



# Hwy 190 At Satsuma Rd With Access To I-12- 56.76 Acres For Sale

LAND FOR SALE

Hwy 190 At Satsuma Rd Livingston, LA 70754

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# 50+ Acre Tract Outside of Flood Zone with Easy Access to I-12 For Sale

## Hwy 190 at Satsuma Rd Livingston, LA 70754

### PROPERTY SUMMARY



### Property Description

56.76 Acres For Sale at the corner of LA HWY 190 & S. Satsuma Rd. in Livingston, Louisiana. This property boasts an excellent location with over 1950' of frontage on Hwy 190, paired with strong access in one of the fastest growing areas in Louisiana. The Site is rectangular in shape, totals 56.76 Acres, and located in FEMA flood zone X, which requires no flood insurance for any improvements. Parcel is situated approximately two miles from Interstate 12 via S. Satsuma Rd., and can also be accessed by nearby Interstate exits immediately to the East and West via LA HWY 190 (Florida Blvd.) This property is set up perfectly for a large-scale Industrial/Distribution Development, but offers a multitude of other possibilities due to its many intrinsic attributes. The purpose of C-2 is to promote a variety of heavy commercial activities along with warehousing and distribution.

### Property Highlights

- 56.76 Acre Site
- Flood Zone X
- 2 miles direct access to Interstate 12
- 1,950' Frontage on LA HWY 190
- C-2; Heavy Commercial Zoning
- Preliminary Wetlands Study and LIDAR Map available

### Offering Summary

Sale Price:	\$67,500 / acre
Lot Size:	56.76 Acres

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### LOCATION MAP



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ADDITIONAL PHOTOS



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## Hwy 190 at Satsuma Rd Livingston, LA 70754

AERIAL WITH DIMENSIONS



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Hwy 190 & Satsuma Rd. Livingston, LA 70754

ADDITIONAL AERIAL VIEW



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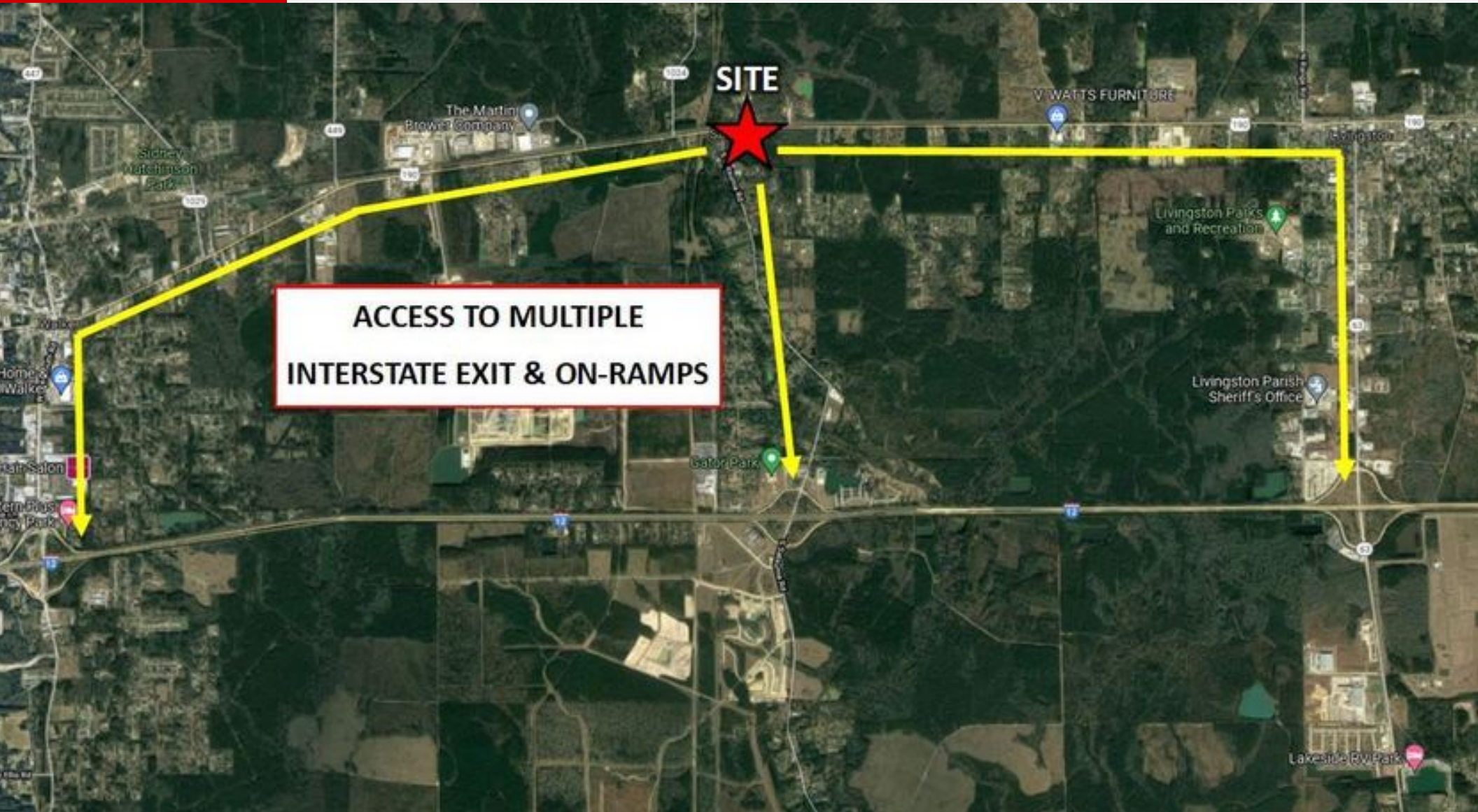




