



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR SALE

# TRACT B: +/- 52 ACRES

7238 LOUISIANA 75, GEISMAR, LA 70734

**\$70,000 / ACRE**



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$70,000 / acre</b>
<b>Lot Size:</b>	<b>+/- 52 Acres</b>

## PROPERTY HIGHLIGHTS

- TRACT B: +/- 52 Acres
- Approximately 1,675' Frontage on LA 75 (River Road)
- Near to Water Treatment Plant
  - Possible Pollution Treatment
  - Clarified Water Source
- No Known Hazards
- Wetlands Determined: 1.72 Acres
- Development Ready/Certified Site
- Adjacent Tract A (+/- 100 Acres) also Available



**BILL JEANSONNE**  
Commercial Investment Specialist  
225.802.2932  
bill@sr-cre.com

**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  
**TRACT B: +/- 52 ACRES**

7238 LOUISIANA 75, GEISMAR, LA 70734

**\$70,000 /ACRE**



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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**TRACT B: +/- 52 ACRES**  
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**\$70,000 /ACRE**

**Tract B: +/- 52 Acres**

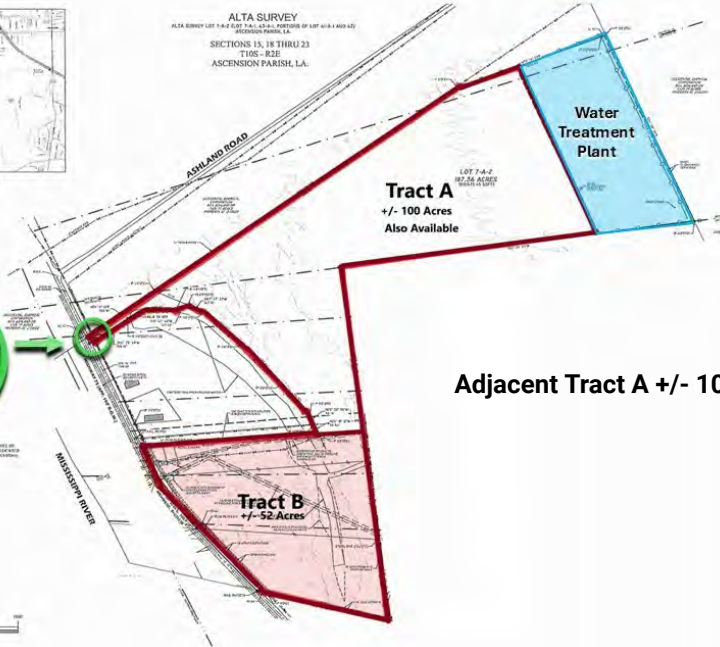


ALTA SURVEY  
ALTA SURVEY LOT 7-A-D 6207-741, 6211-6215, PORTIONS OF LOT 6-A-B 6204-6210  
SECTIONS 15, 18 THRU 23  
T10S - R22E  
ASCENSION PARISH, LA.



FLOOD ZONE CLASSIFICATION:  
REGULATORY: THE FLOOD ZONE CLASSIFICATION IS BASED ON FEDERAL FLOOD INSURANCE RATE MAPS AND NATIONAL FLOOD INSURANCE PROGRAM (NFIP) POLICY FLOOD ZONE MAPS. THIS INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.

BAR SCALE: 1" = 250'



**Tract A**  
+/- 100 Acres  
Also Available

**Adjacent Tract A +/- 100 Acres also Available**

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