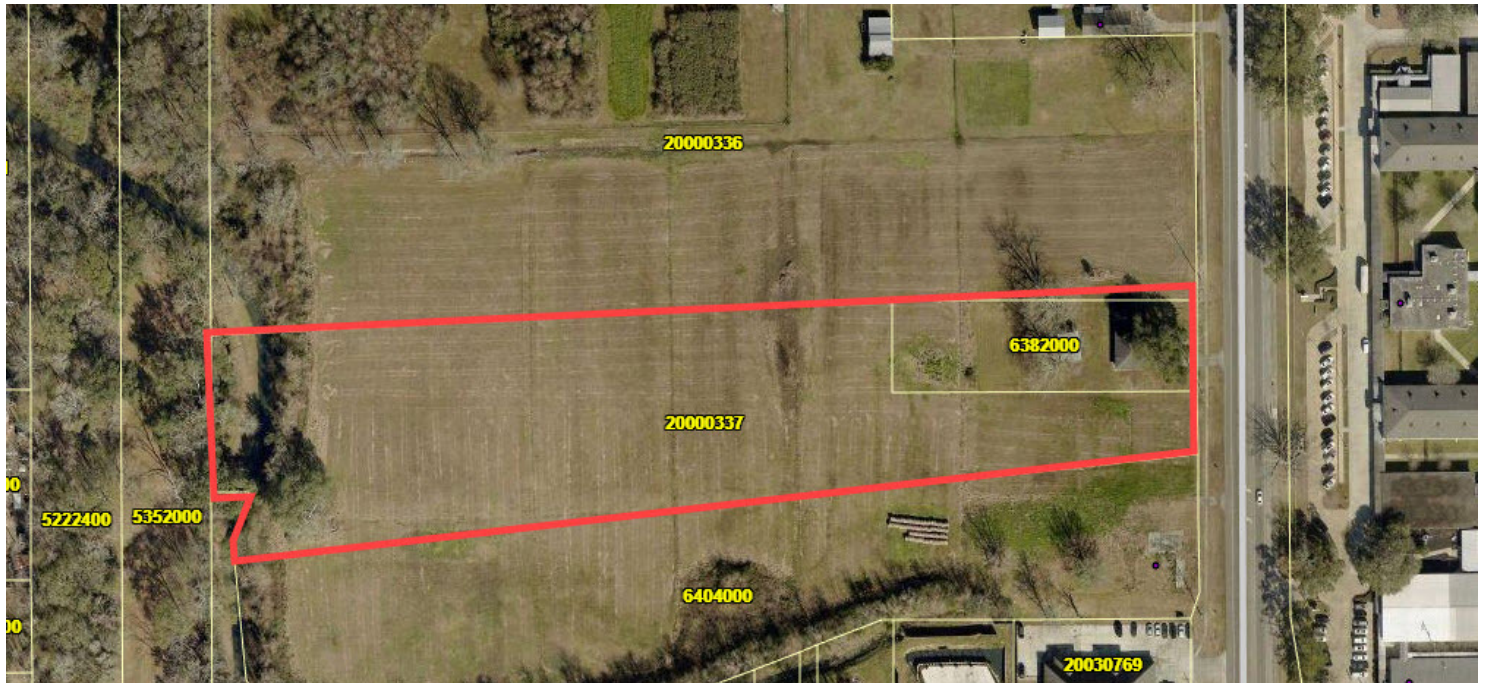


LAND FOR SALE HIGHWAY 73 - 6 ACRES OF VACANT LAND

LA Highway 73, Geismar, LA 70734



PROPERTY HIGHLIGHTS

- Located near Dutchtown High School and Dutchtown Middle
- 195' Frontage on Hwy 73
- Excellent Access to Hwy 30 and I-10
- Traffic Counts of 19,950+ VPD
- Near Geismar and the Petochem Corridor
- Ideal for residential townhome development