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## Hwy 190 at Satsuma Rd Livingston, LA 70754

INTERSTATE 12 ACCESS



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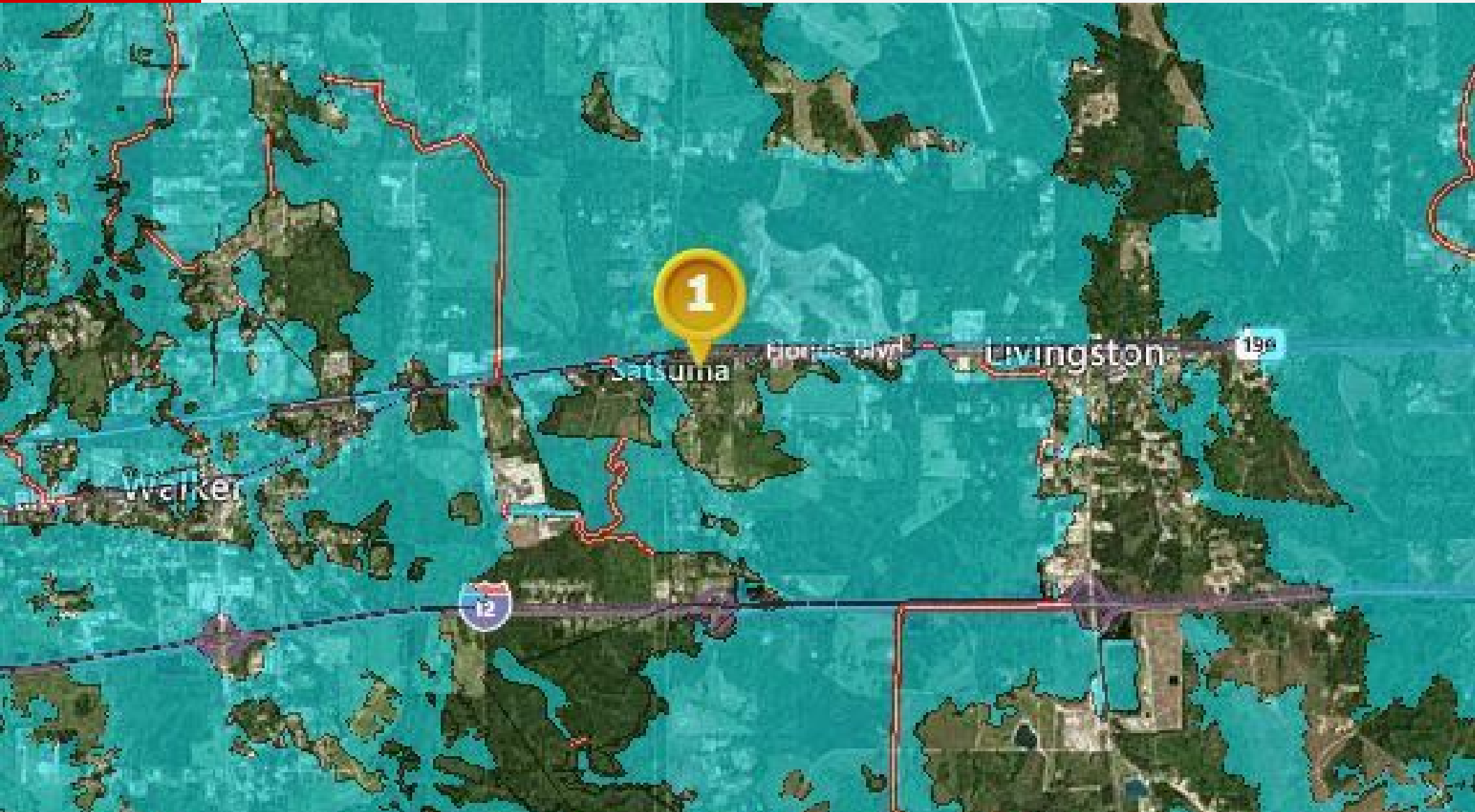
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FLOOD ZONE X



