



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE SHOVEL-READY SITE NEAR DOW & SHINTECH

25035 LA-1, PLAQUEMINE, LA 70764

11.75 ACRES

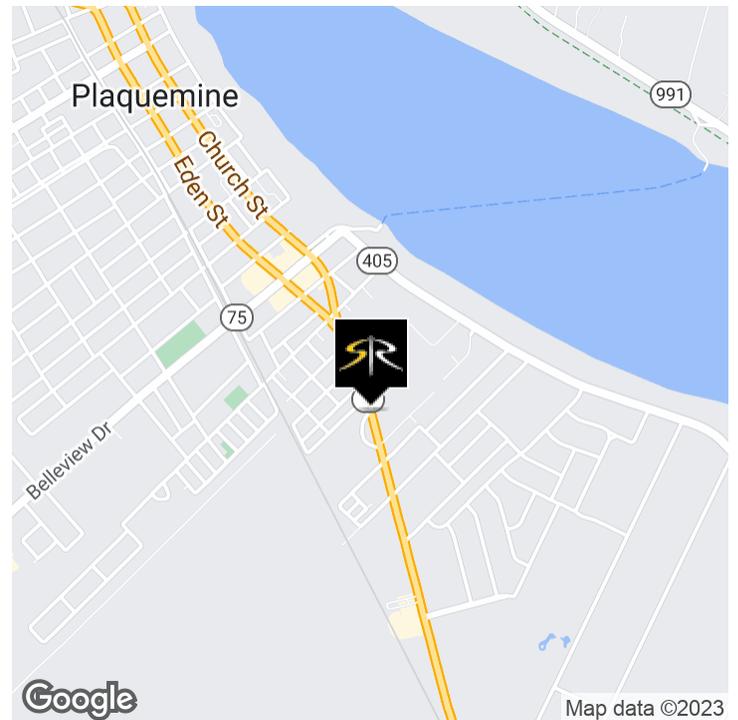


OFFERING SUMMARY

Sale Price:	\$2,439,360
Lot Size:	11.75 Acres
Zoning:	NONE

PROPERTY HIGHLIGHTS

- 11.75 Acre Tract available For Sale, Land Lease, or Build-to-Suit. Property sits on Hwy 1 South in Iberville Parish, in between DOW Chemical and Shintech. Located 1 mile from Plaquemine Ferry.
- Potential Uses Include:
 - Stand Alone Industrial Facility [up to 150,000 SqFt]
 - Industrial Facility with Large Laydown Yard (11.5 Acre Site)
 - Storage Yard
- Cleared 11.75 Acre Tract 100% Ready for Development
 - All Utilities On-Site
 - No Zoning (Use is Subject to Parish Approval)
 - Direct Contacts at the Parish on-hand
 - Not in the Flood



MATTHEW SHIRLEY **BRIAN NICOLICH**
Associate Broker Commercial Sales & Leasing
(D)225.907.5214 (D)225.229.4371
matthew@sr-cre.com brian@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.

