

## Hwy. 73 Corner Lot For Sale

Hwy. 73 Geismar, Geismar, LA 70734



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**Section 1**

PROPERTY  
INFORMATION



# Executive Summary

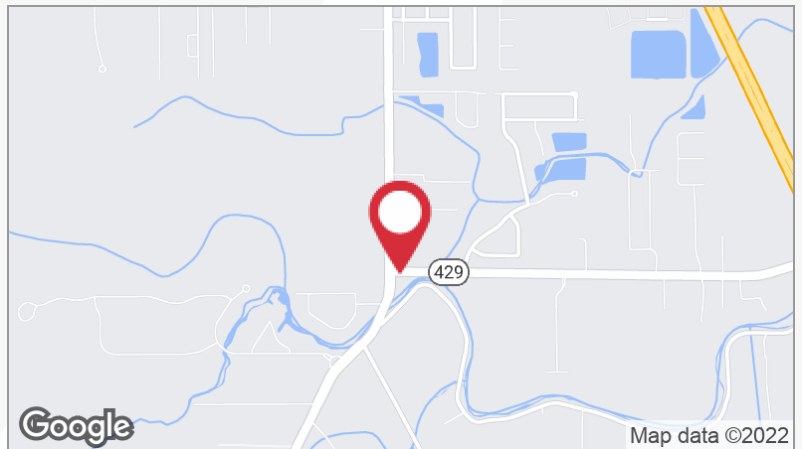


SALE PRICE: \$468,705

LOT SIZE: 2.69 Acres

APN #: 20021782

