



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# INDUSTRIAL LAND NEAR CHEMICAL PLANTS

FOR SALE  
HWY 190, PORT ALLEN, LA 70767

**33 ACRES**

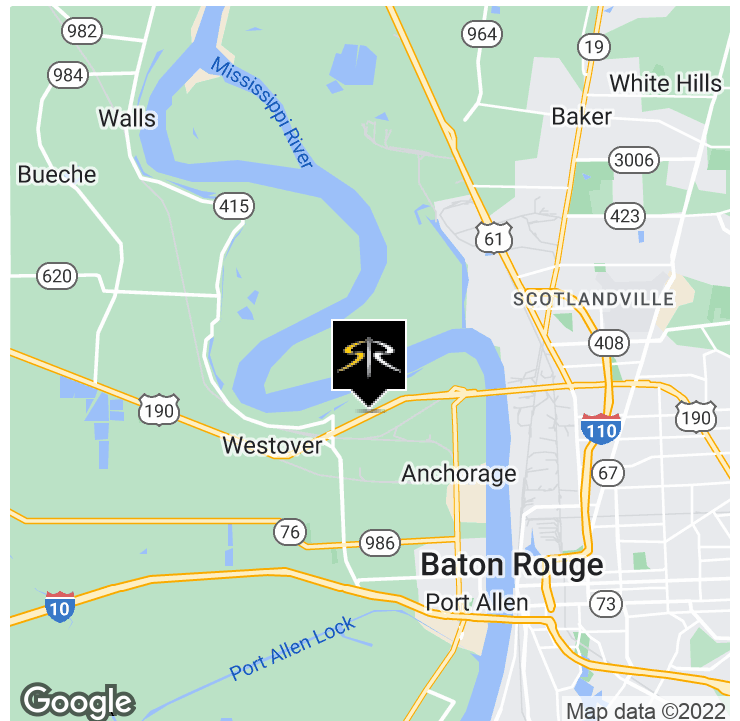


## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,617,000</b>
<b>Lot Size:</b>	<b>33 Acres</b>
<b>Price / Acre:</b>	<b>\$49,000</b>
<b>Zoning:</b>	<b>I-1 (Industrial)</b>

## PROPERTY HIGHLIGHTS

- Property is conveniently located on Hwy 190 within a mile from Huey P. Long Bridge and major chemical refineries. West Baton Rouge Parish is home to several chemical refineries, bulk warehousing, and industrial service companies.
- Site has 840 ft of frontage on Hwy 190 and 875 ft of frontage on River Road.
- \*\*Property is located in the Opportunity Zone, allowing for possible tax incentives.



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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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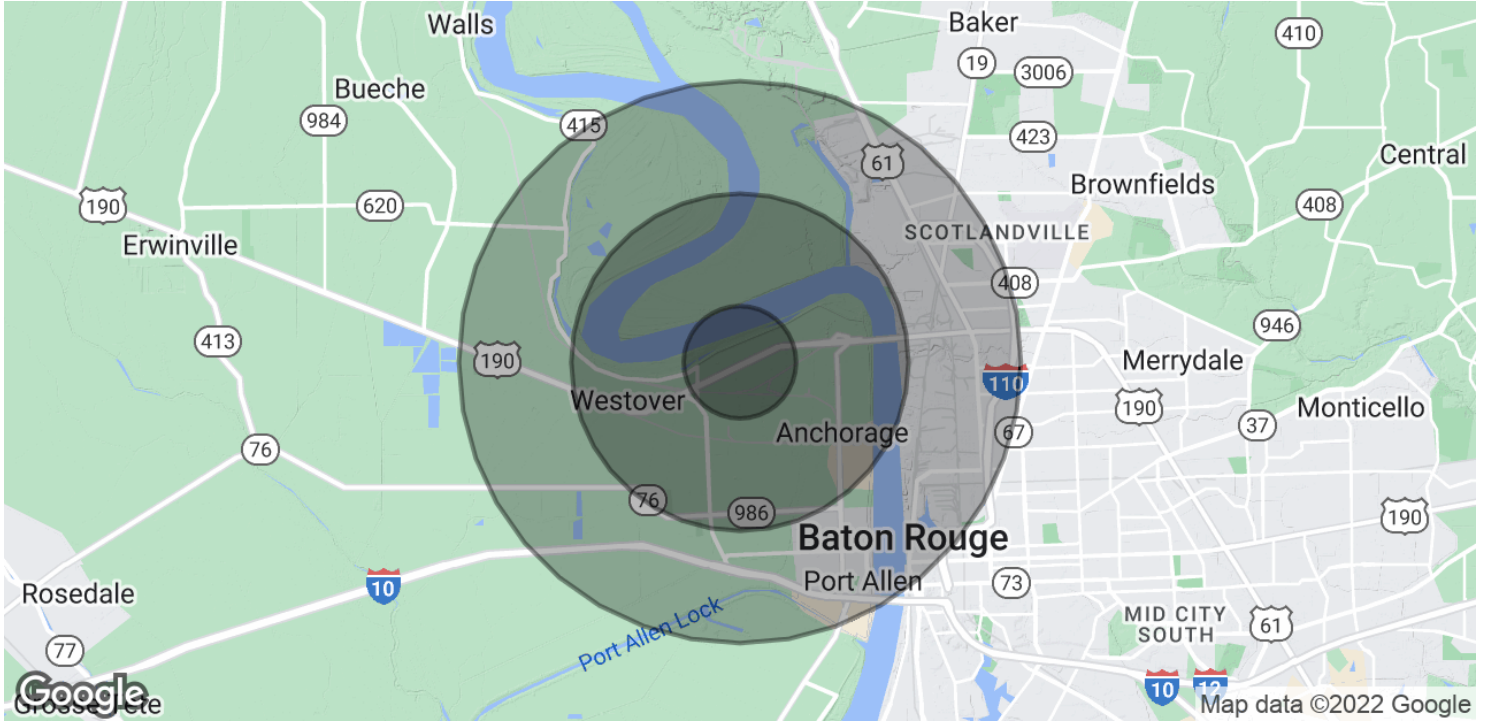
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DEMOGRAPHICS

HWY 190, PORT ALLEN, LA 70767

**33 ACRES**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	458	3,951	17,347
Average Age	37.2	32.9	36.6
Average Age (Male)	36.7	32.6	33.9
Average Age (Female)	53.1	42.3	40.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	156	1,440	7,730
# Of Persons Per HH	2.9	2.7	2.2
Average HH Income	\$56,067	\$48,760	\$47,556
Average House Value	\$1,688,128	\$370,877	\$377,269

\* Demographic data derived from 2020 ACS - US Census

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