



35544 Co Co Rd

Geismar, Louisiana 70734

Property Highlights

- ±71 Acres available for sale
- Ideal for a residential development
- <2.5 mi from I-10
- Conservation Zoning - Allows Residential Zoning
- Located within the Dutchtown School District

Sale Price

\$3,200,000



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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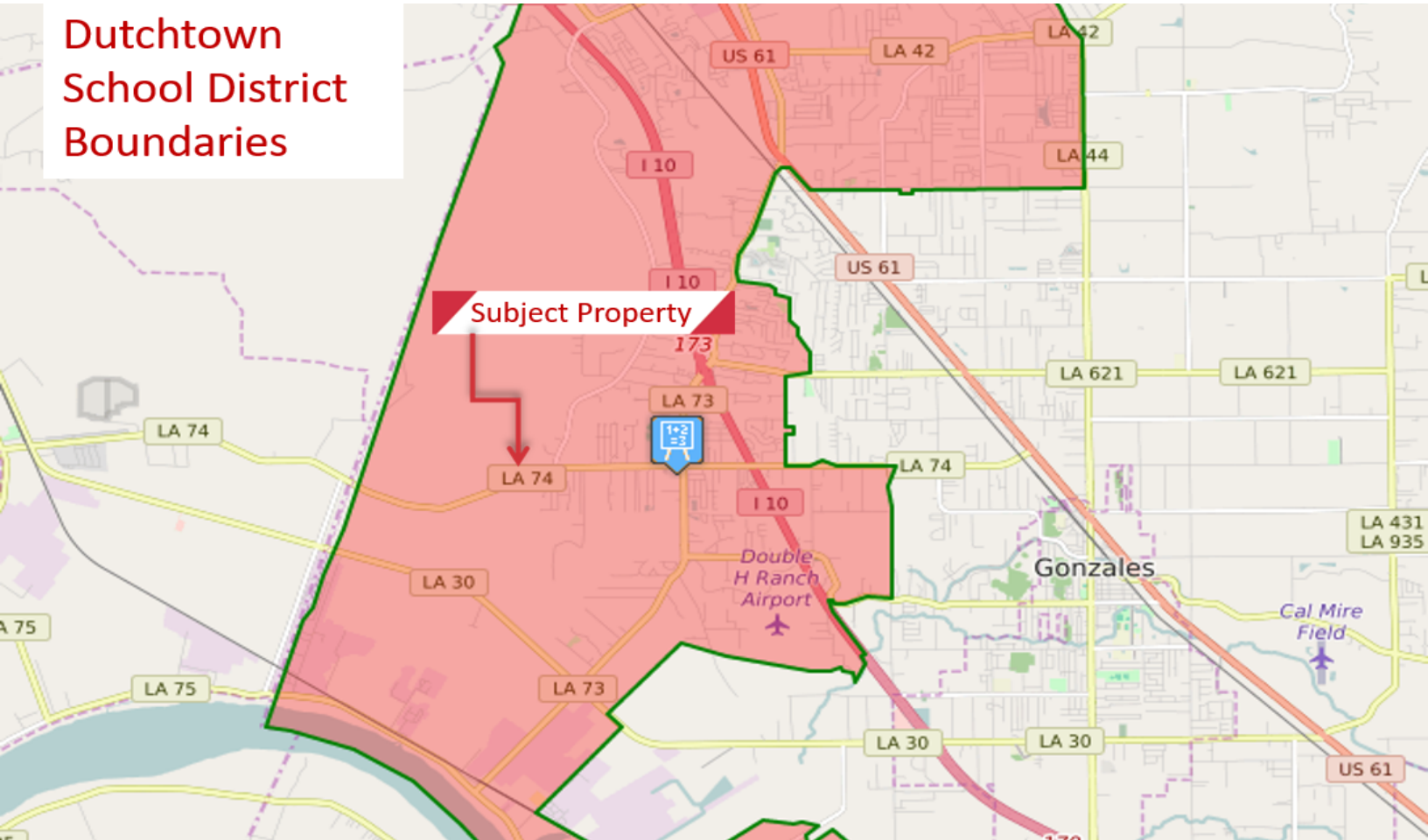
1700 City Farm Drive
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November 13, 2020