ZONING: C-2



## DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	537	\$94,525
5 MILES	22,968	\$78,619
10 MILES	109,901	\$82,135

\* Figures shown represent estimates

# Additional Photos

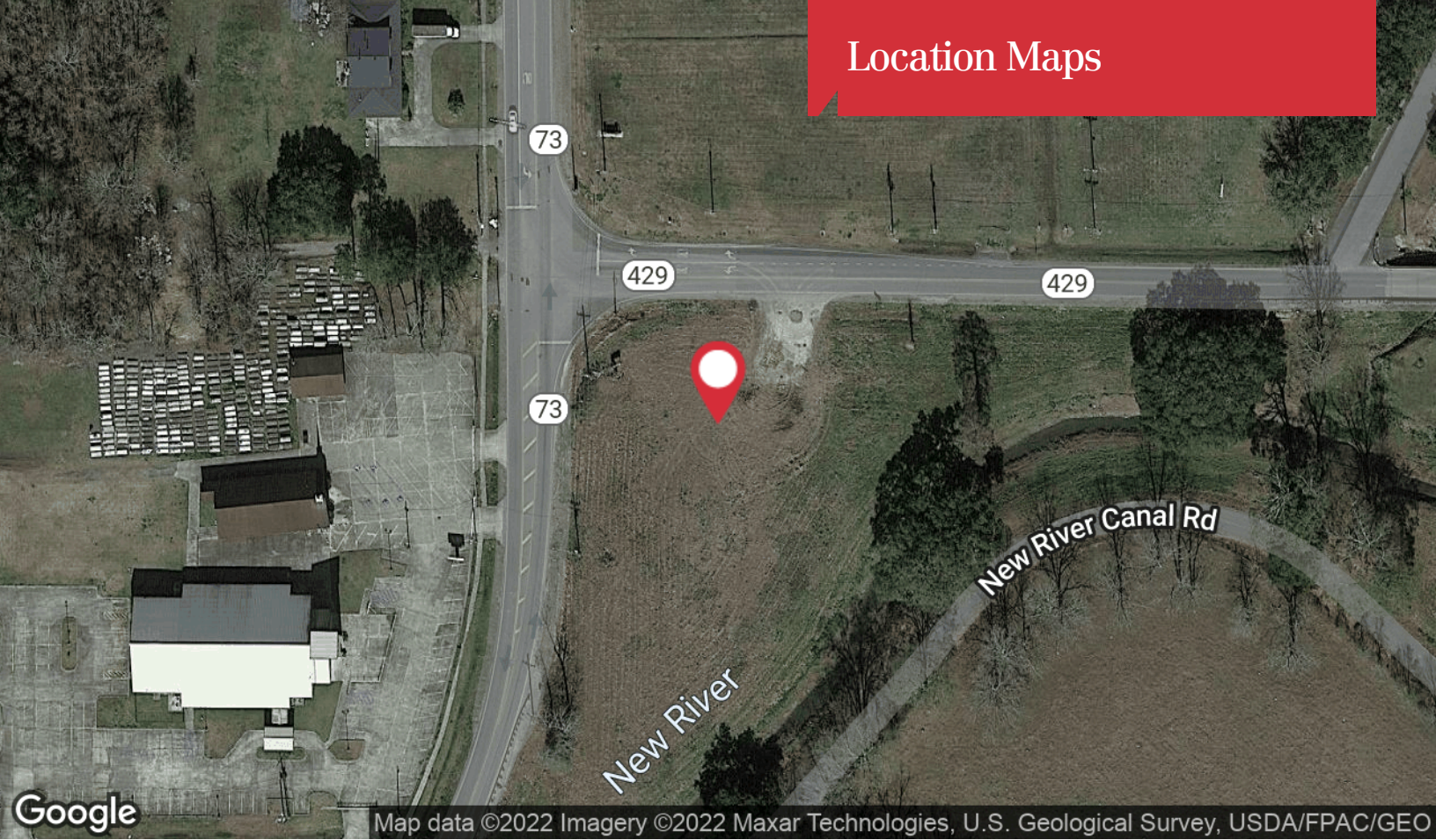


**Section 2**

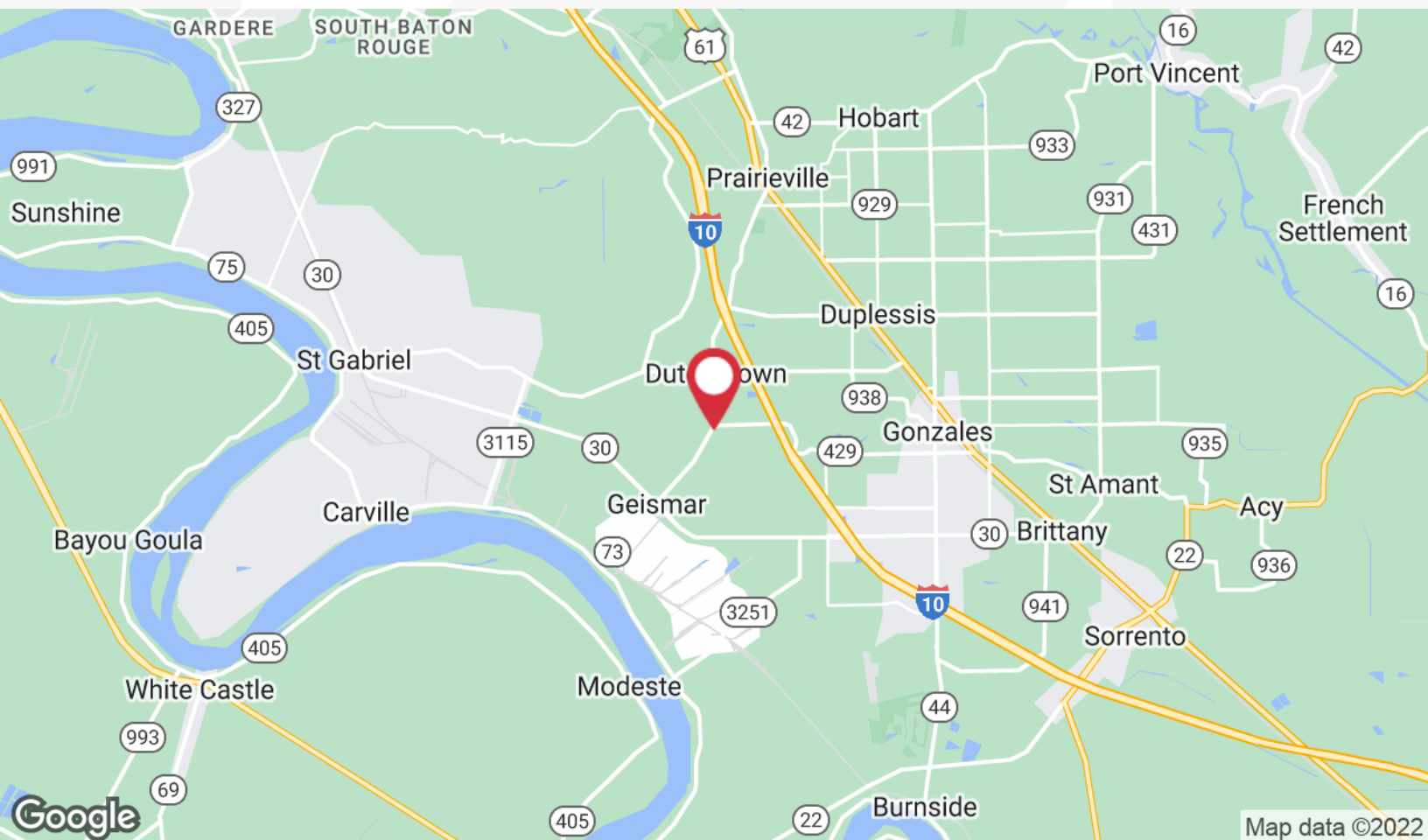
