



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

TRACT A: +/- 100 ACRES

7238 LOUISIANA 75, GEISMAR, LA 70734

\$70,000 / ACRE

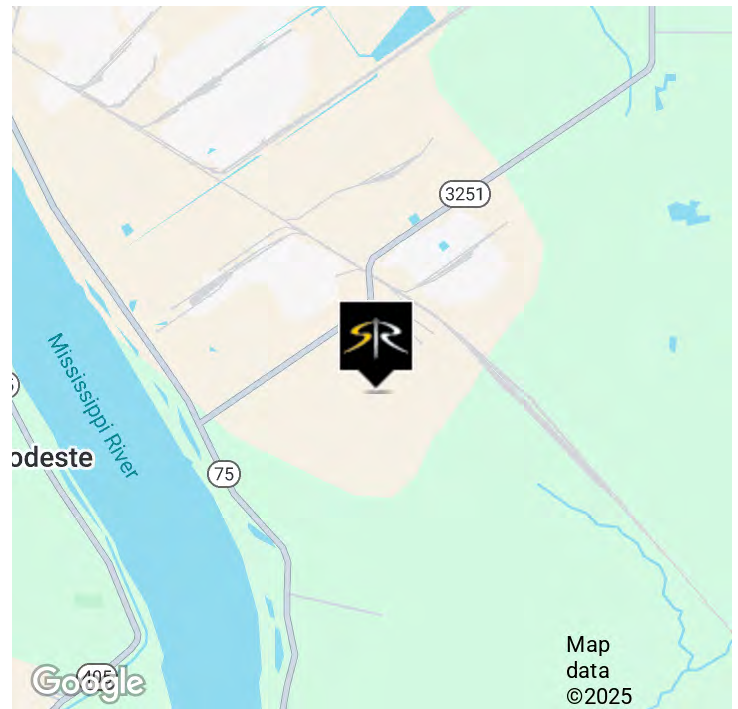


OFFERING SUMMARY

Sale Price:	\$70,000 / acre
Lot Size:	+/- 100 Acres

PROPERTY HIGHLIGHTS

- TRACT A: +/- 100 Acres
- Possible River Access
 - Dock
 - Conveyor
- Access to LA 75 (River Road)
- Adjacent to Water Treatment Plant
 - Possible Pollution Treatment
 - Clarified Water Source
- No Known Environmental Hazards
- No Wetlands Determined
- Development Ready/Certified Site
- Adjacent Tract B (+/- 52 Acres) also Available



BILL JEANSONNE
Commercial Investment Specialist
225.802.2932
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
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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INDUSTRIAL LAND FOR SALE