OFFERING SUMMARY

Sale Price:	\$1,500,000
Price Per Acre:	\$250,000/AC
Lot Size:	6 Acres



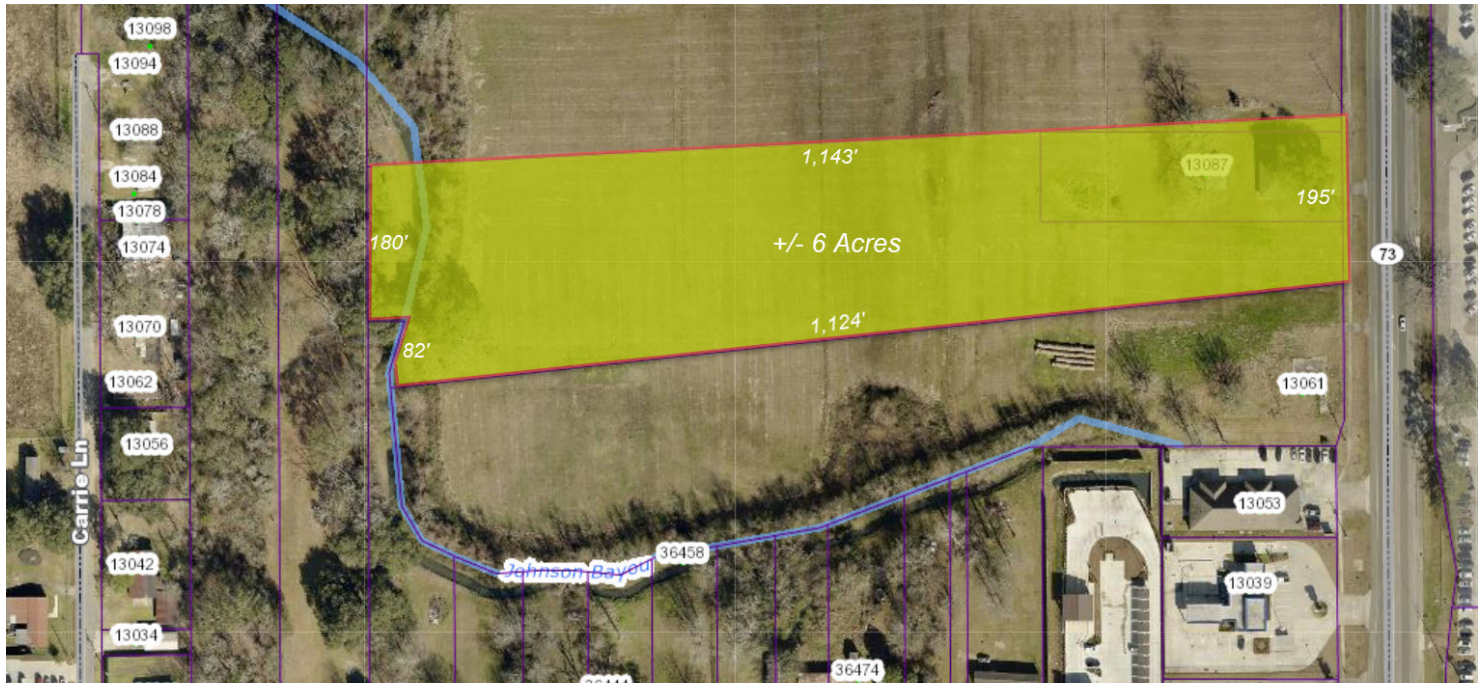
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LAND FOR SALE

HIGHWAY 73 - 6 ACRES OF VACANT LAND

LA Highway 73, Geismar, LA 70734



Sale Price

\$1,500,000

OFFERING SUMMARY

Lot Size:	6 Acres
Price / Acre:	\$250,000
Zoning:	RM - Residential Medium Intensity
Market:	Baton Rouge MSA
Submarket:	Ascension
Traffic Count:	19,966

PROPERTY OVERVIEW

The subject tract is a 6 acre, rectangular shape tract on the west side of Hwy. 73 just north of the Hwy. 74 intersection. The subject tract has 195' of frontage on Hwy. 73. Hwy. 73 has an ADT of 19,950+ vehicles per day.