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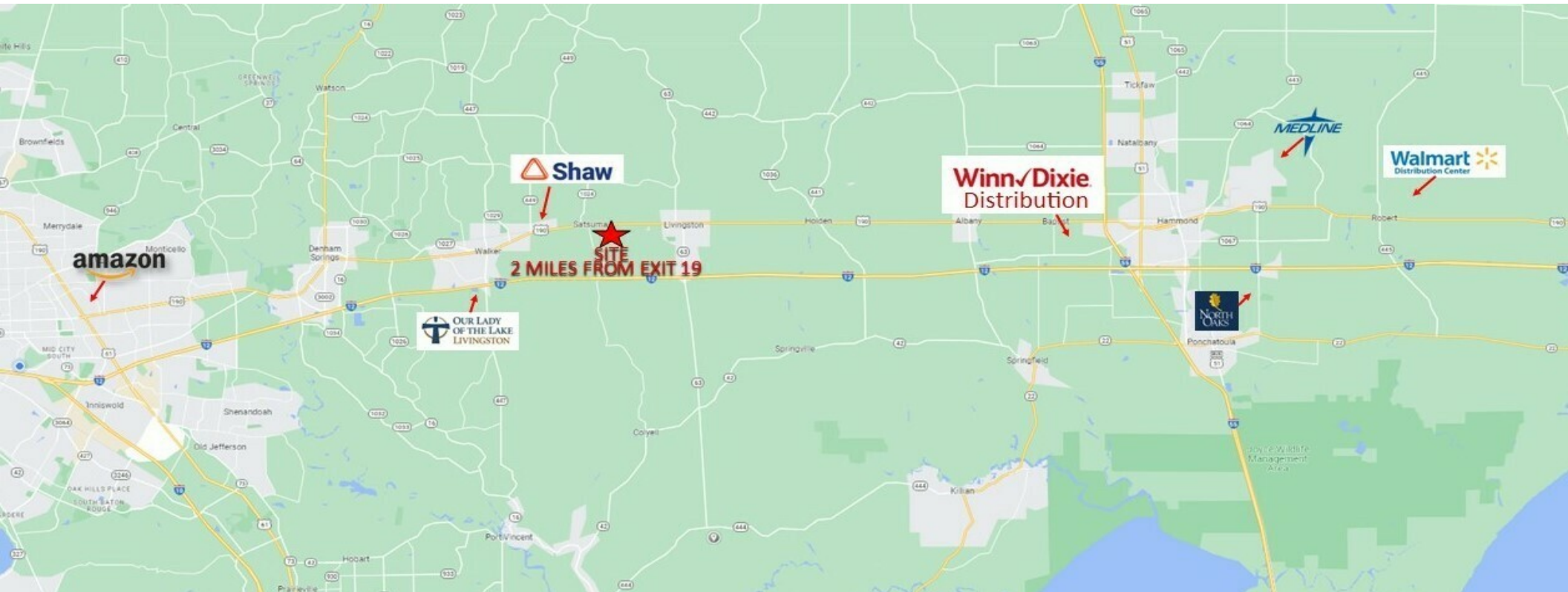




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### DISTRIBUTION CENTER AND EMERGENCY ROOM MAP



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### MEET THE TEAM



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**Ashlyn Plaisance**

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