Neighborhood And School District Map

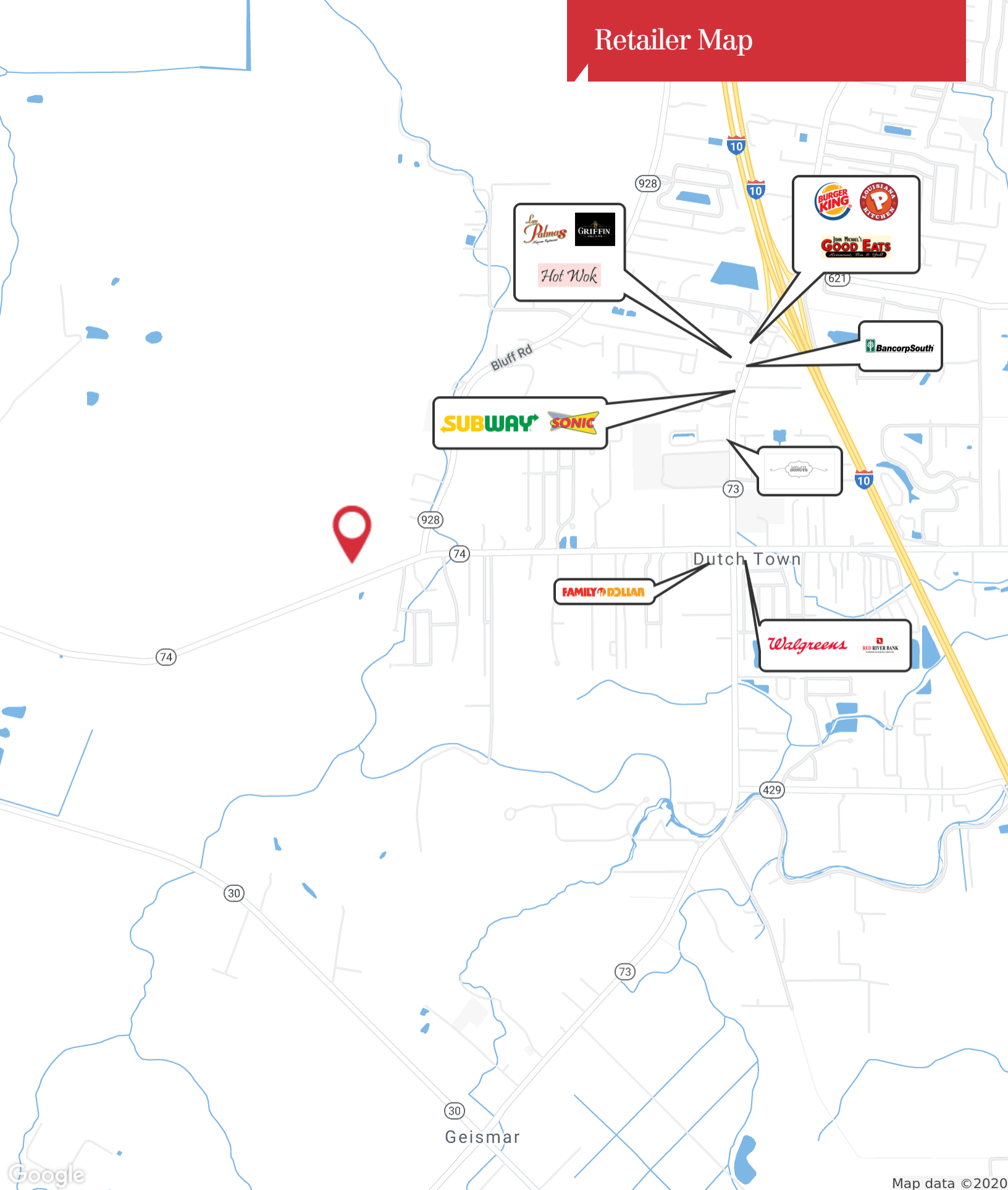


