



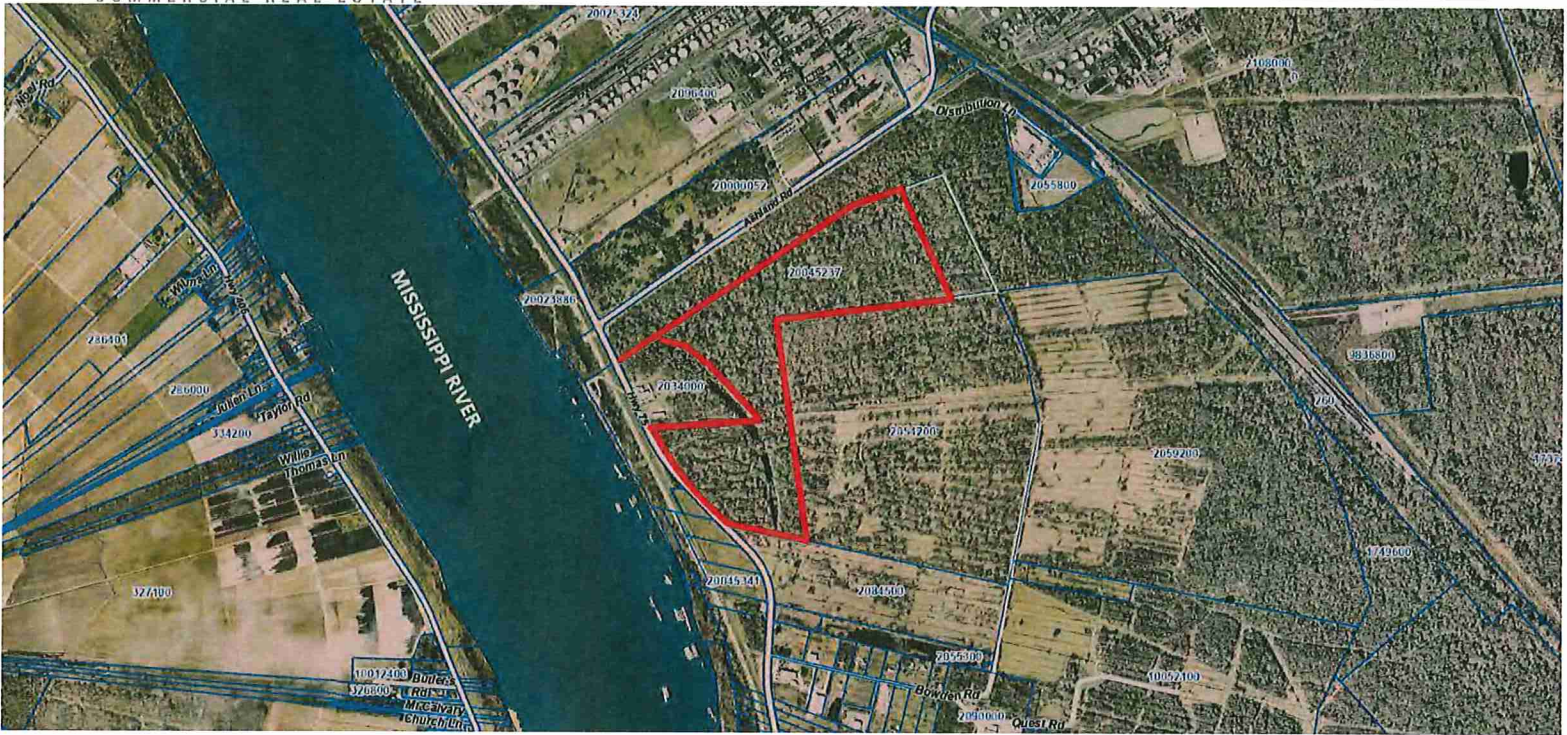
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

INDUSTRIAL LAND FOR SALE

+/- 152 ACRES VACANT LAND - GEISMAR, LA

7238 LOUISIANA 75, GEISMAR, LA 70734

\$75,000 /ACRE

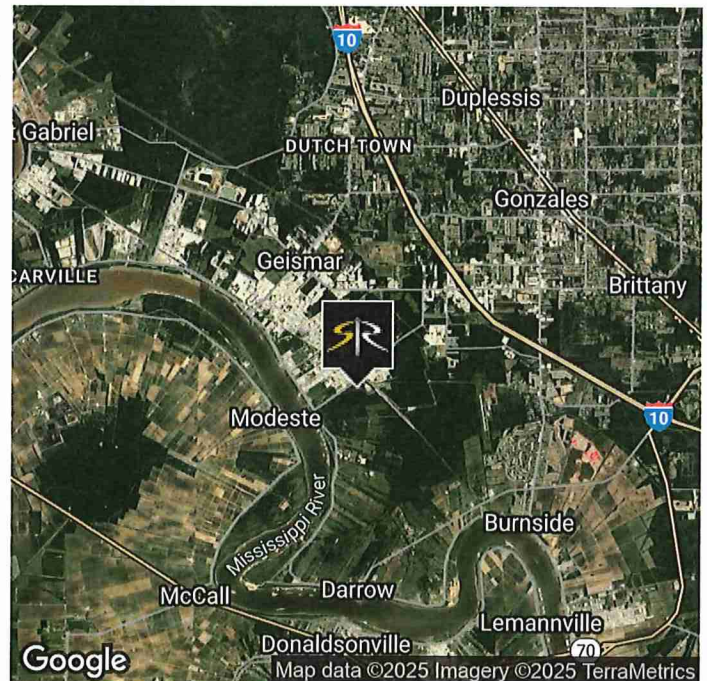


OFFERING SUMMARY

Sale Price:	\$11,427,000
Lot Size:	+/- 152 Acres
Price / Acre:	\$75,000/Acre

PROPERTY HIGHLIGHTS

- +/- 152 Acres Industrial Land on Hwy. 75
- Adjacent to Water Treatment Plant
 - Possible Pollution Treatment
 - Clarified Water Source
- Heavy Industrial Corridor
- Hwy. 75 Frontage
- No Known Environmental Hazards
- Wetlands: Determined



BILL JEANSONNE

Commercial Investment Specialist

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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.