LOCATION  
INFORMATION



# Location Maps



Map data ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

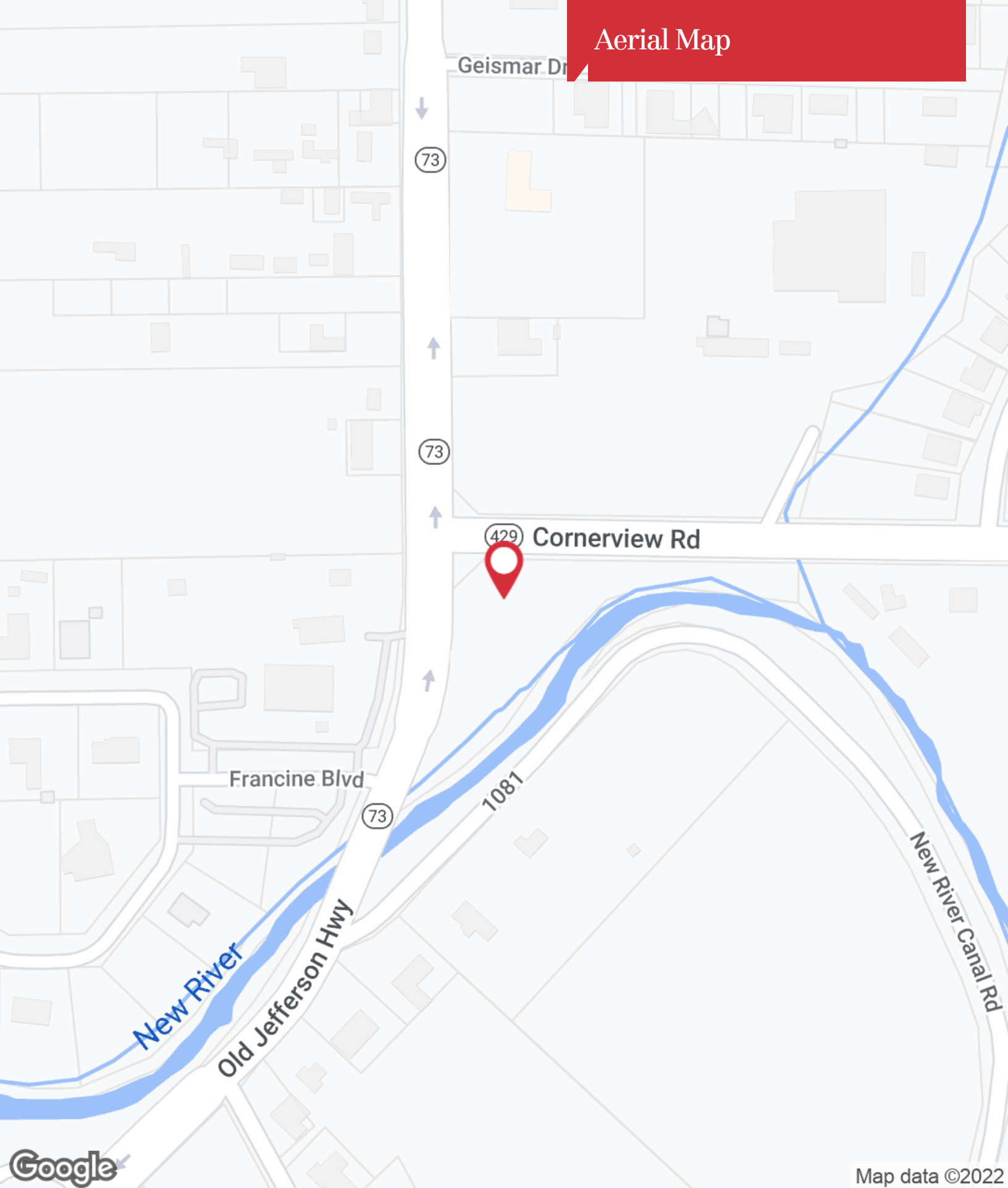


Map data ©2022

1700 City Farm Drive  
Baton Rouge, LA 70806  
225 295 0800 tel  
[latterblum.com](http://latterblum.com)