Dutchtown School District Boundaries



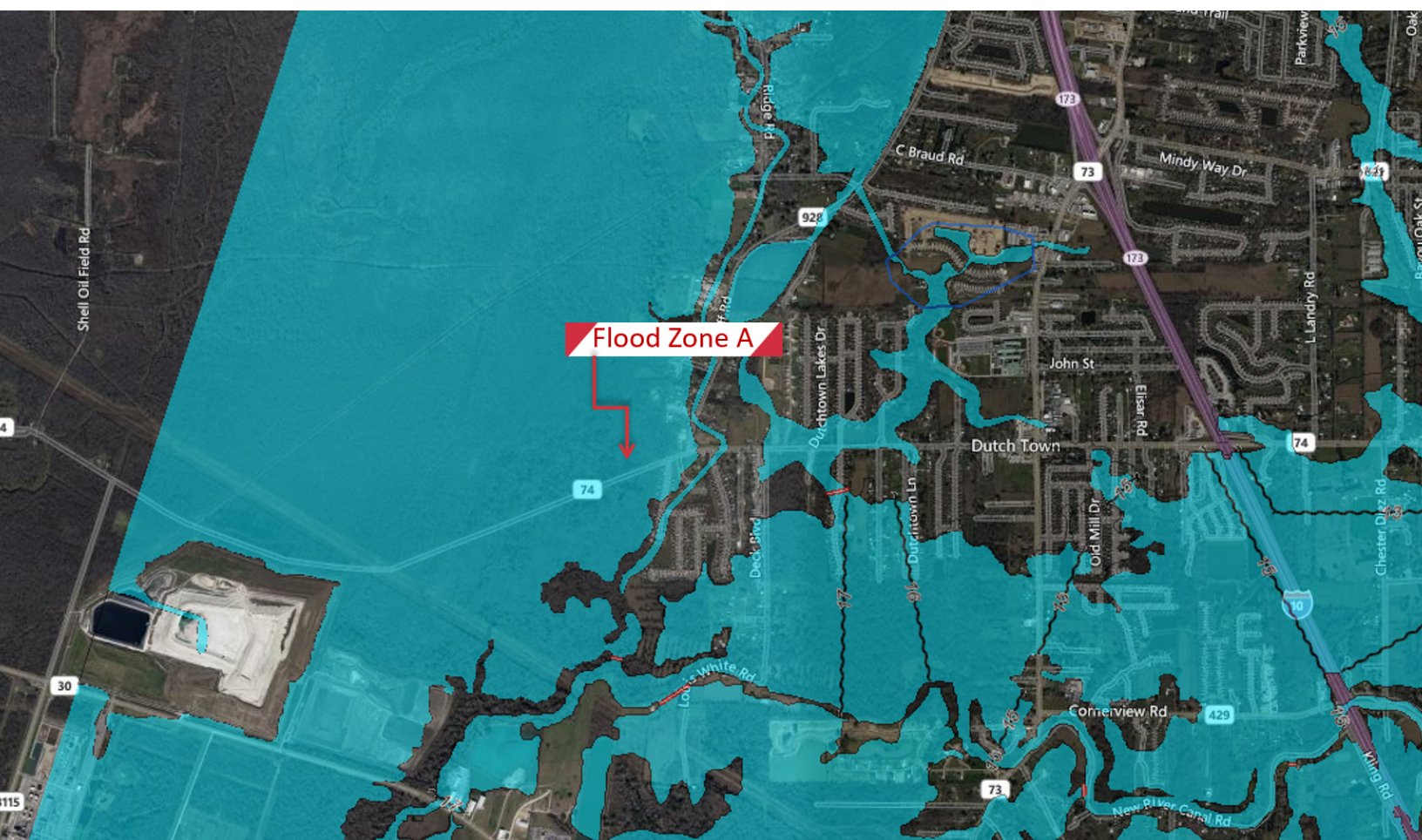