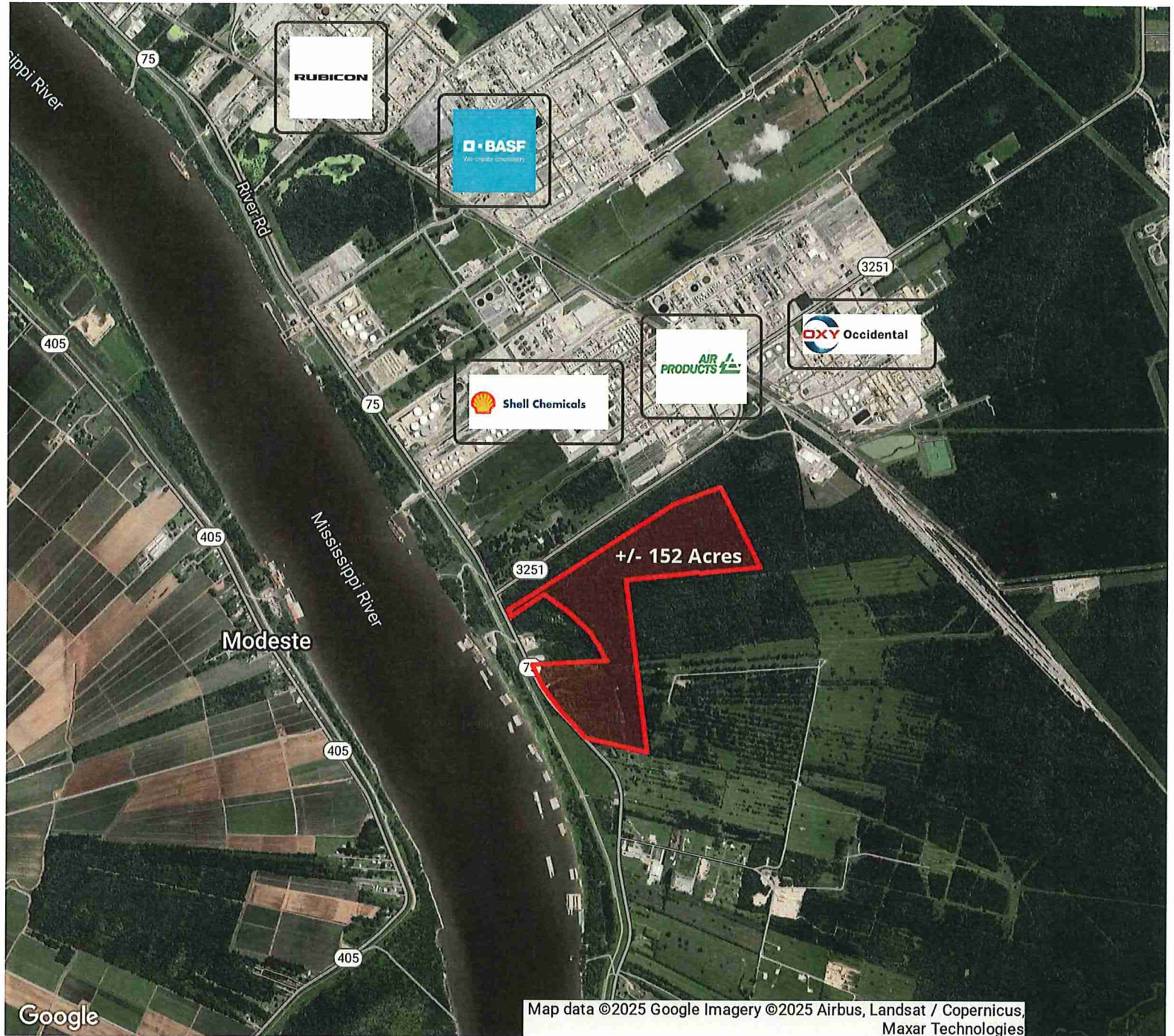
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Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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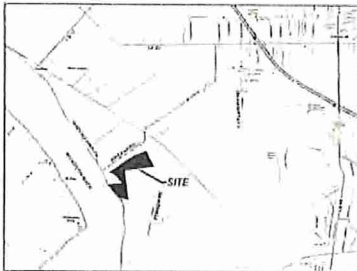
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VICINITY MAP
SCALE: 1" = 200'

ALTA SURVEY
ALTA SURVEY LOT 7-A-2, LOT 7-A-1, 45-A-1, PORTIONS OF LOT 41, 42 AND 43
ASCENSION PARISH, LA.
SECTIONS 15, 18 THRU 23
T10S - R2E
ASCENSION PARISH, LA.



FLOOD ZONE CLASSIFICATION:
BASED UPON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE AREA, THE PROPERTY IS CLASSIFIED AS FLOOD ZONE X-1. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X-1, WHICH IS A FLOOD ZONE OF MODERATE RISK.

0 250 500 750 1000 1250 1500
BAR SCALE: 1" = 250'

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