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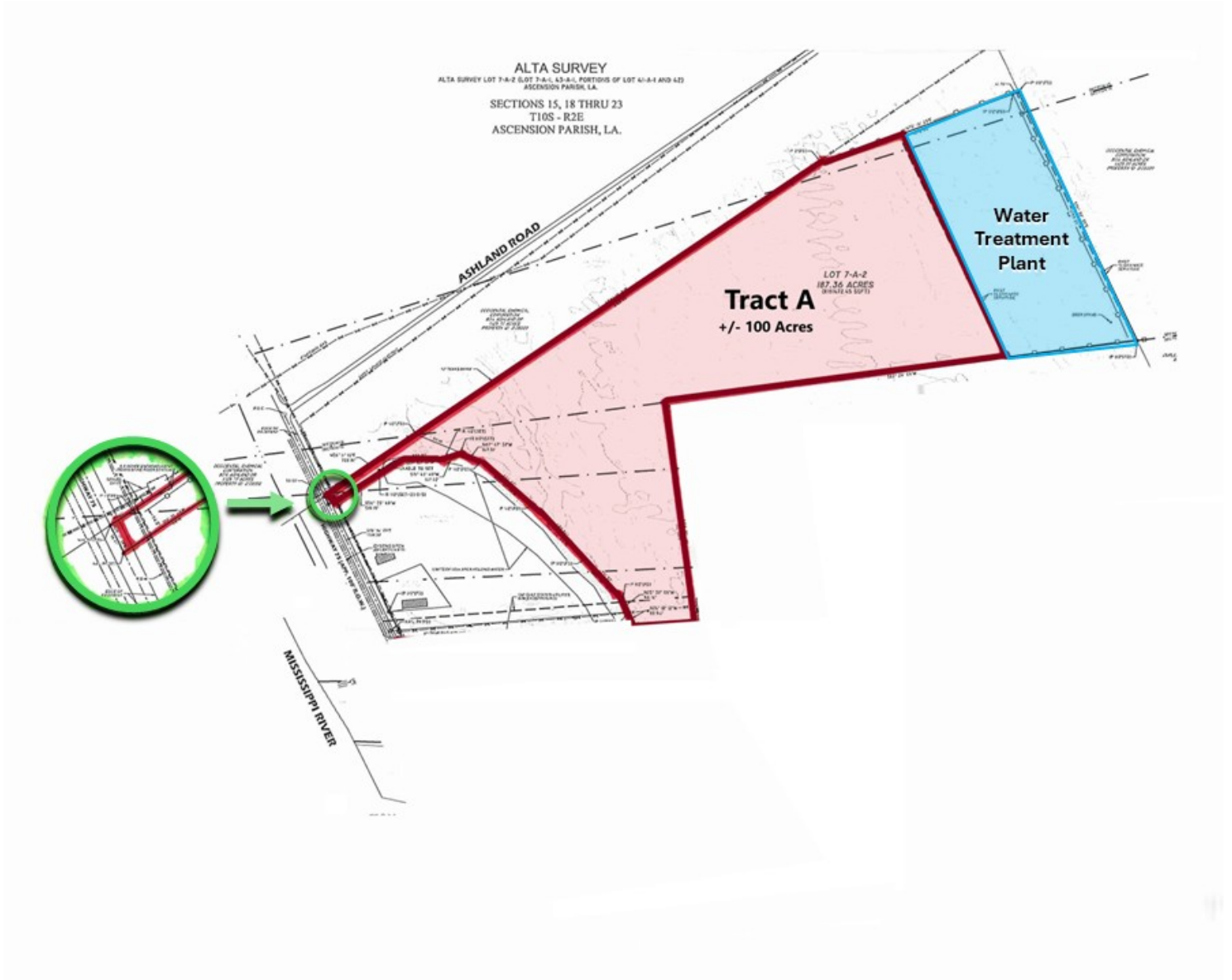
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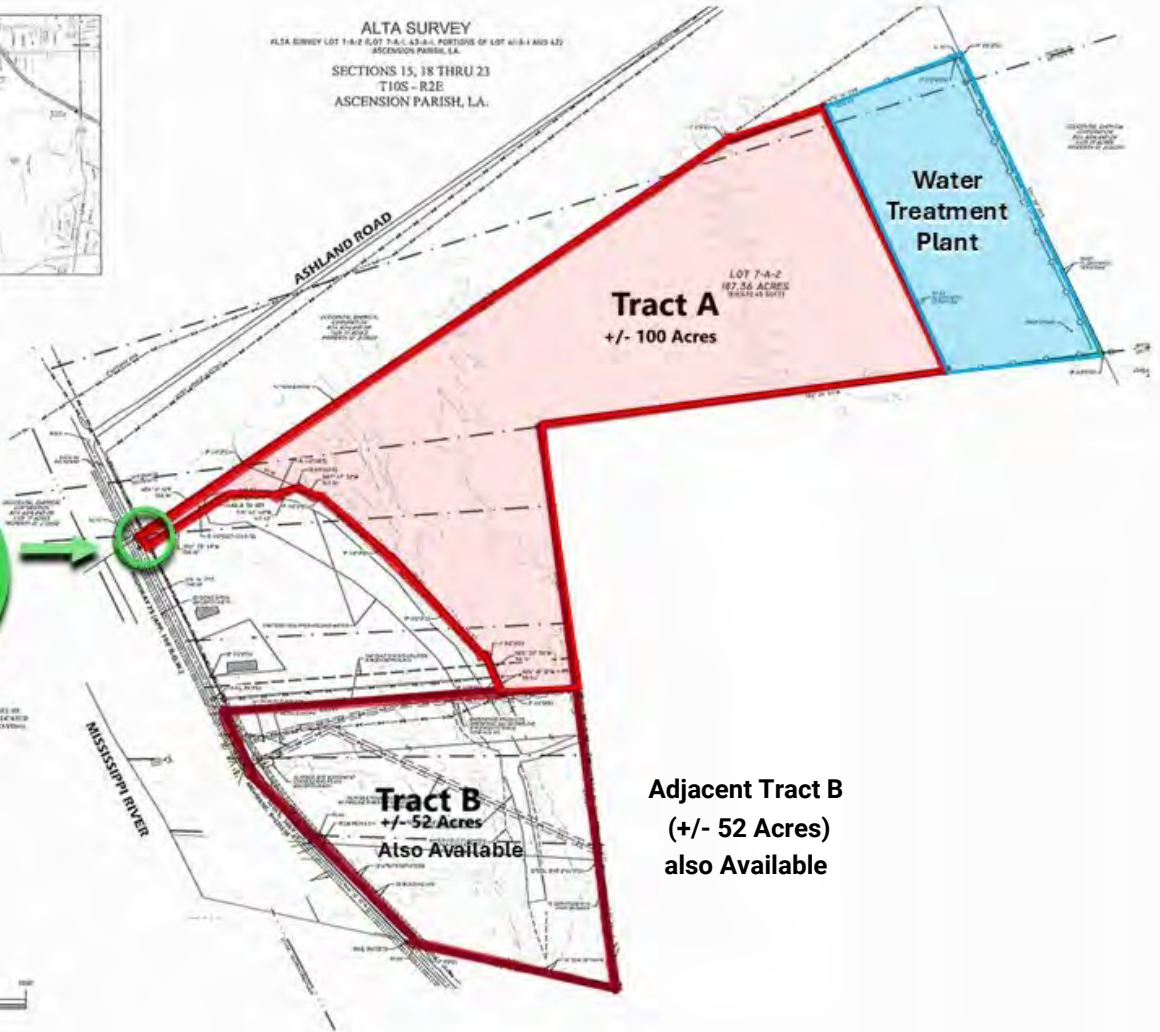
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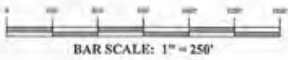


VICINITY MAP
SCALE 1" = 1 MILE

ALTA SURVEY
ALTA SURVEY LOT 7-A-2 & LOT 7-A-1, 43-0-0, PORTIONS OF LOT 40-0-1 AND 42-0
ASCENSION PARISH, LA.
SECTIONS 15, 18 THRU 23
T10S - R2E
ASCENSION PARISH, LA.



FLOOD ZONE CLASSIFICATION:
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FROM PAGE 40,
CONCRETE BRIDGE AND ELEVATED DRIVE OR ELEVATED, YOUR PROPERTY IS IN A
SPECIAL FLOOD HAZARD AREA (SFHA) AND IS SUBJECT TO FLOODING.



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