



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE +/- 152 ACRES VACANT LAND - GEISMAR, LA

7238 LOUISIANA 75, GEISMAR, LA 70734

+/- 152 ACRES

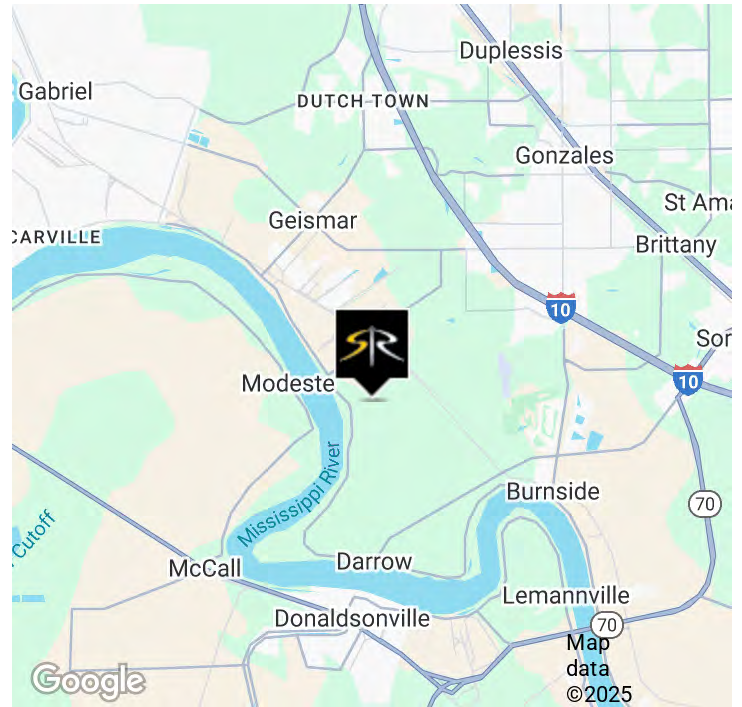


OFFERING SUMMARY

Sale Price:	\$70,000 / acre
Total Acreage Available:	+/- 152 Acres
Tract A:	+/- 100 Acres
Tract B:	+/- 52 Acres

PROPERTY HIGHLIGHTS

- Development Ready/Certified Site
- Adjacent to Water Treatment Plant
- **TRACT A: +/- 100 Acres**
 - Possible River Access
 - Possible Dock Conveyer
- **TRACT B: +/- 52 Acres**
 - Approximately 1,675' Frontage on LA 75 (River Road)
 - Wetlands Determined



BILL JEANSONNE
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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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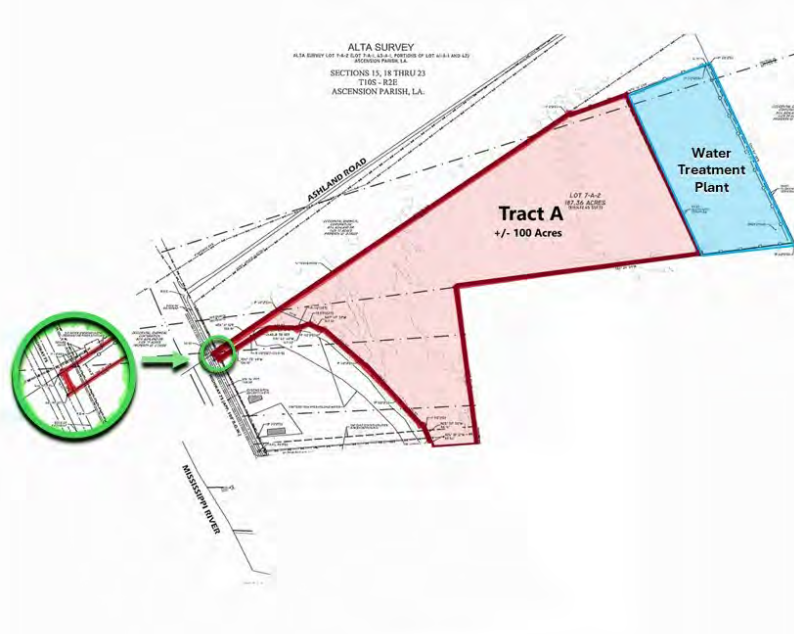
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+/- 152 ACRES