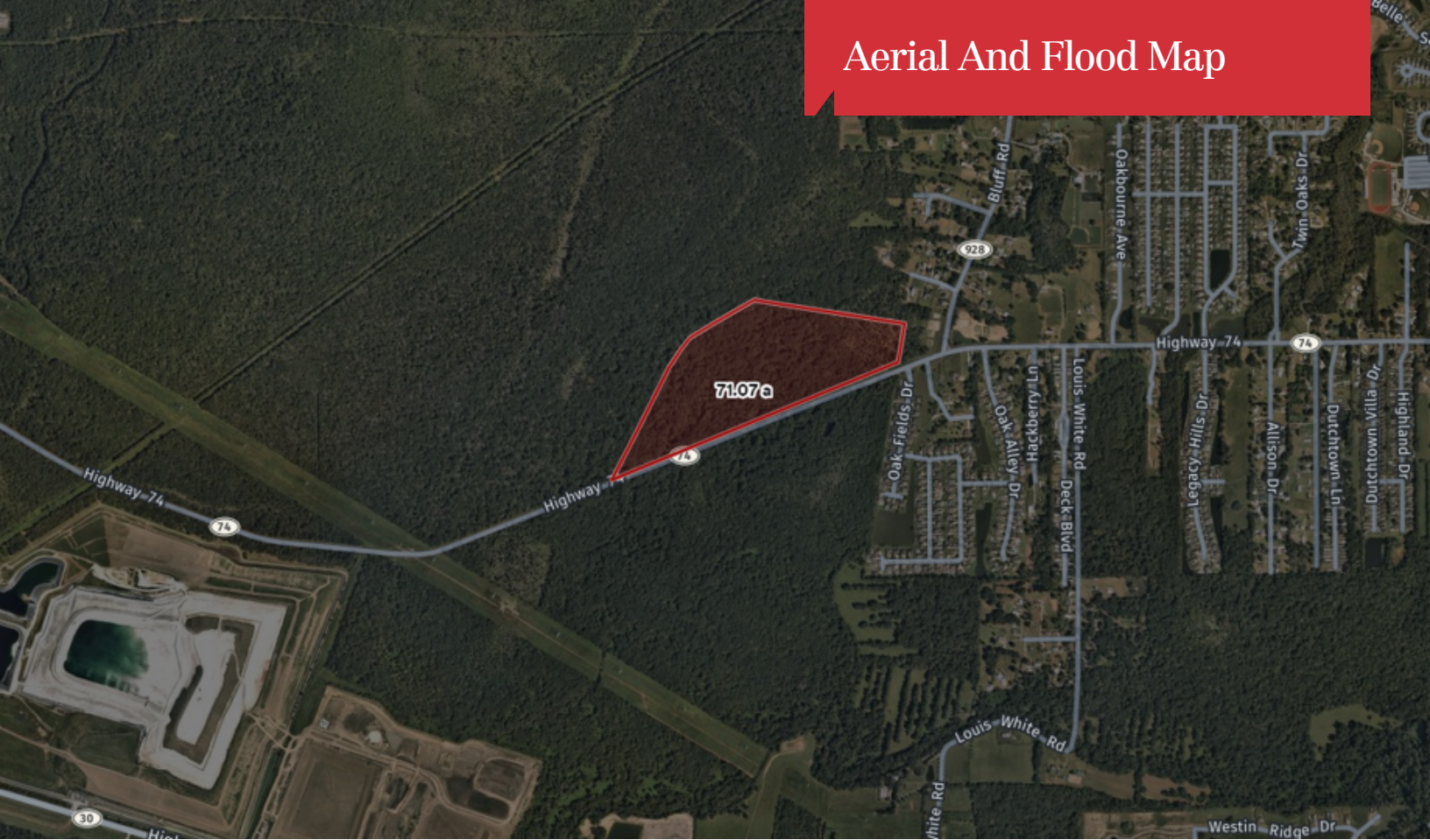
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