



Bayou Paul Ln Vacant Land

Bayou Paul Lane, Saint Gabriel, Louisiana 70776

Property Highlights

- Excellent Location
- Near Major Job Providers
- Flat Topography
- Flood Zone X
- Just North of Hwy. 30
- Just South of University Club

Sale Price

\$800,000

CALL OR EMAIL FOR MORE INFORMATION



For more information

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1700 City Farm Drive
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225 295 0800 tel
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SALE PRICE: **\$800,000**

PRICE PER ACRE: **\$32,180**

LOT SIZE: **24.86 Acres**

APN #: **0410574961**

ZONING: **Rural**

MARKET: **Baton Rouge MSA**

SUB MARKET: **St. Gabriel**

CROSS STREETS: **Bayou Paul Lane & Highway 30**



DEMOGRAPHICS

| STATS | POPULATION | AVG. HH INCOME |
|-----------------|------------|----------------|
| 1 MILE | 462 | \$108,379 |
| 5 MILES | 36,654 | \$92,542 |
| 10 MILES | 230,842 | \$80,124 |

* Figures shown represent estimates



Property Overview

A 24.86-acre vacant tract of land available for sale along Bayou Paul Lane. The subject property is an excellent development site for detached single family lots or estate lots. The subject tract has 1,716.56' of frontage along Bayou Paul Lane and is 612.10' deep. A preliminary assessment indicates the site could be re-platted into 12 - 2 acre lots measuring 142' x 612'. Demand for estate style lots along Bayou Paul Lane has been strong over the last ten years, and limited supply suggest the highest and best use for this property is as lower density, large, estate style lots.

Location Overview

The subject property is located in Iberville Parish in the City of St. Gabriel and within a half of mile of Highway 30 giving access to Baton Rouge's CBD, medical district, LSU, and a significant portion of Baton Rouge's major job providers.

St. Gabriel is a city in Iberville Parish, Louisiana, United States. The population was 6,677 at the 2010 census. The city of St. Gabriel includes the areas of Sunshine and Carville. It is part of the Baton Rouge Metropolitan Statistical Area.

St. Gabriel was incorporated as a town in 1994 and received city designation in 2001. It is located on the east bank of the Mississippi River, approximately 12 miles south of Baton Rouge. Bayou Manchac serves as the official boundary between St. Gabriel, Ascension Parish, and East Baton Rouge Parish. Over the years, the area has been transformed from a primarily agricultural economy to one that is now dominated by the petrochemical industry.[citation needed]