LOCATION OVERVIEW

The subject tract is located on LA Highway 73 south of the Hwy. 73/I-10 interchange in the Dutchtown area. Dutchtown is a rapidly growing part of Ascension Parish driven by the economic development occurring as a result of the petrochemical industry. This site is just north of the Hwy. 73/Hwy. 74 intersection and is across the street from Dutchtown Middle School. Excellent location for mid-density residential development.

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LA Highway 73, Geismar, LA 70734

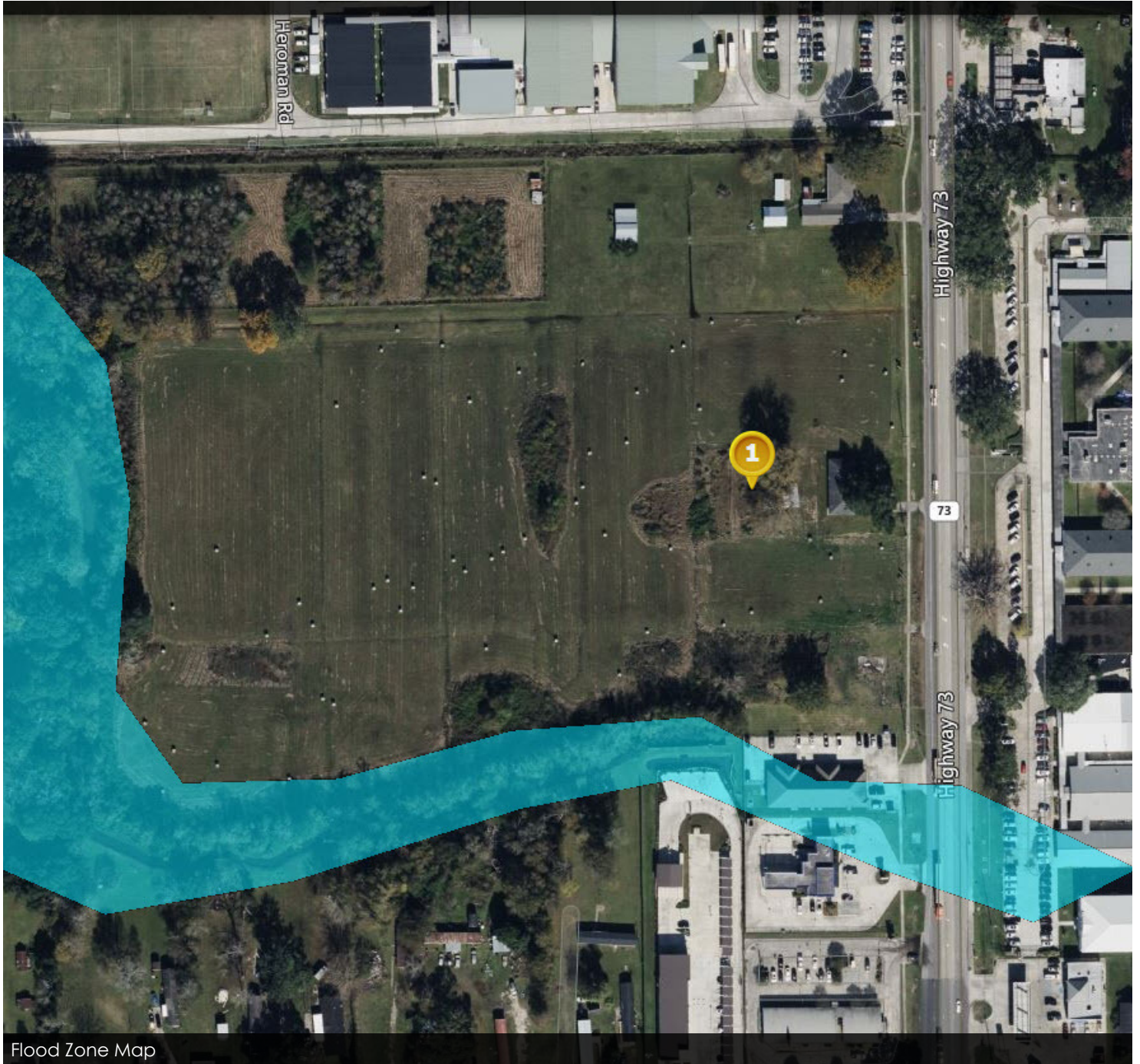


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LA Highway 73, Geismar, LA 70734



