

LAND FOR SALE

34471 East Highway 30

Geismar, LA 70769

For More Information Call: 225-247-9812

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PROPERTY HIGHLIGHTS

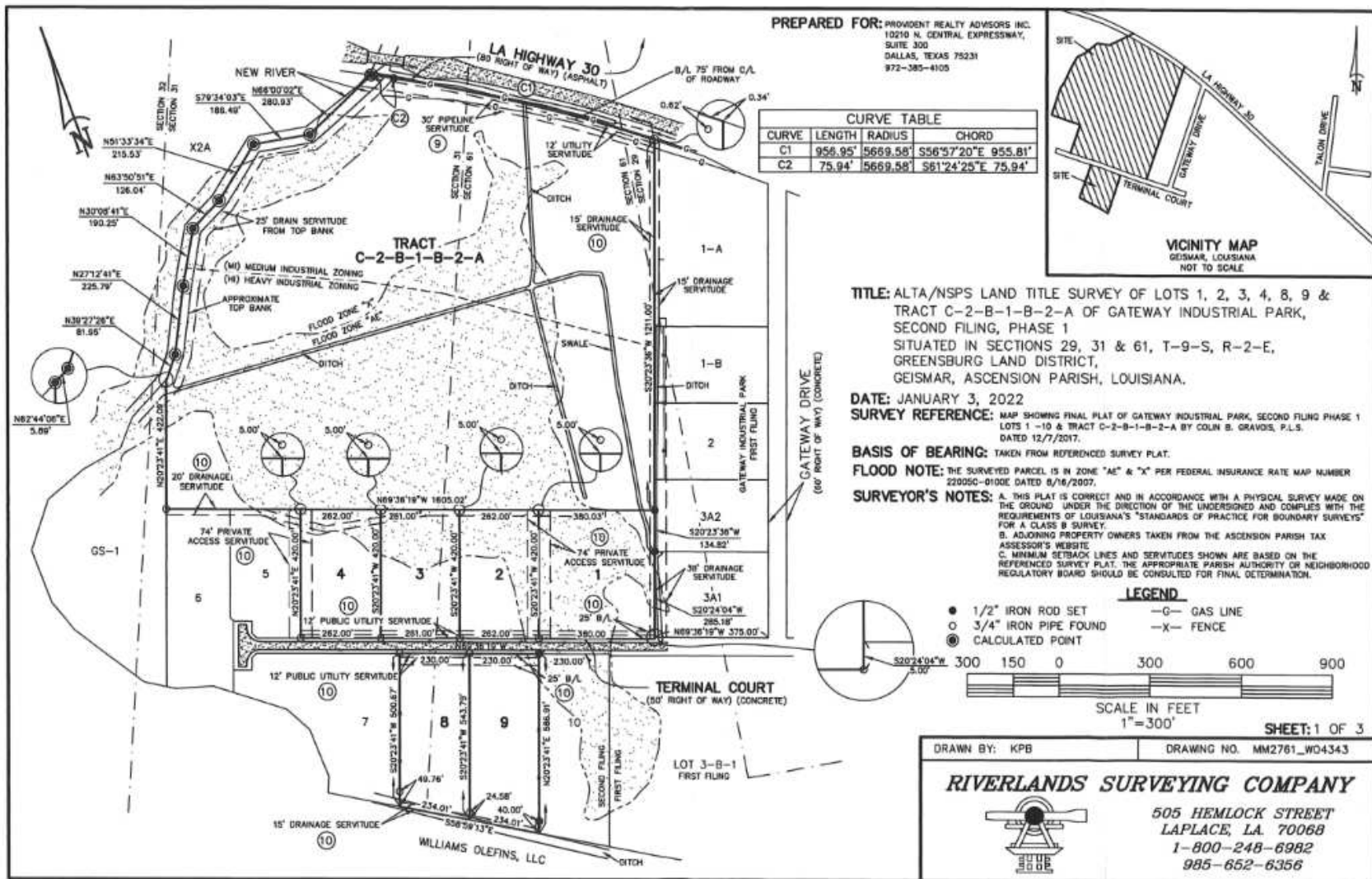
- Industrial Land for Sale on Highway 30 in Geismar, LA
- Site work has been done to bring property out of flood plain, retention pond has been engineered, leaving 44.24 net usable acres.
- Site is build ready.
- Site is central to the Geismar Petrochemical corridor fronting Highway 30 and near I-10.
- Close proximity to Petrochemical Plants such as: Honeywell, Nutrien, NOVA, Methanex, Hexion, BASF, Westlake, Shell, Praxair, Koura, and Syngenta.
- LED Certified Site.
- Zoning: Medium Industrial & Heavy Industrial.
- Contact Agent(s) for Parcel-Specific or Lump Sum Pricing Details