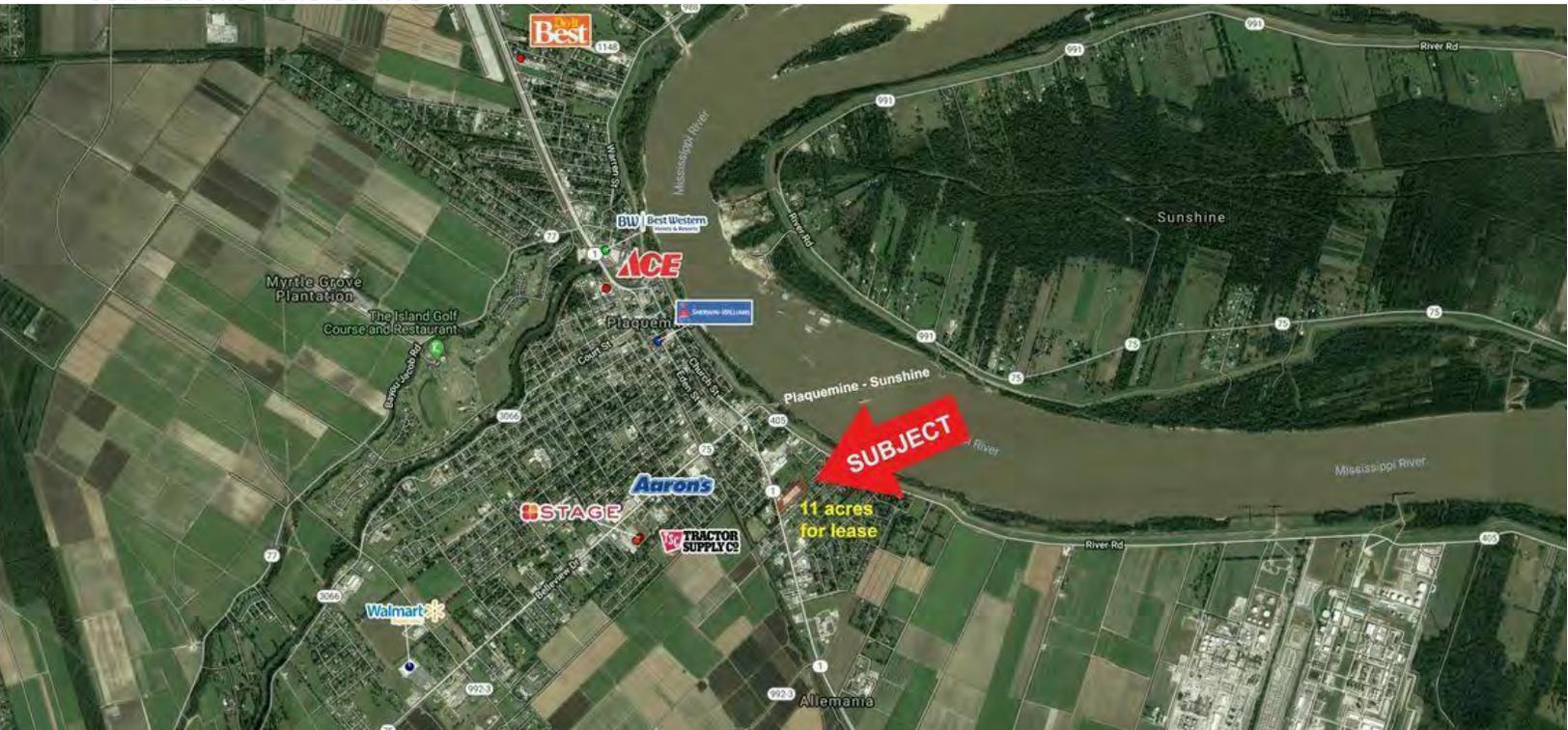


SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE SHOVEL-READY SITE NEAR DOW & SHINTECH

25035 LA-1, PLAQUEMINE, LA 70764

11.75 ACRES



MATTHEW SHIRLEY **BRIAN NICOLICH**
Associate Broker Commercial Sales & Leasing
(D)225.907.5214 (D)225.229.4371
matthew@sr-cre.com brian@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.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE SHOVEL-READY SITE NEAR DOW & SHINTECH

25035 LA -1, PLAQUEMINE, LA 70764

11.75 ACRES



Site Plan

MATTHEW SHIRLEY Associate Broker
(D)225.907.5214
matthew@sr-cre.com

BRIAN NICOLICH Commercial Sales & Leasing
(D)225.229.4371
brian@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.