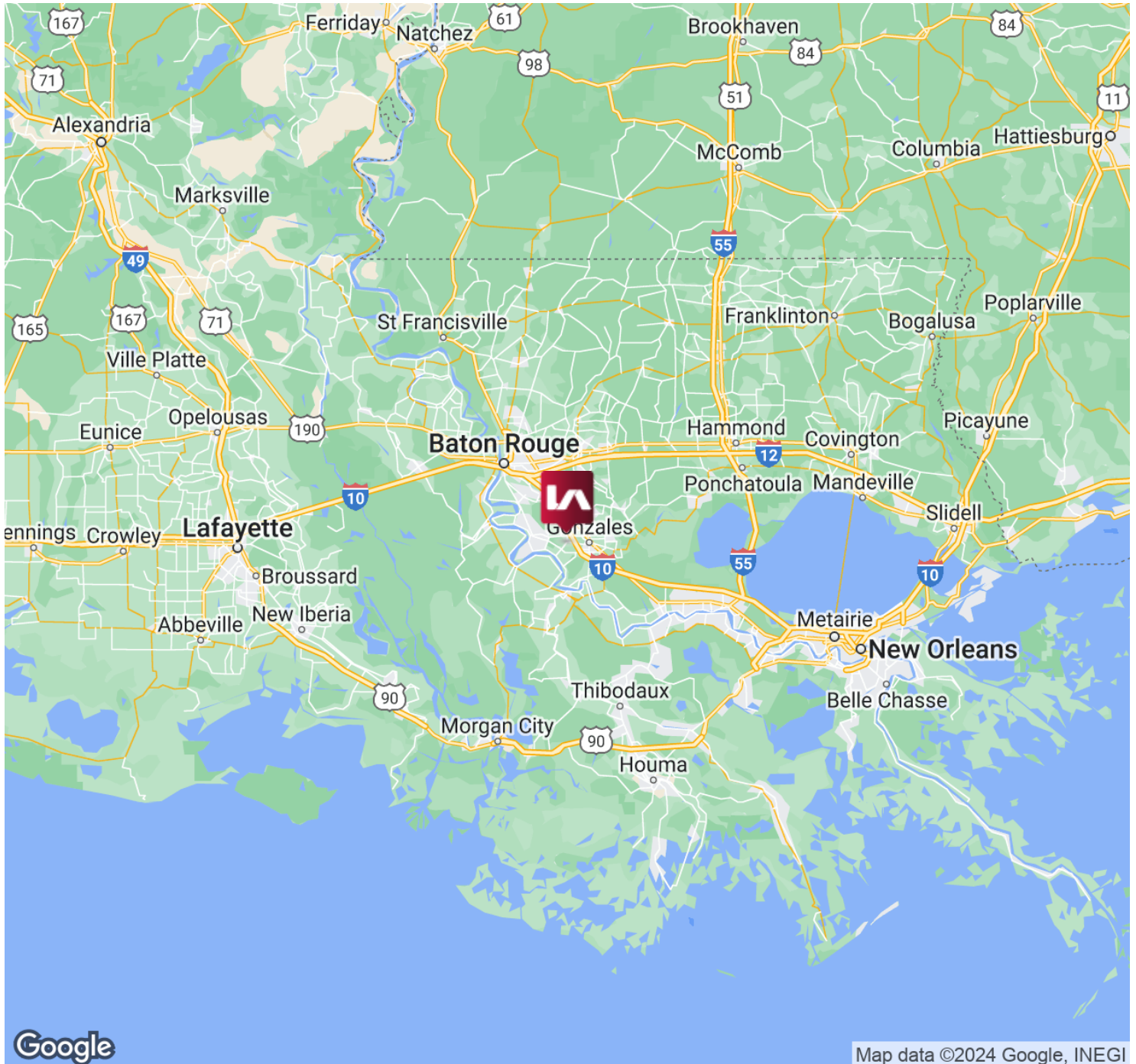
Flood Zone Map

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