Aerial Map



Google

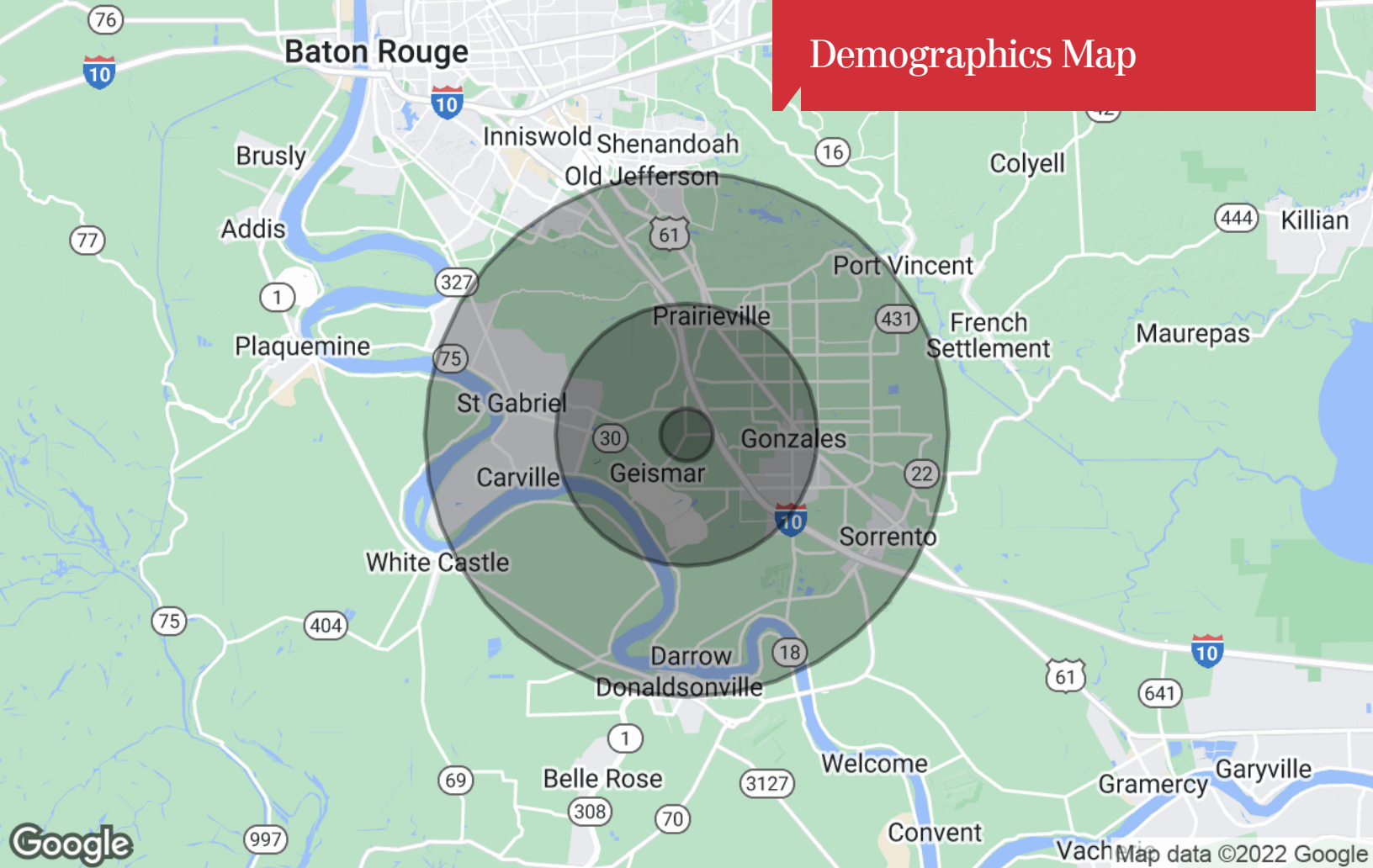
Map data ©2022

**Section 3**

DEMOGRAPHICS



# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	537	22,968	109,901
MEDIAN AGE	34.2	33.4	34.4
MEDIAN AGE (MALE)	33.6	32.4	33.3
MEDIAN AGE (FEMALE)	34.7	34.9	35.5

