



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# FOR SALE SHOVEL-READY SITE NEAR DOW & SHINTECH

25035 LA-1, PLAQUEMINE, LA 70764

**11.75 ACRES**

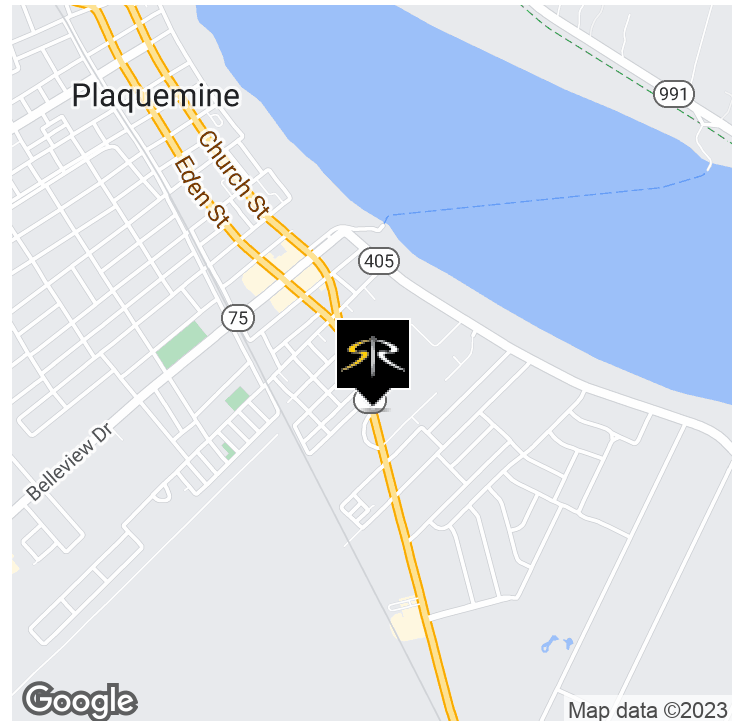


## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,100,000</b>
<b>Lot Size:</b>	<b>11.75 Acres</b>
<b>Zoning:</b>	<b>NONE</b>

## PROPERTY HIGHLIGHTS

- 11.75 Acre Tract available for Sale or Build-to-Suit. Property sits on Hwy 1 South in Iberville Parish, in between DOW Chemical and Shintech. Located 1 mile from Plaquemine Ferry.
- Potential Uses Include:
  - Stand Alone Industrial Facility [up to 150,000 SqFt]
  - Industrial Facility with Large Laydown Yard (11.5 Acre Site)
  - Storage Yard
- Cleared 11.75 Acre Tract 100% ready for development
  - All Utilities On-Site
  - No Zoning (Use is Subject to Parish Approval)
  - Direct Contacts at the Parish on-hand
  - Not in the Flood



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**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
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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.



