

FOR SALE



LAND FOR SALE

4145 BOWDEN ROAD • GEISMAR, LA 70734

Highlights

Price:	\$175,000
Lot Size:	2.19 Acres
Lot:	12E
Zoning:	Industrial



DAVID VERCHER, CCIM
Director
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Louisiana

Property Description

2.19 Acre parcel zoned for industrial or residential use. Located within minutes of Hwy 30 industry and I-10. This tract is level and cleared with utilities available at the street. Contact broker for additional information.

- 2.19 Acres
- Industrial or Residential Use



IMAGES

4145 BOWDEN ROAD



KW COMMERCIAL - BR
8686 Bluebonnet Blvd
Baton Rouge, LA 70810



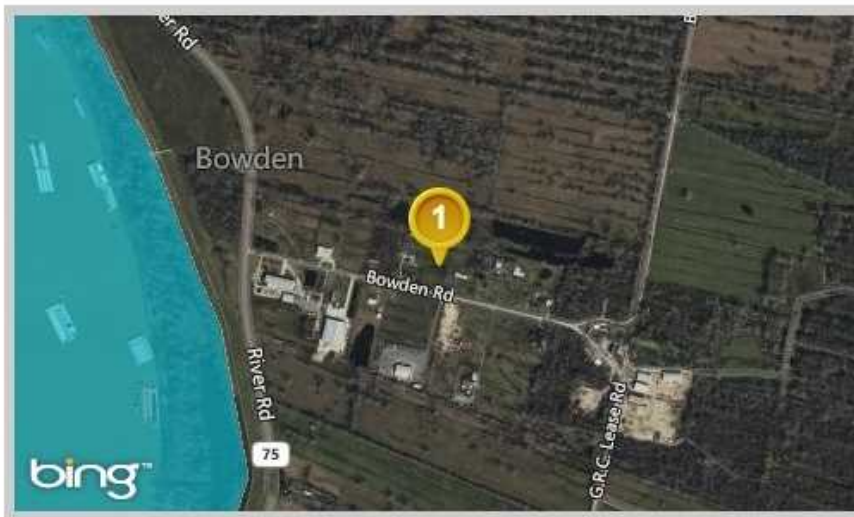
Each Office Independently Owned and Operated

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Louisiana Flood Map

4145 Bowden Rd. Geismar, La
70734



Visible Layers

Effective FIRM

Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.1606, -90.9887

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22005C0115E 8/16/2007	X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	out	18.8	N/A

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

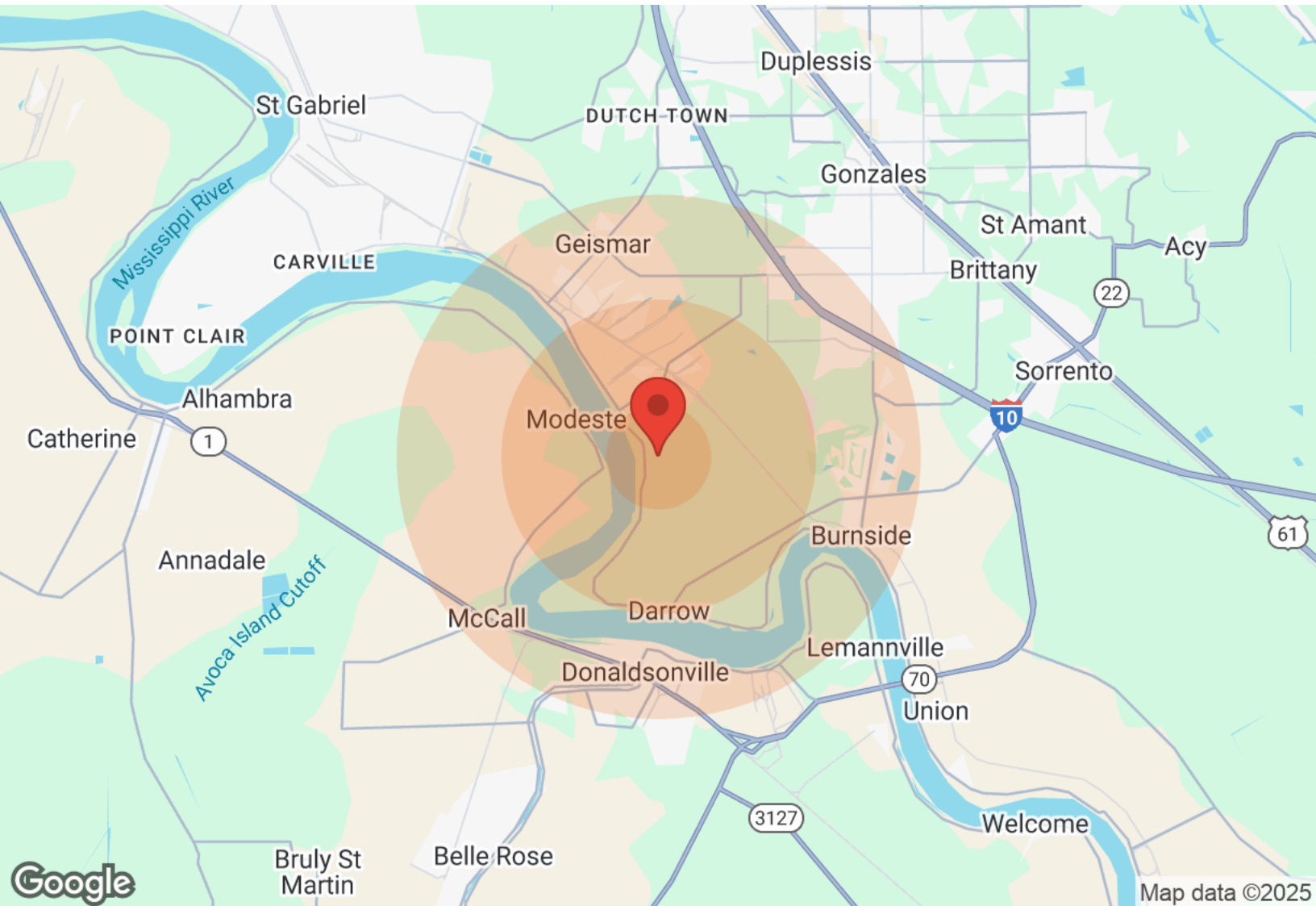
AERIAL MAP

4145 BOWDEN ROAD



DEMOGRAPHICS

11616 INDUSTRIXPLEX BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	N/A	2,438	8,516
Female	N/A	2,486	8,802
Total Population	N/A	4,924	17,318

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,185	4,334
Ages 15-24	N/A	649	2,519
Ages 25-54	N/A	2,025	7,039
Ages 55-64	N/A	604	1,820
Ages 65+	N/A	461	1,606

Race	1 Mile	3 Miles	5 Miles
White	N/A	2,520	7,024
Black	N/A	2,351	10,034
Am In/AK Nat	N/A	7	14
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	54	501
Multi-Racial	N/A	92	492

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$70,028	\$33,257
< \$15,000	N/A	164	1,024
\$15,000-\$24,999	N/A	87	913
\$25,000-\$34,999	N/A	158	659
\$35,000-\$49,999	N/A	294	762
\$50,000-\$74,999	N/A	305	834
\$75,000-\$99,999	N/A	105	546
\$100,000-\$149,999	N/A	353	825
\$150,000-\$199,999	N/A	151	219
> \$200,000	N/A	159	198

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,912	6,778
Occupied	N/A	1,716	6,035
Owner Occupied	N/A	1,565	4,483
Renter Occupied	N/A	151	1,552
Vacant	N/A	196	743

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