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	182	7,764	37,540
# OF PERSONS PER HH	3.0	3.0	2.9
AVERAGE HH INCOME	\$94,525	\$78,619	\$82,135
AVERAGE HOUSE VALUE		\$138,812	\$217,322

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	68.9%	65.7%	70.1%
% BLACK	28.1%	31.2%	26.9%
% ASIAN	0.2%	0.9%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	2.6%	2.0%	1.5%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	6.1%	6.1%	4.4%

\* Demographic data derived from 2020 ACS - US Census

# Demographics Report

	1 Mile	5 Miles	10 Miles
Total Households	182	7,764	37,540
Total Persons Per Hh	3.0	3.0	2.9
Average Hh Income	\$94,525	\$78,619	\$82,135
Average House Value		\$138,812	\$217,322

	1 Mile	5 Miles	10 Miles
Total Population	537	22,968	109,901
Median Age	34.2	33.4	34.4
Median Age (Male)	33.6	32.4	33.3
Median Age (Female)	34.7	34.9	35.5

\* Demographic data derived from 2020 ACS - US Census

**Section 4**

ADDITIONAL  
INFORMATION



**REFERENCE:**

1. MAP SHOWING THE DIVISION OF THE ORIGINAL ALBERT HOWARD PROPERTY INTO TRACTS EH-1 & EH-2 BY R.L. BENNETT, P.L.S., DATED 12/3/2005



**Property Survey**

120234

**LEGEND**

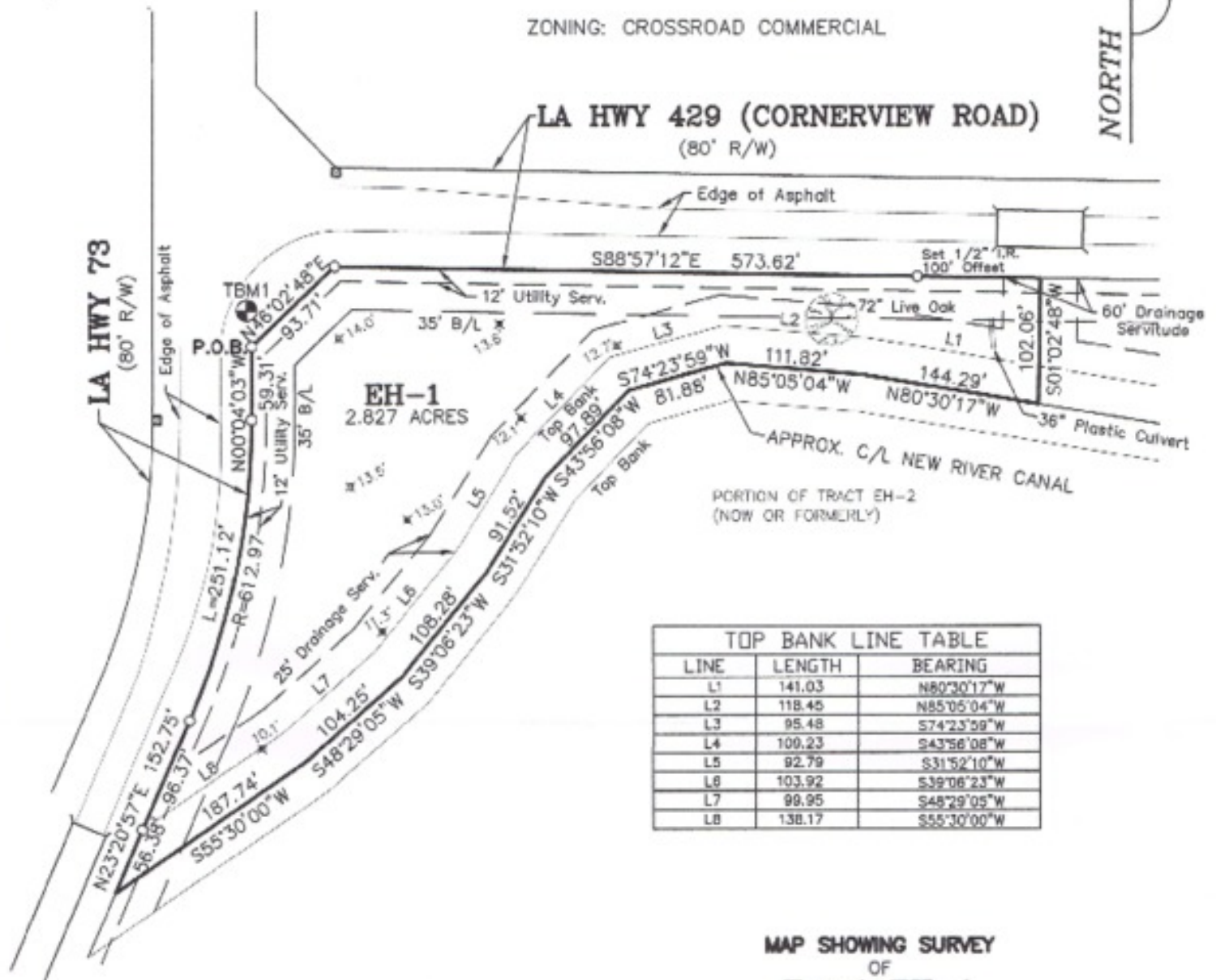
- ⊙ Fd. 1/2" I.R.
- SET 1/2" I.R.
- ▣ Fd. Hwy Monument
- ✕ 14.0' Spot Elevation