COMPLETE TRACT A & B HIGHLIGHTS

- **TRACT A: +/- 100 Acres**
- \$70,000/Acre
- 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

- **TRACT B: +/- 52 Acres**
- \$70,000/Acre
- 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



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INDUSTRIAL LAND FOR SALE

+/- 152 ACRES VACANT LAND - GEISMAR, LA

7238 LOUISIANA 75, GEISMAR, LA 70734

+/- 152 ACRES



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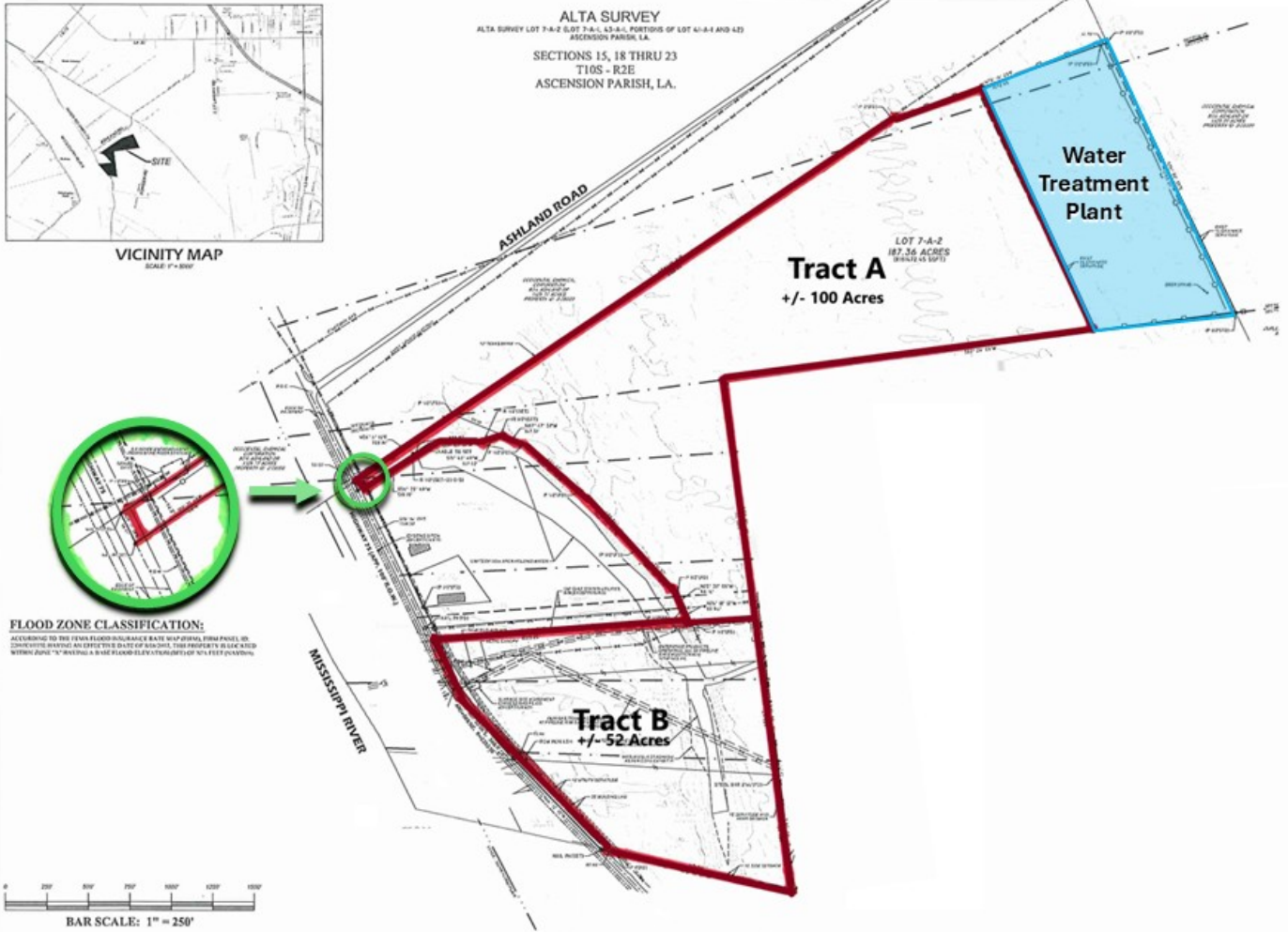
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