For Sale

Vacant Land

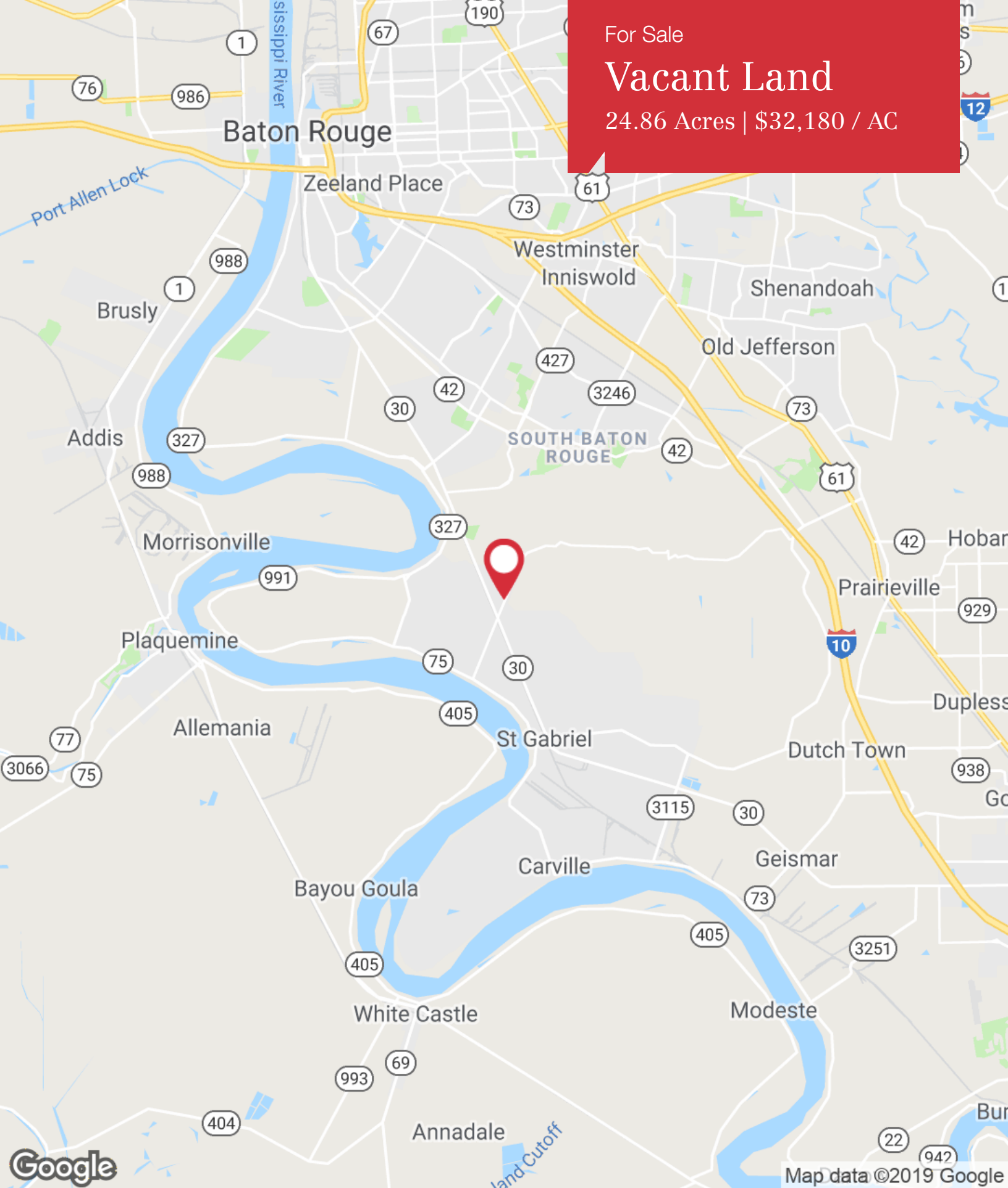
24.86 Acres | \$32,180 / AC



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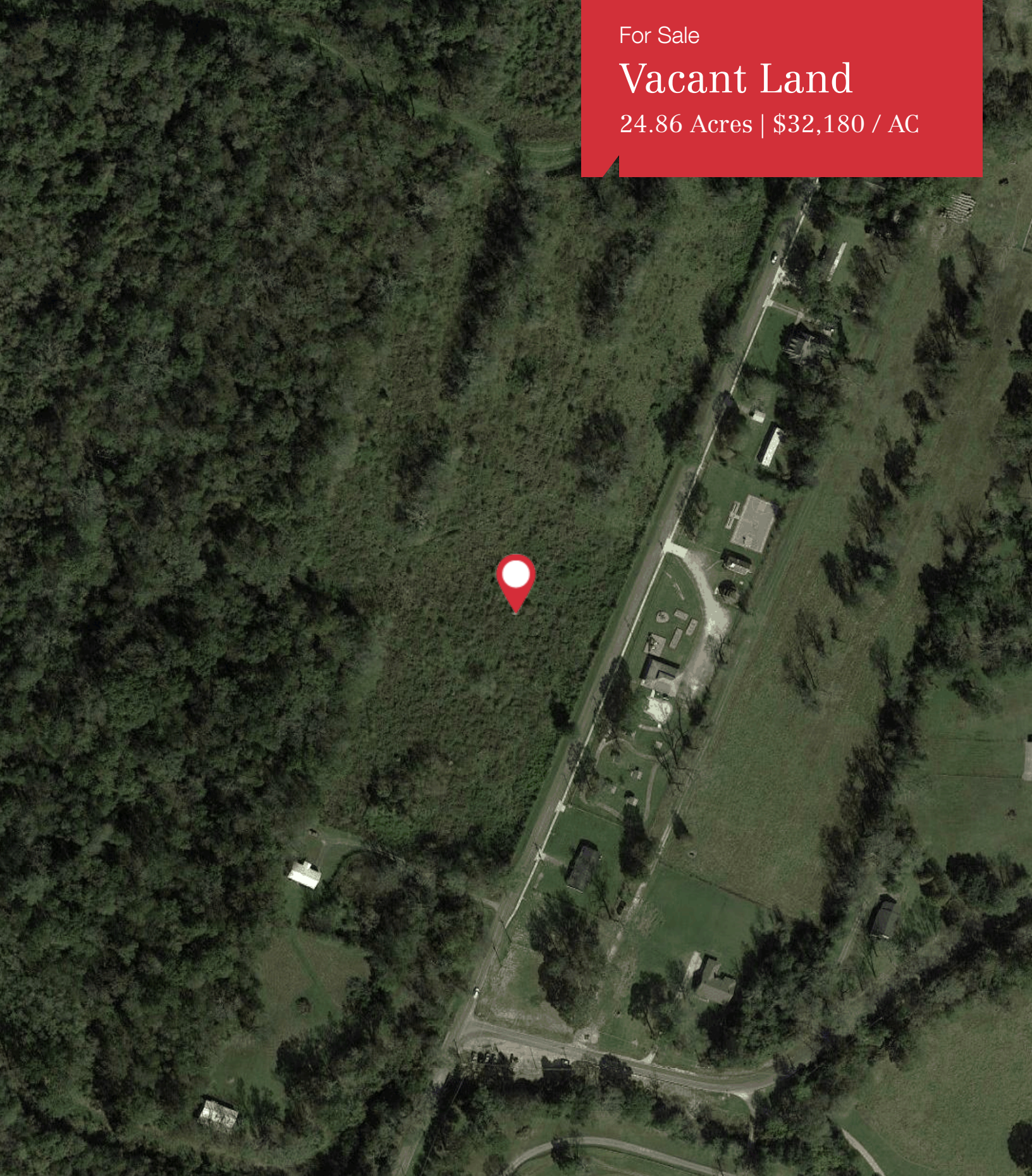