OFFERING SUMMARY

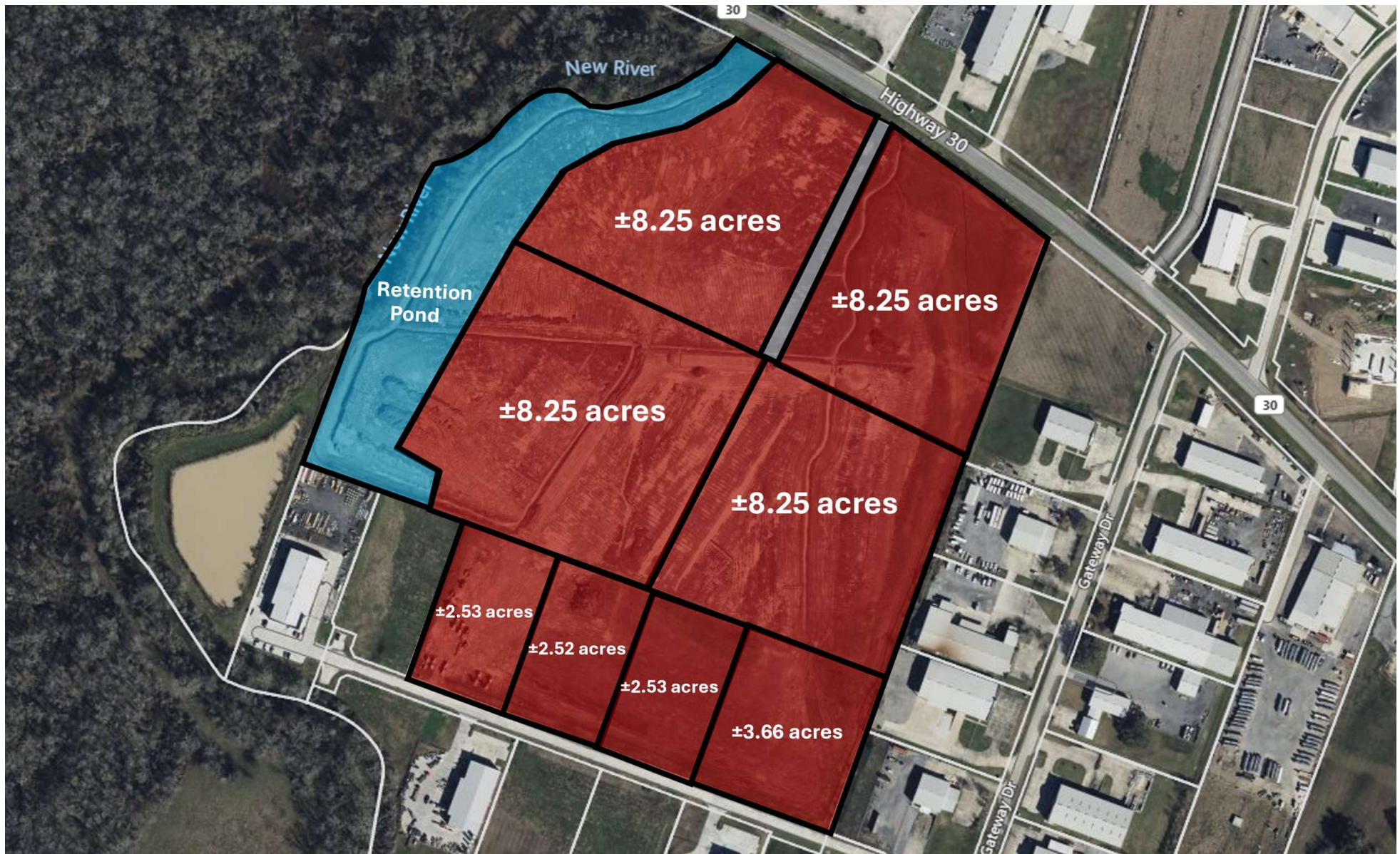
Sale Price:	Contact Agent(s) for Details
Gross Acreage:	54.85 Acres
Net Usable Acreage :	44.24 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	435	3,392	10,721
Total Population	1,271	9,792	29,879
Average HH Income	\$94,835	\$120,079	\$107,305