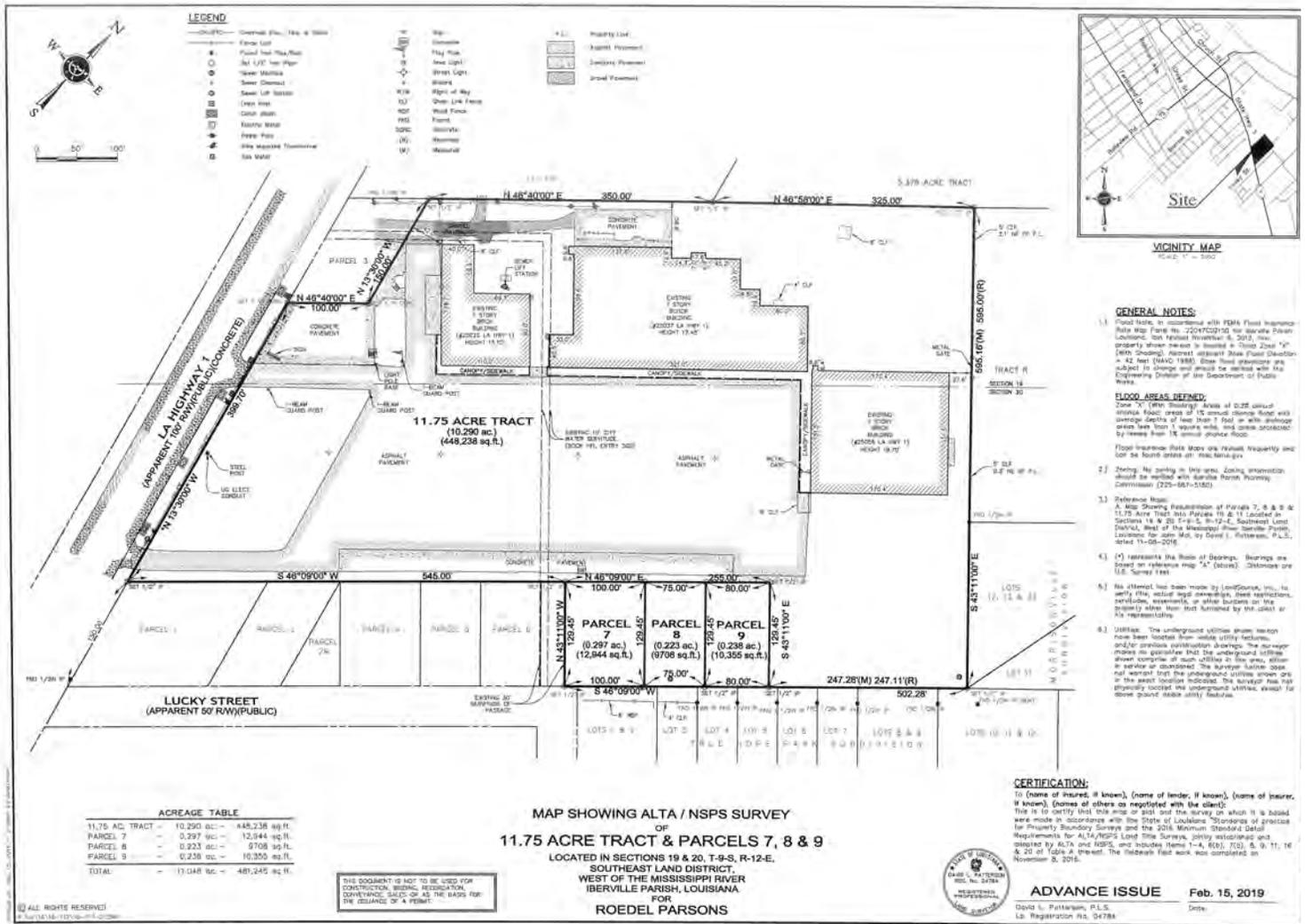
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

SHOVEL-READY SITE NEAR DOW & SHINTECH

25035 LA -1, PLAQUEMINE, LA 70764

11.75 ACRES



Survey

MATTHEW SHIRLEY **BRIAN NICOLICH**
Associate Broker Commercial Sales & Leasing
(D)225.907.5214 (D)225.229.4371
matthew@sr-cre.com brian@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.