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Google

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ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE CONSIDERED AS APPROXIMATE UNLESS OTHERWISE NOTED. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS AFFECTING THE PROPERTY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS AFFECTING THE PROPERTY.

AS SHOWN BY THE RECORDS OF THE PUBLIC LANDS OFFICE, THE PROPERTY IS PART OF THE PUBLIC LANDS OF THE STATE OF MISSISSIPPI. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS AFFECTING THE PROPERTY.

SCALE: 1" = 100'

NOTE: THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE MISSISSIPPI BOARD OF SURVEYING AND MAPPING.

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LEGEND

| | |
|---|------------------------|
| ⑨ | 1/2" IRON PIN FOUND |
| ⑩ | 2 1/2" IRON PIPE SET |
| ⑪ | CHALKED POINT |
| ⑫ | WOODEN STAKE IN GROUND |

ADJACENT LOT RECORDS

| | |
|---------|-----------|
| TRACT A | 10.00 AC. |
| TRACT B | 24.98 AC. |



C/L DITCH

| | | |
|----|-------------|---------|
| 9 | S87°42'58"E | 117.18' |
| 10 | S88°18'31"E | 154.01' |
| 11 | S88°37'09"E | 80.98' |
| 12 | S62°17'58"E | 28.80' |
| 13 | S43°09'00"E | 121.71' |
| 14 | S69°13'11"E | 58.61' |
| 15 | S78°48'54"E | 58.38' |

C/L BAYOU PALIS

| | | |
|---|-------------|---------|
| 1 | S78°57'15"W | 33.07' |
| 2 | S43°38'14"W | 34.22' |
| 3 | S25°10'10"W | 141.68' |
| 4 | S40°08'55"W | 52.05' |
| 5 | S80°31'82"W | 60.98' |
| 6 | N82°21'08"W | 151.27' |
| 7 | N74°33'00"W | 130.48' |

SOLD

TRACT A
10.00 AC.

TRACT B
24.98 AC.