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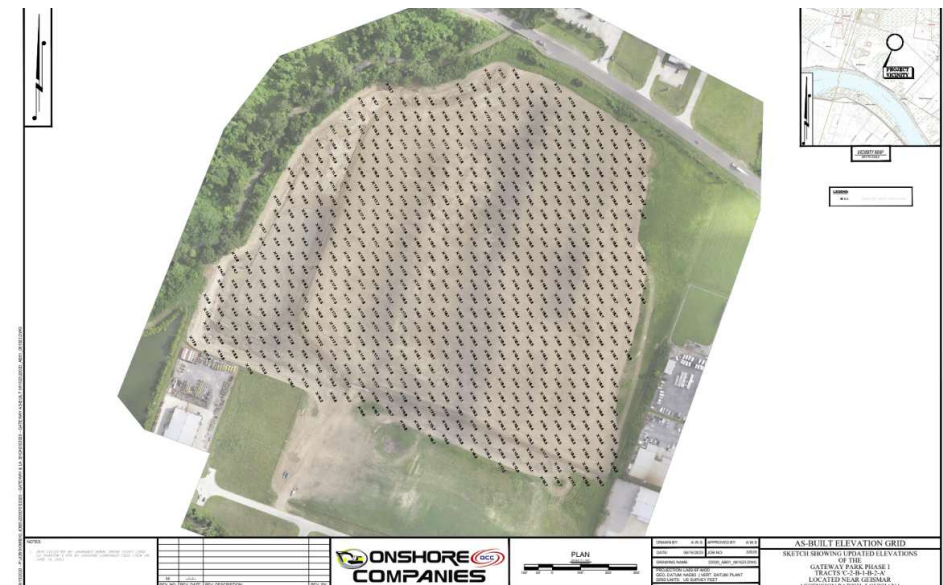
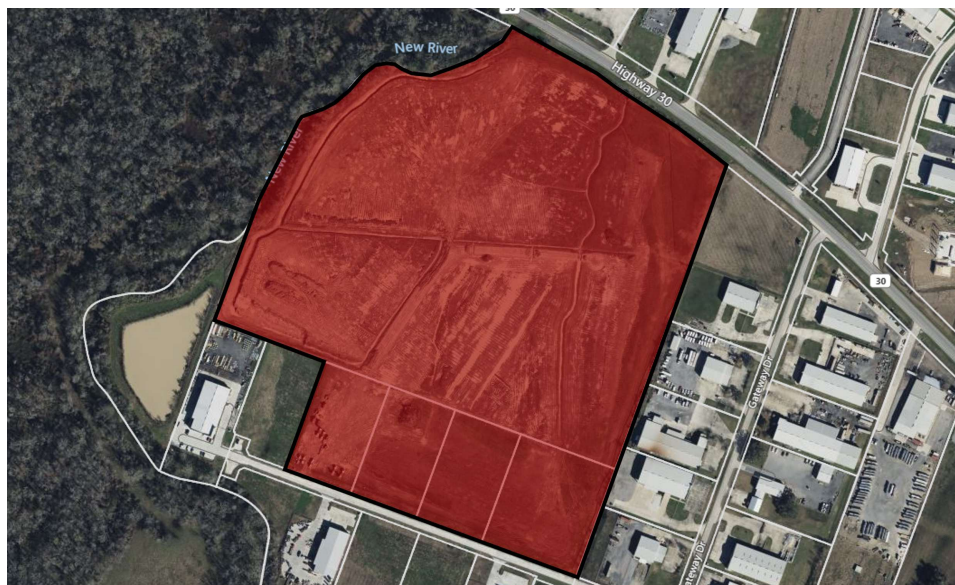
