



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

REDUCED PRICE - 33 ACRE SITE ON I-10 FRONTAGE RD.
S. FRONTAGE RD. I-10, LACASSINE, LA 70647

4 - 33 ACRES



OFFERING SUMMARY

REDUCED Price:	\$999,000
Lot Size:	4 - 33 Acres
4 Acre Tract:	\$121,090

PROPERTY HIGHLIGHTS

- **REDUCED Price and Buyer Agent Bonus on 33 Acre Site**
- Owner offering a \$20,000 bonus to the buyer's agent in addition to ½ of the contract commission on a sell resulting from a purchase agreement **for all 33 acres**
- 33 Acres Zoned Industrial on South side of I-10 Service Rd. (Exit 45) 1,659' Service Road to I-10 Frontage
- Close proximity to the new \$21 Million Rice Mill
- 12 Miles to Lake Charles, LA
- Great Site for Industrial, Commercial, Retail, Hospitality, Manufacturing, Lay Down Yards, Convenience Stores, etc.
- Can be sold in 4 Acre Tracts (**excluded from buyer agent bonus**)
- Owner Financing Available



JIM ALLEN
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225.287.2999
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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.

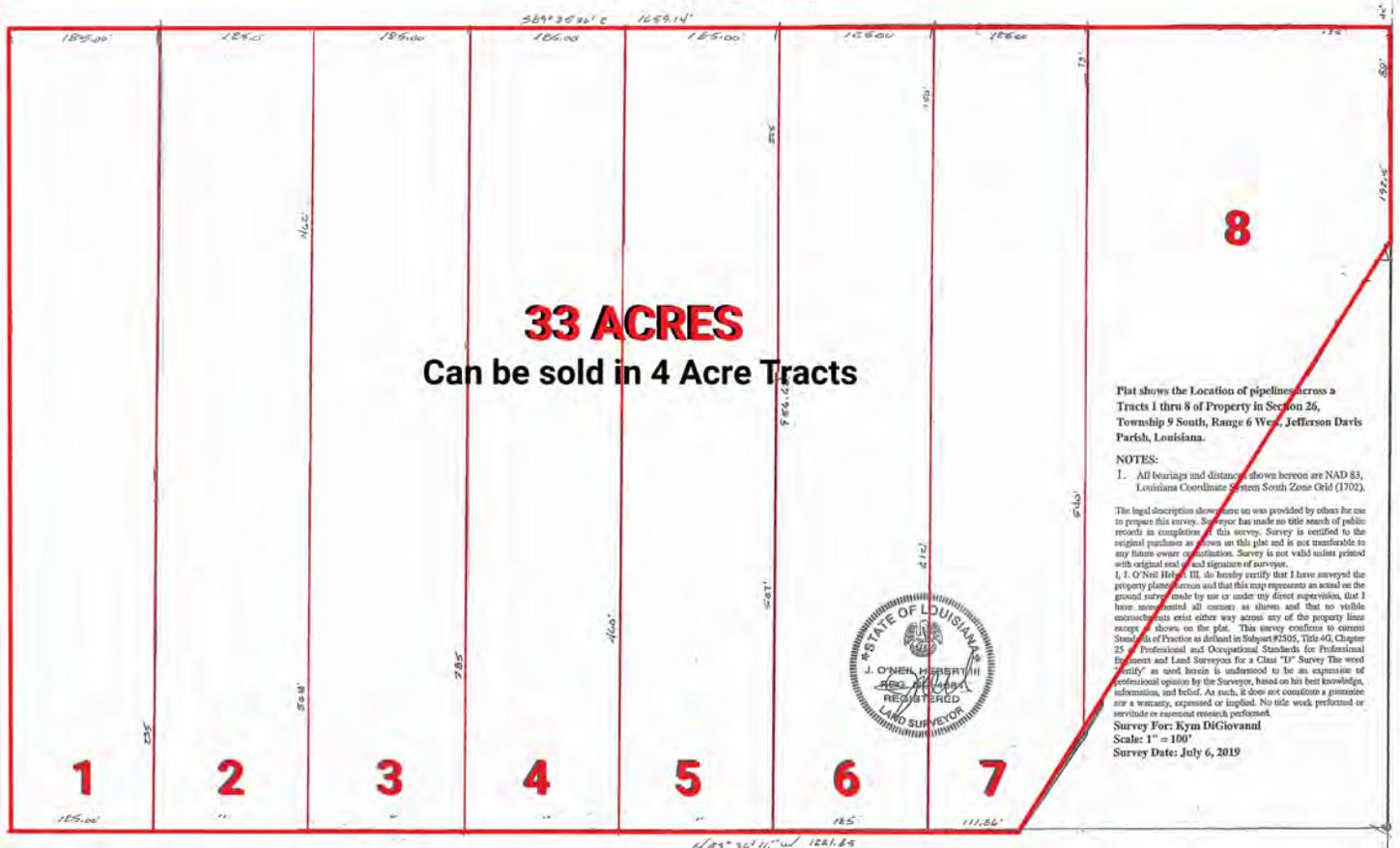


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SURVEY
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I-10 S. Frontage Rd.



Survey (Can Subdivide in 4 Acre Tracts)

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View from I-10



Across the Street

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