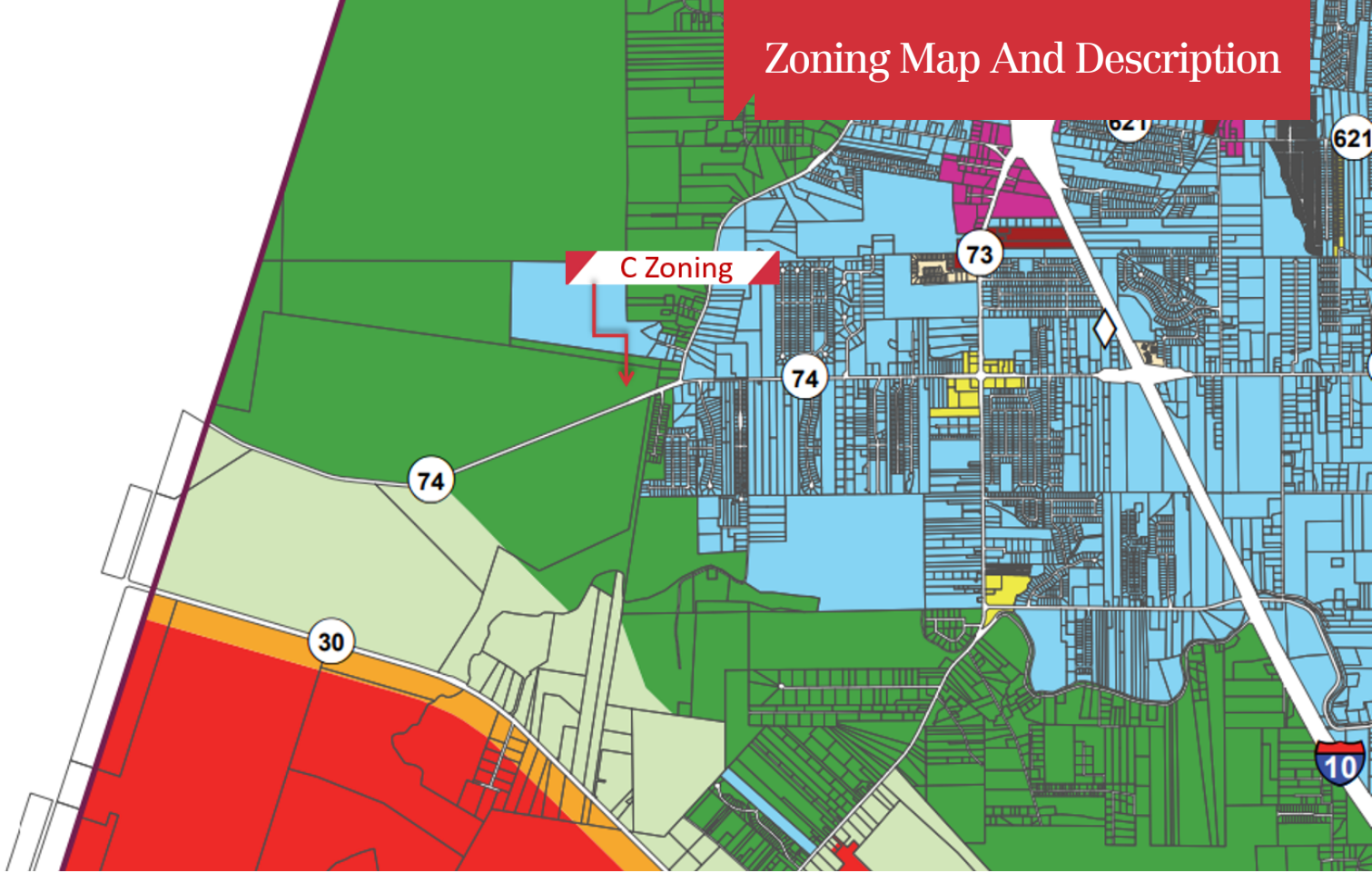
Retailer Map