**BENCHMARK**

REFERENCE: GPS-OPUS SOLUTION(NAVD88)

TBM 1: 60d Nail in South face of Power Pole near the NE corner of Tract EH-1 and 2.6' above the ground; Elev: 16.00'(NAVD88)

ZONING: CROSSROAD COMMERCIAL



**TOP BANK LINE TABLE**

LINE	LENGTH	BEARING
L1	141.03	N80°30'17"W
L2	118.45	N85°05'04"W
L3	95.48	S74°23'59"W
L4	100.23	S43°56'08"W
L5	92.79	S31°52'10"W
L6	103.92	S39°06'23"W
L7	98.95	S48°29'05"W
L8	138.17	S55°30'00"W

**MAP SHOWING SURVEY OF Tract EH-1 of The Original Albert Howard Property**

LOCATED IN SECTION 26, T9S-R2E SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER ASCENSION PARISH, LOUISIANA

OWNER(S)/BUYER(S)  
**VALI PROPERTIES, LLC**

BASE BEARING: S88°57'12"E (REF. #1)  
 FLOOD ZONE: "AE" BASE FLOOD ELEVATION: 15.0'  
 P.E.M.A. F.I.R.M. PANEL NO. 220013 0150 E DATED: 8/16/07

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## Grey Hammett III

Commercial Sales and Leasing

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### Professional Background

Grey Hammett III is a Baton Rouge native. With a family deeply rooted in Baton Rouge real estate, it comes as no surprise that Grey has found his niche in the local market. Grey has worked in many roles of commercial real estate, including serving as developer, property investor, to commercial listing agent. Grey is married to Elizabeth Hammett and resides in Baton Rouge with their two boys.

Following his undergraduate studies at Ole Miss, Grey returned to Baton Rouge, working in business development and sales for a national internet retailer. In 2011, he shifted gears and began his career in the commercial real estate industry, where he joined a local commercial firm in Baton Rouge that serviced the Louisiana Gulf Coast.

Grey later moved to NAI Latter & Blum Commercial Real Estate, a move that grew his team into a statewide presence. Grey's familiarity with leasing, development, and construction allows him to meet his clients with tenured advice and clear answers.

As a Licensed Real Estate Agent, Grey prides himself on being available to his clients at all times of day. This has opened up his service to many repeat clients and longstanding relationships. From guiding potential buyers through investment deals and lease negotiations, Grey has a demonstrated history of skilled service. Grey and his team are looking forward to working both new and familiar contacts.

#### Expertise & Strengths:

- Commercial Sales
- Commercial Leasing
- Lease Negotiations
- Tenant Build Out
- Development Consultation
- Property Asset Management
- Commercial Real Estate Investment
- Property Management