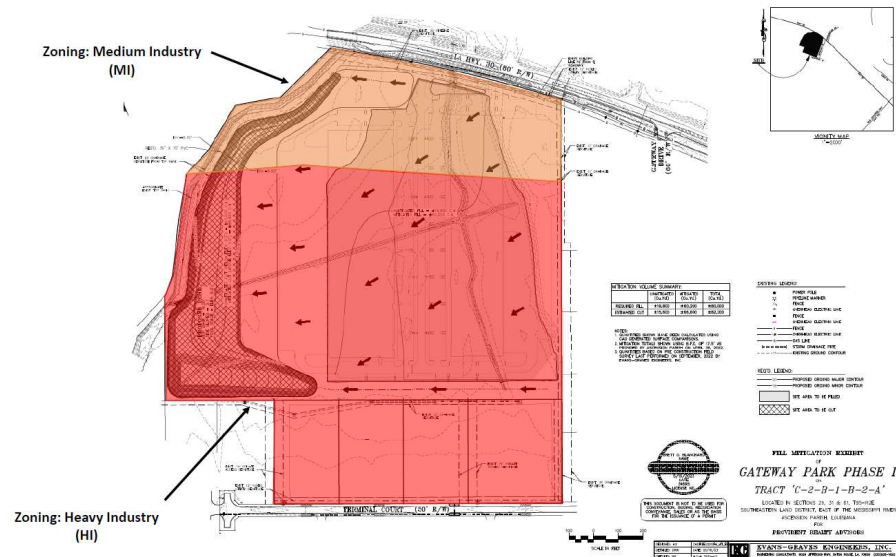
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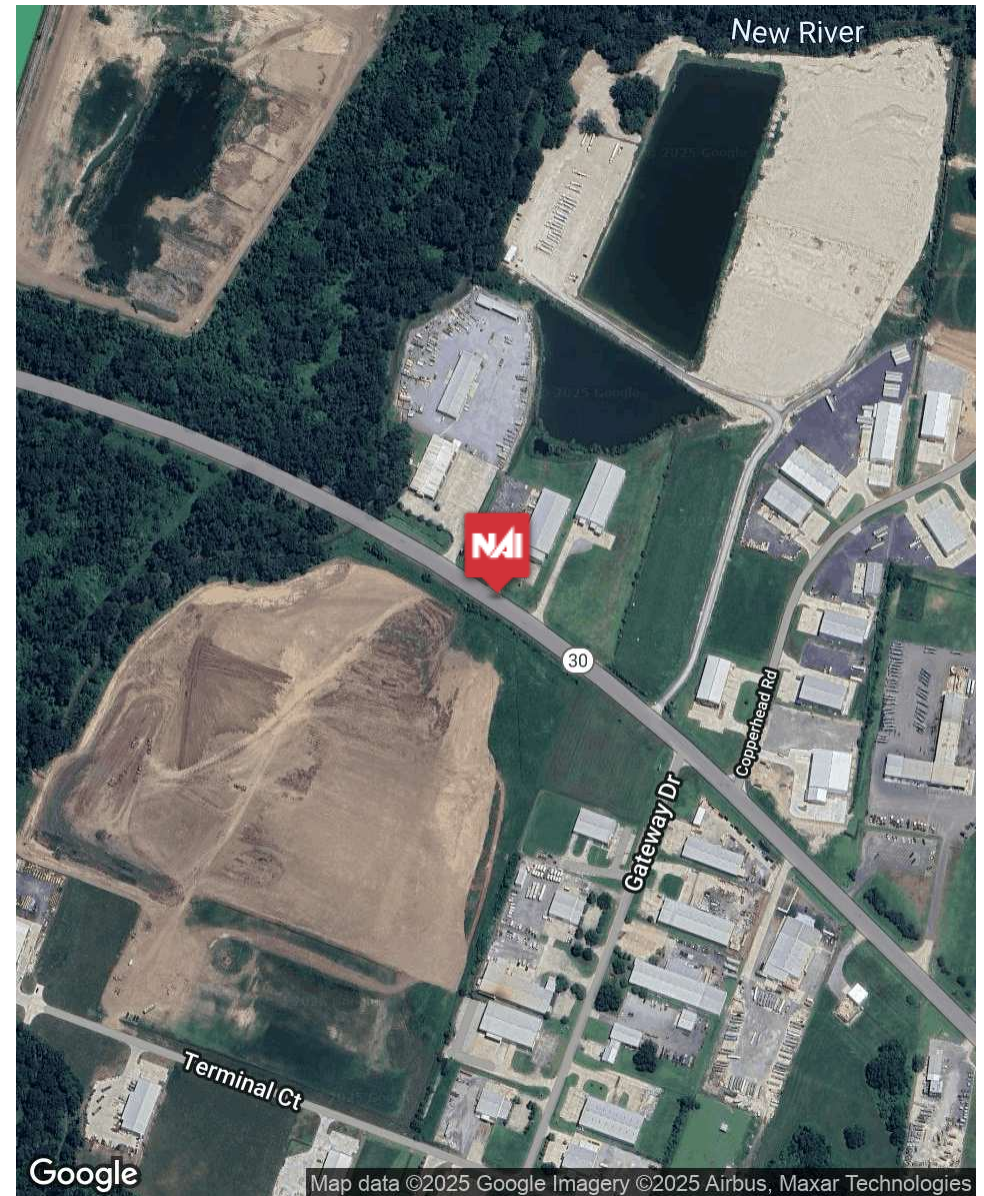