Map data © 2020

Aerial And Flood Map





17-2020. Conservation District (C)

- A. This area is designated to conserve the major environmental assets of the parish. The district is intended for single family residential.
- B. Commentary: This district includes the most rural parts of the parish. These areas are not only environmentally fragile; they are not served by roads which can handle large traffic increases.

(DC03-01, 1/9/03; DC09-09, 12/17/09; DC15-1, 4/2/15)

KEY FACTS



75,911
Population

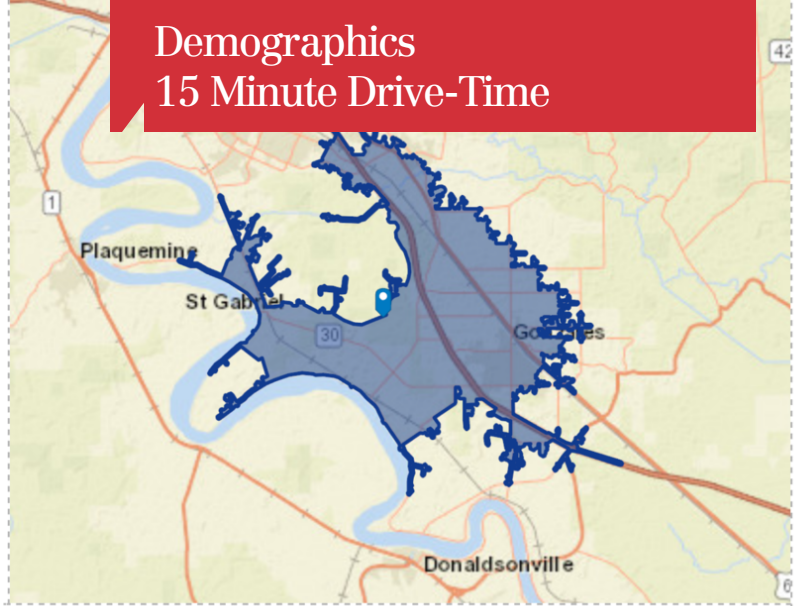


35.7
Median Age



26,920
Total Households

Demographics 15 Minute Drive-Time



BUSINESS



3,804
Total Businesses



42,610
Total Employees

INCOME



\$153,604
Median Net Worth



\$111,471
Average Household
Income

EDUCATION



8%
No High School Diploma



28%
High School Graduate



31%
Some College



33%
Bachelor's/Grad/Prof
Degree

EMPLOYMENT



67%
White Collar



21%
Blue Collar

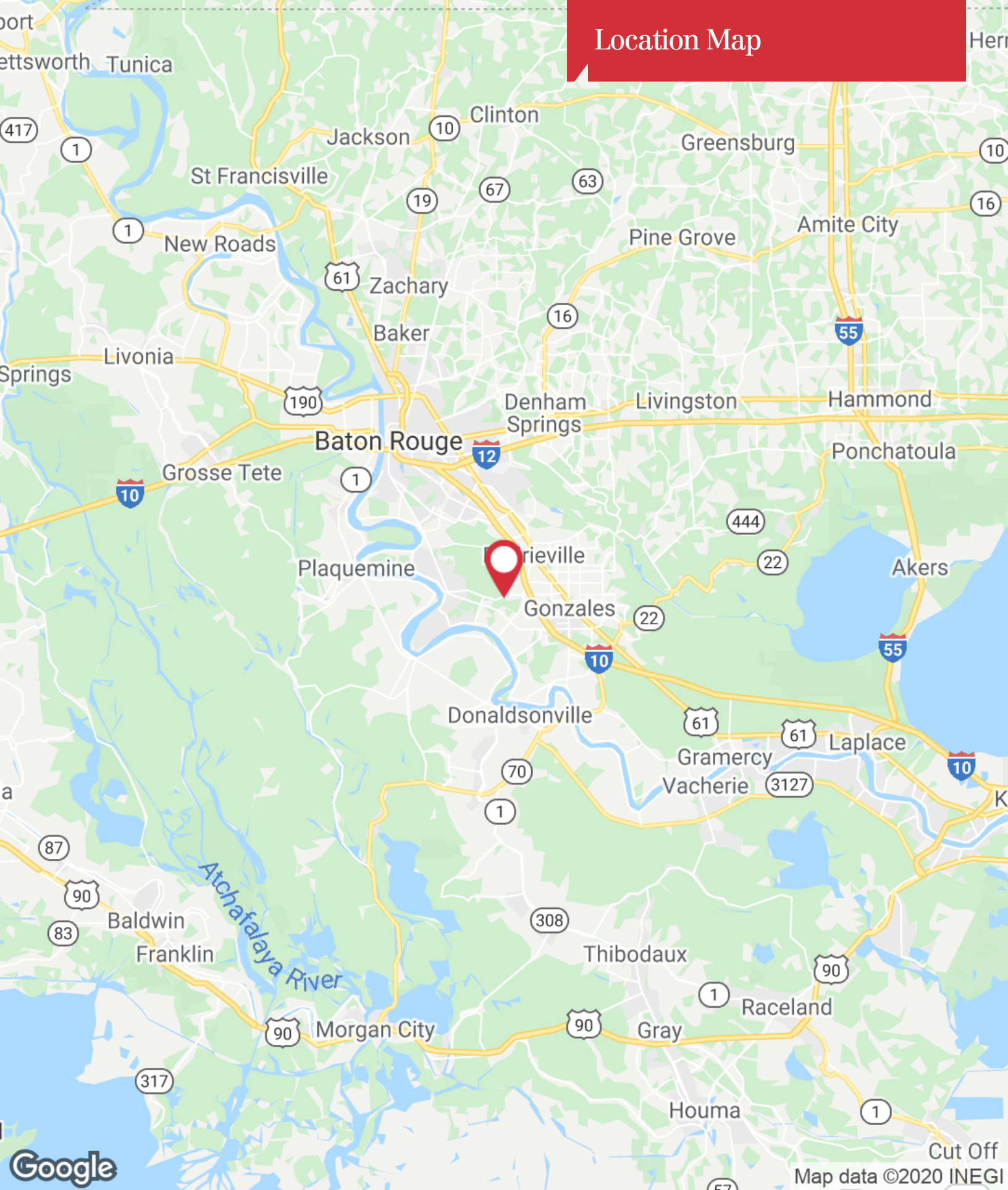


12%
Services



15.5%
Unemployment Rate

Location Map



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