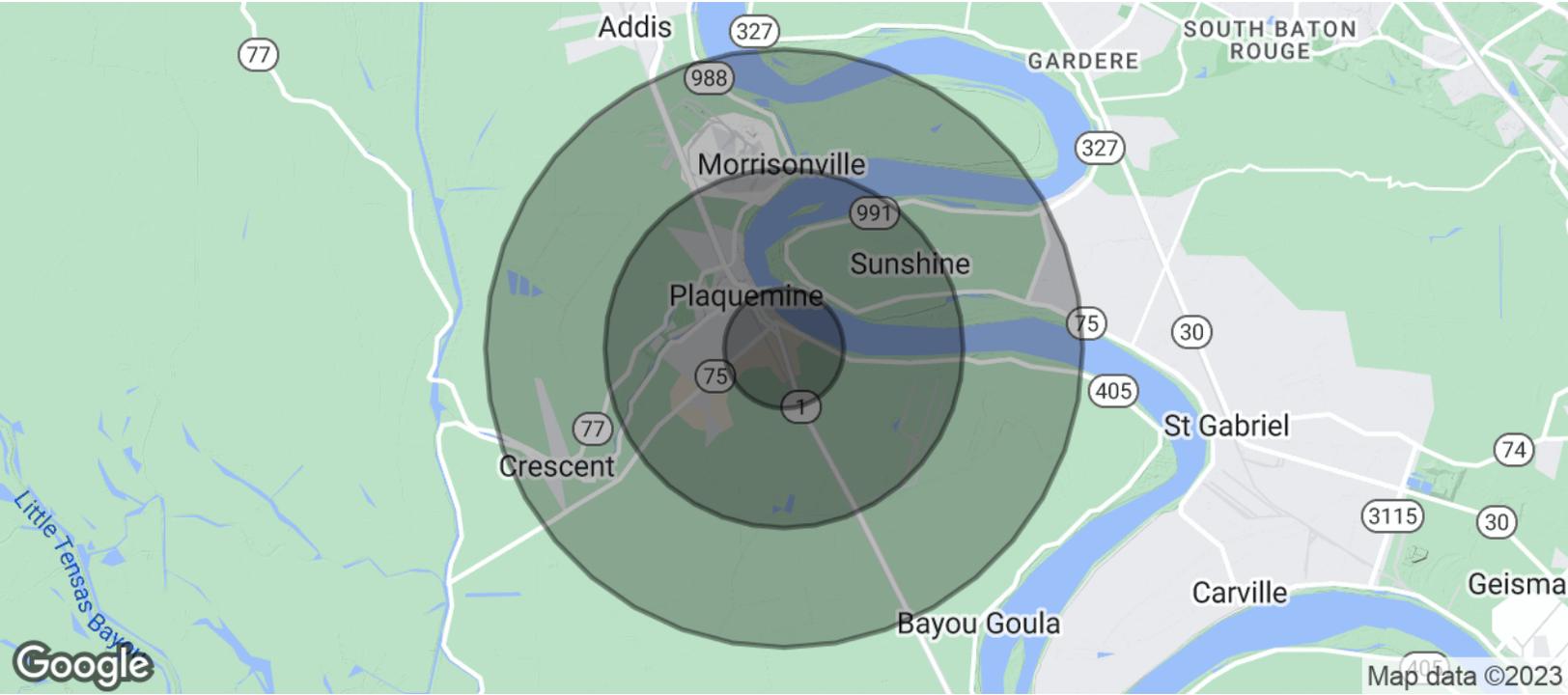
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

SHOVEL-READY SITE NEAR DOW & SHINTECH

25035 LA -1, PLAQUEMINE, LA 70764

11.75 ACRES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,040	9,750	16,215
Average Age	35.1	34.8	34.8
Average Age (Male)	26.4	31.8	32.1
Average Age (Female)	36.4	35.5	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	796	3,954	6,691
# Of Persons Per HH	2.6	2.5	2.4
Average HH Income	\$56,837	\$53,792	\$56,249
Average House Value	\$162,706	\$149,805	\$159,228

* Demographic data derived from 2020 ACS - US Census

MATTHEW SHIRLEY Associate Broker
(D)225.907.5214
matthew@sr-cre.com

BRIAN NICOLICH Commercial Sales & Leasing
(D)225.229.4371
brian@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.