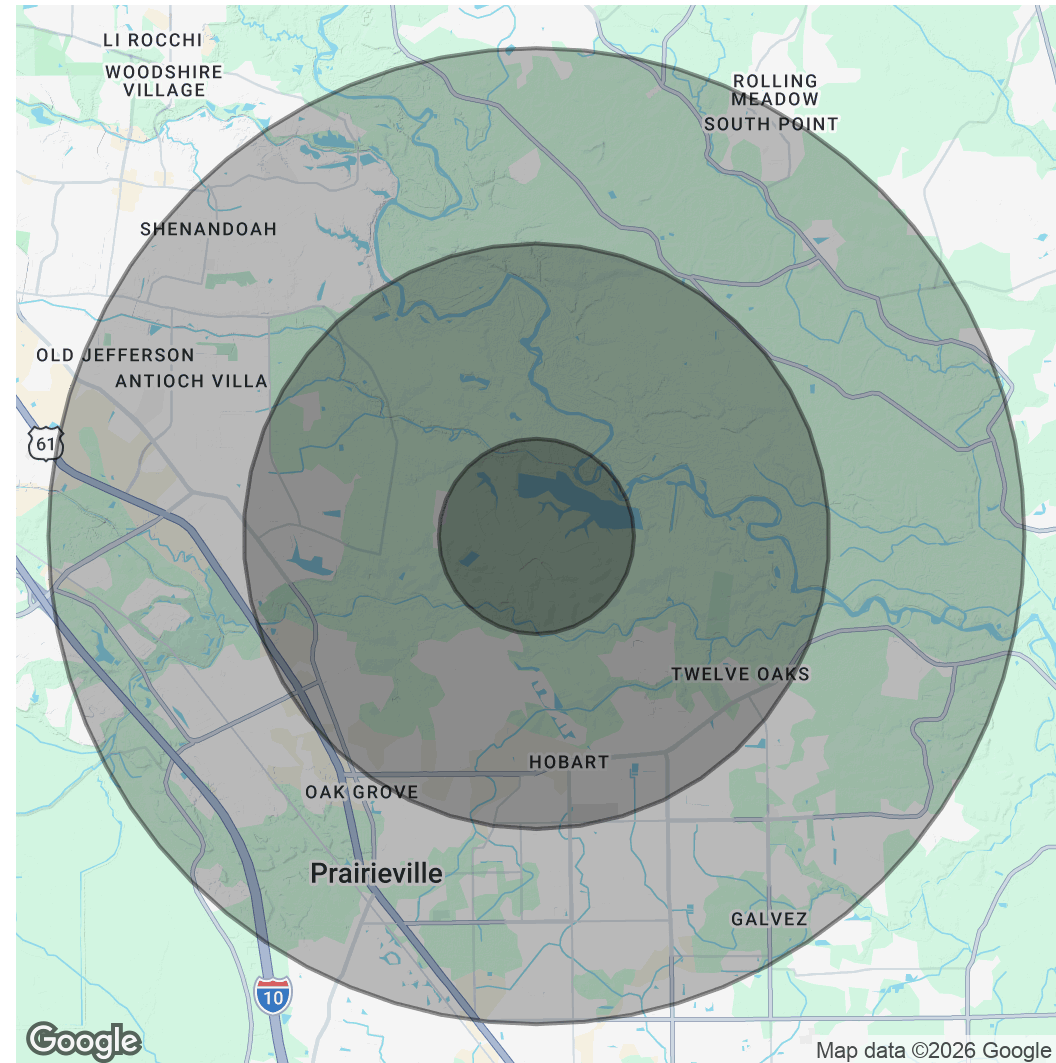
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	797	19,977	72,212
Average Age	36.2	37.1	37.4
Average Age (Male)	34.5	37.2	37.2
Average Age (Female)	41.2	35.7	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	377	7,519	26,560
# Of Persons Per HH	2.1	2.7	2.7
Average HH Income	\$107,034	\$139,975	\$136,031
Average House Value	\$313,532	\$336,605	\$331,786

2023 American Community Survey (ACS)



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