

## Land Available

### Price

- \$12,500 per Acre (\$1,210,000 Total)
- Minerals not included

### Land Size

- 96.78 Acres  
Subject to Survey

### Location Highlights

- In East Baton Rouge Parish, LA 70791
- Approx. 13 miles & 15 minute drive north of Downtown Baton Rouge.
- 5 miles southwest of Zachary, LA.
- From intersection of West Irene Road at US Highway 61 (B.A.S.F. Plant - 111 W. Irene Road, Zachary), go West on West Irene Road 0.9 miles. Subject property is on right (north) side of Road. It is located across from "City-Parish Irene Road Facility" with large white building.
- Quick and easy access to 4-lane US Highway 61.
- Also located on West Irene Road are training facilities for Louisiana State Police, East Baton Rouge Parish Sheriff, and Baton Rouge Police Department.

### Property Highlights

- Long Frontage (1,550') on 2 lane parish asphalt paved West Irene Road
- Mostly wooded
- City of Zachary 6" water main at property in West Irene Road right-of-way
- Great access to 4-lane US Highway 61 (0.9 miles to the east)
- Zoned rural
- Flood Zone: Zone X & Zone A
- Outside city limits
- In Zachary School District #1
- 100' wide natural gas pipeline & 100' wide access easement with rocked road across parts of this property
- Seller reserves all mineral rights
- All sizes & dimensions are subject to survey