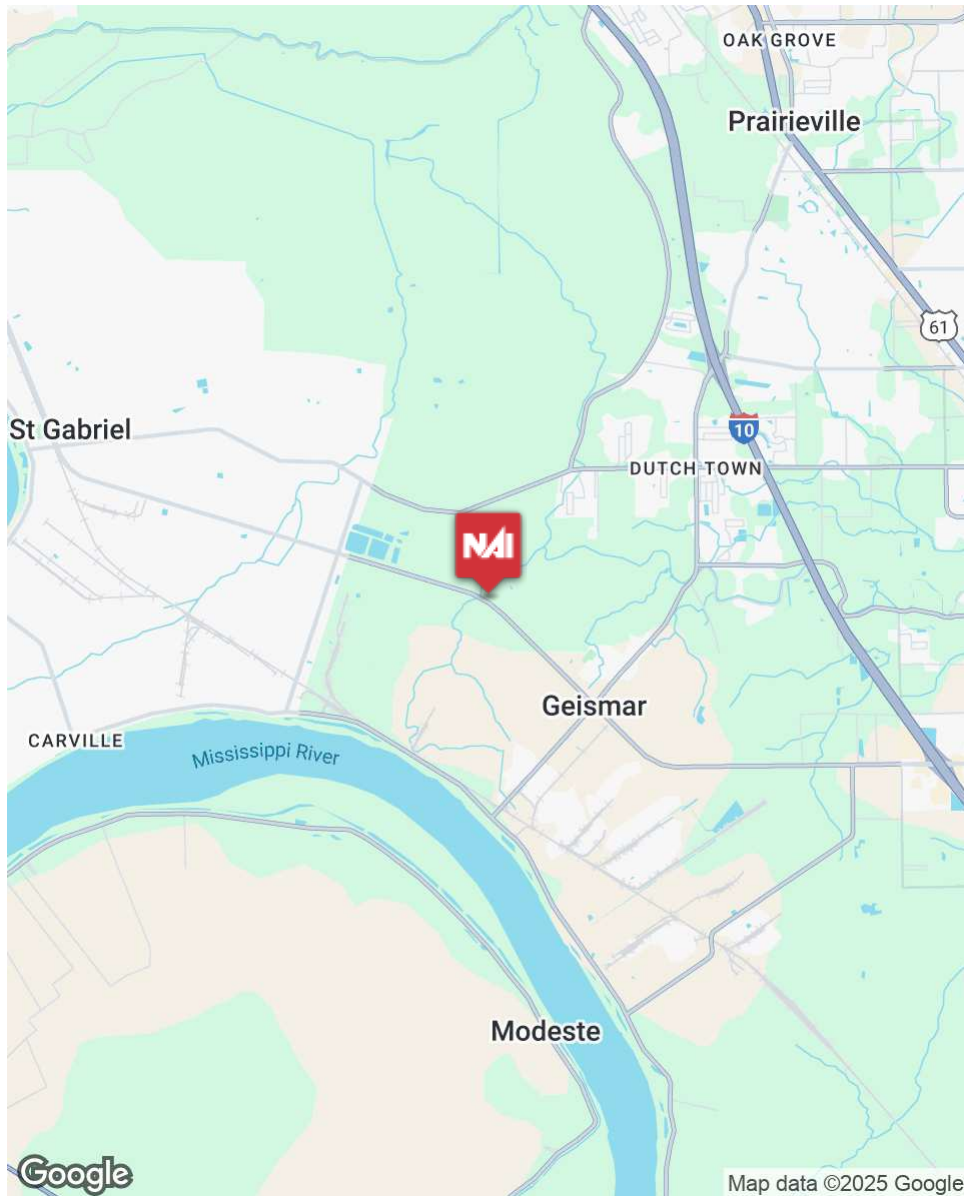
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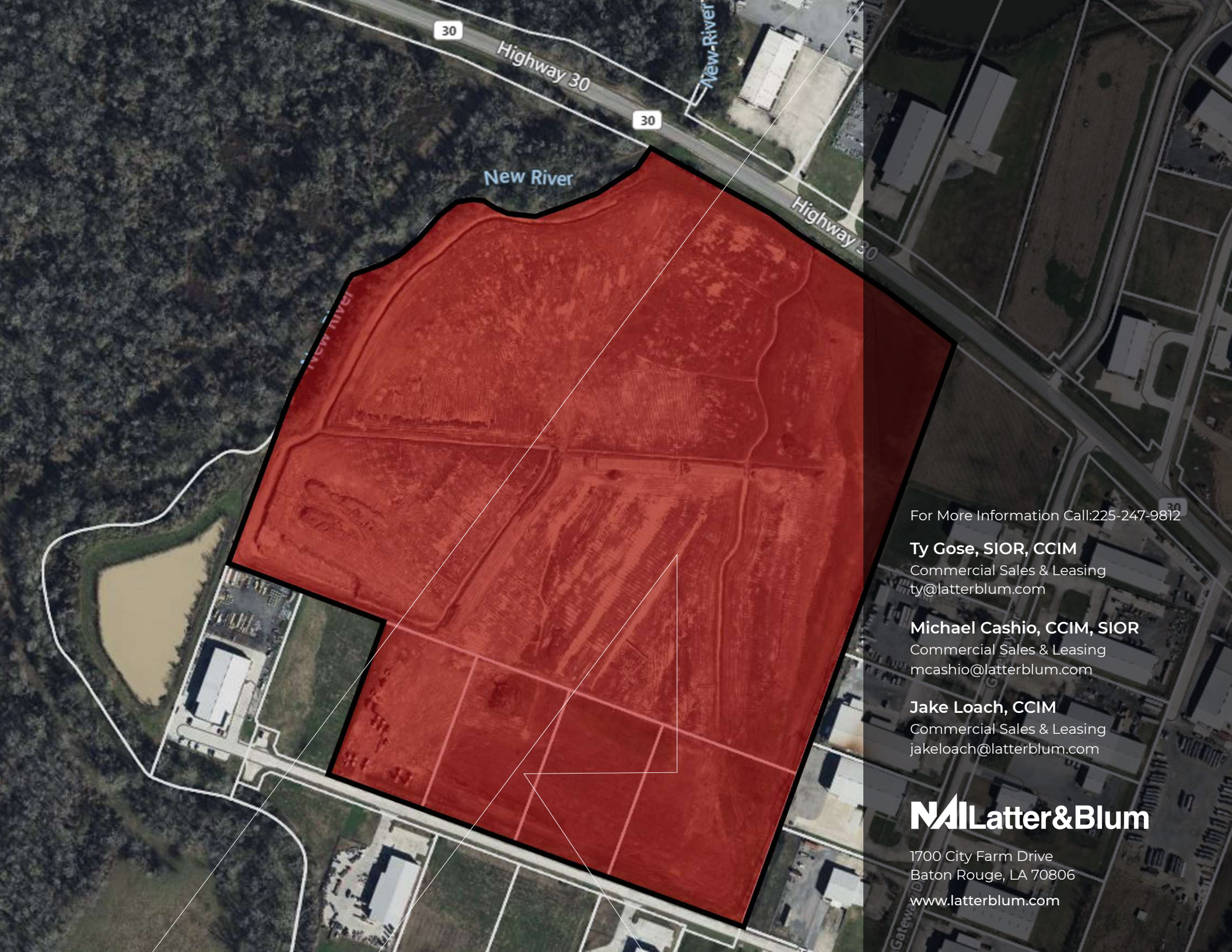
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30

Highway 30

30

New River

New River

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