ROUNDER RPTN (N/E)
N70°46'40"W 208.77'
N70°48'51"W 208.58'

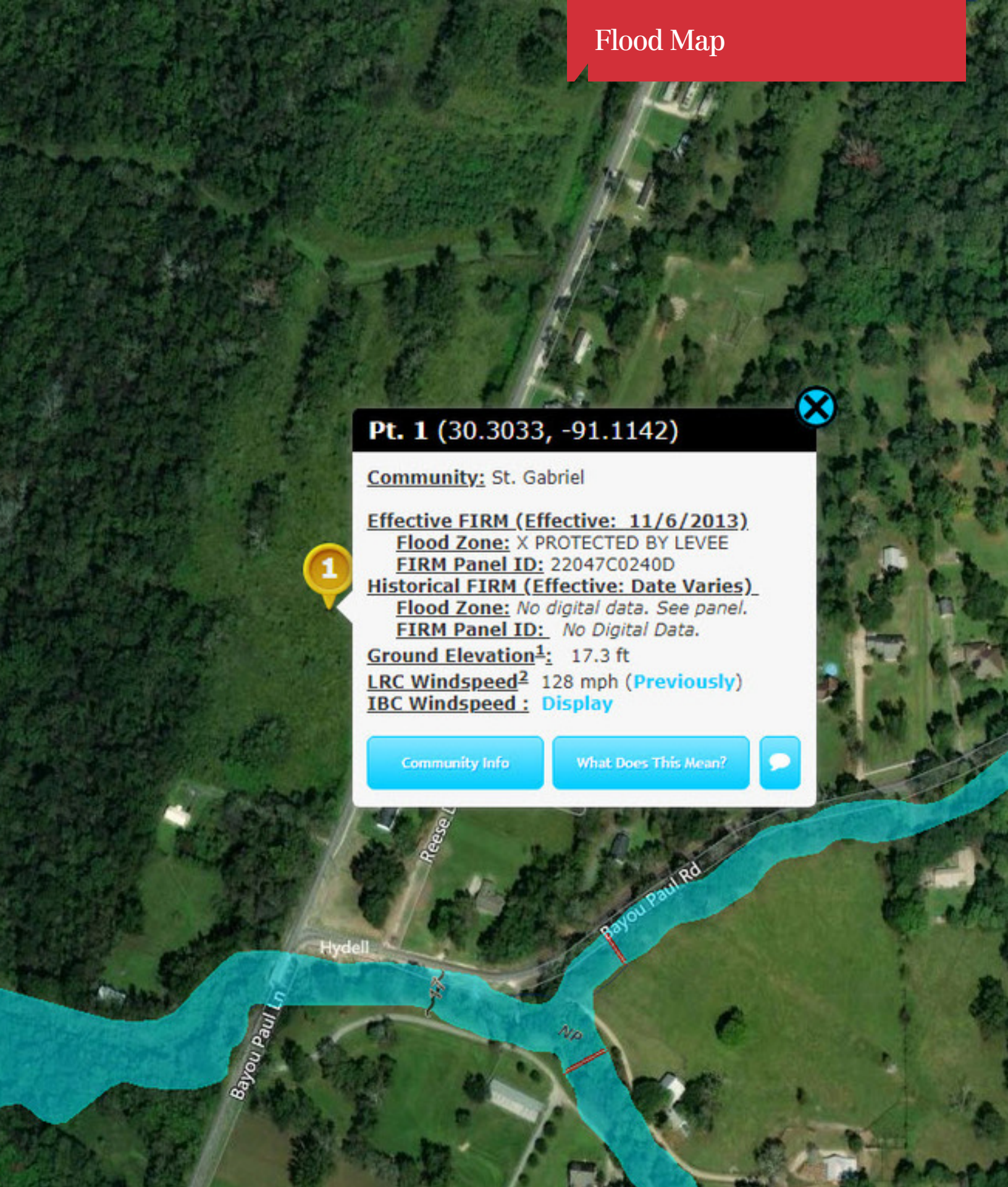
(N18°11'20"E) 443.21'
N18°11'20"E 472.48'

ZONE A
ZONE A1

508.18'
A.C.E. 172.815

Assessor Map





Pt. 1 (30.3033, -91.1142)

Community: St. Gabriel

Effective FIRM (Effective: 11/6/2013)

Flood Zone: X PROTECTED BY LEVEE

FIRM Panel ID: 22047C0240D

Historical FIRM (Effective: Date Varies)

Flood Zone: No digital data. See panel.

FIRM Panel ID: No Digital Data.

Ground Elevation¹: 17.3 ft

LRC Windspeed² 128 mph (**Previously**)

IBC Windspeed : **Display**

Community Info

What Does This Mean?