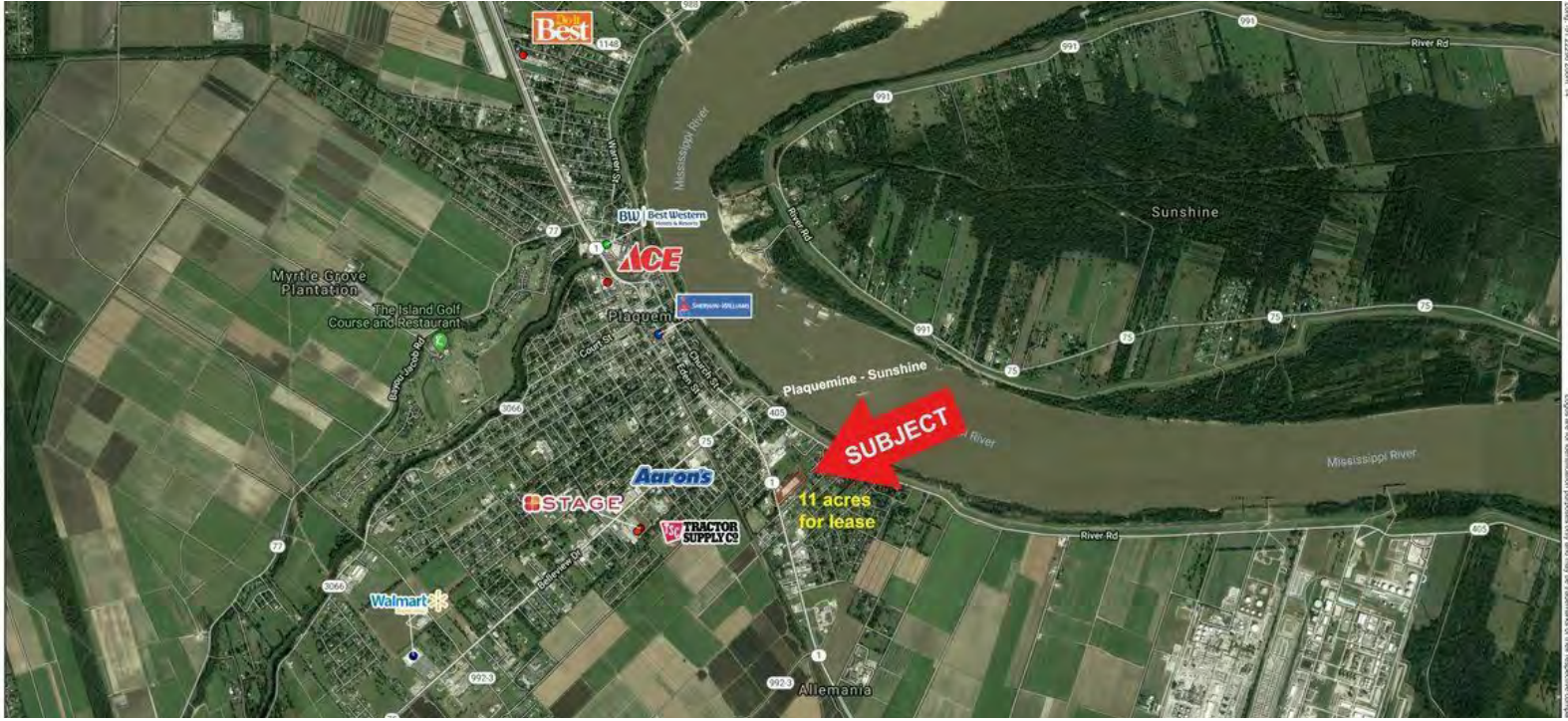


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Site Plan

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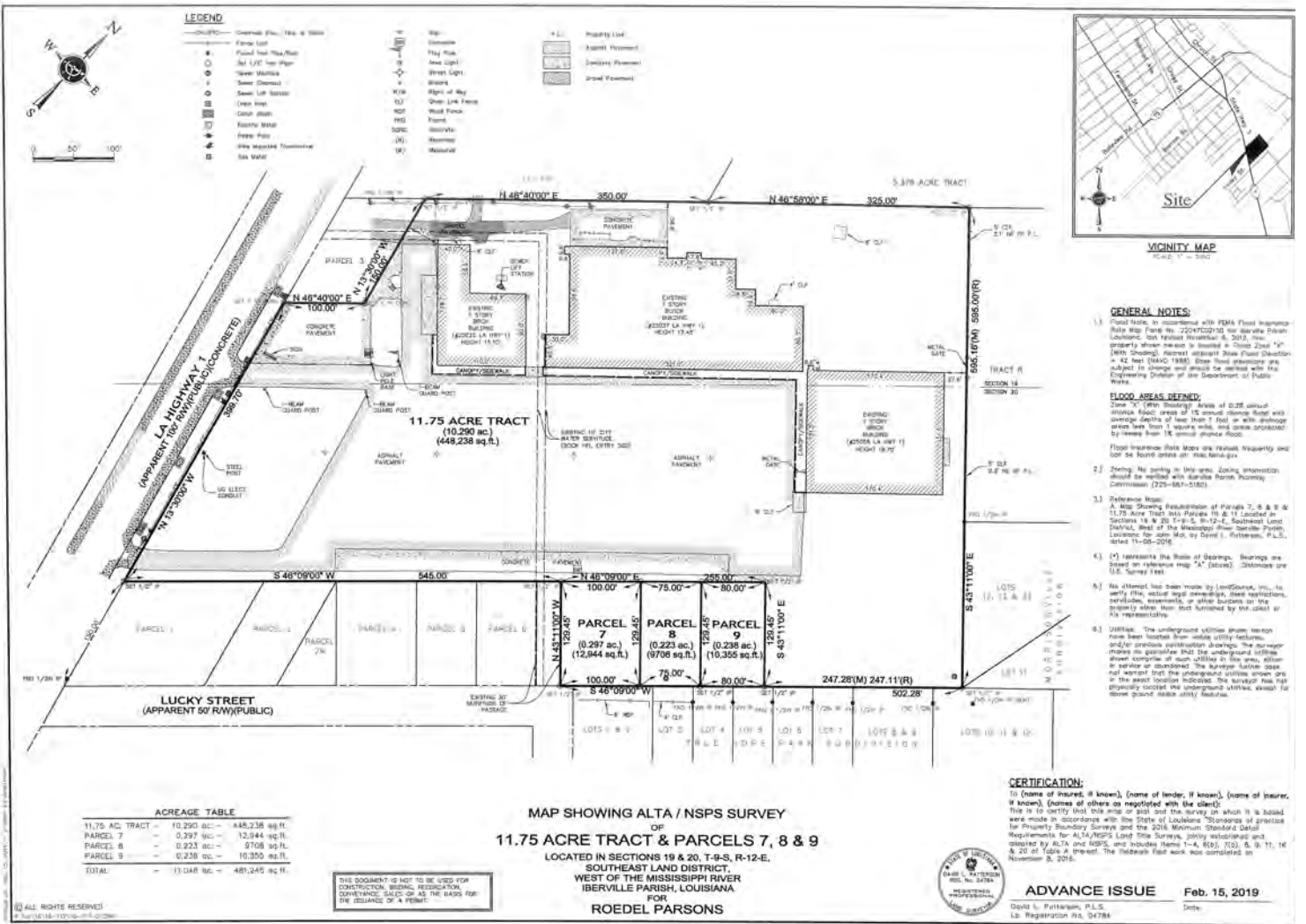
**SAURAGE ROTENBERG**<sup>TM</sup>  
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FOR SALE

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**11.75 ACRES**



ACREAGE TABLE	
11.75 AC. TRACT	10,290 ac. - 448,238 sq.ft.
PARCEL 7	0.297 ac. - 12,944 sq.ft.
PARCEL 8	0.238 ac. - 9,708 sq.ft.
PARCEL 9	0.238 ac. - 10,355 sq.ft.
TOTAL	11.524 ac. - 468,245 sq.ft.

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, SURVEY, REGISTRATION, OR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

**MAP SHOWING ALTA / NSPS SURVEY  
OF  
11.75 ACRE TRACT & PARCELS 7, 8 & 9  
LOCATED IN SECTIONS 19 & 20, T-8-S, R-12-E,  
SOUTHEAST LAND DISTRICT,  
WEST OF THE MISSISSIPPI RIVER  
IBERVILLE PARISH, LOUISIANA  
FOR  
ROEDEL PARSONS**



**ADVANCE ISSUE** Feb. 15, 2019  
David L. Pothmann, P.L.S.  
La. Registration No. 24784

## Survey

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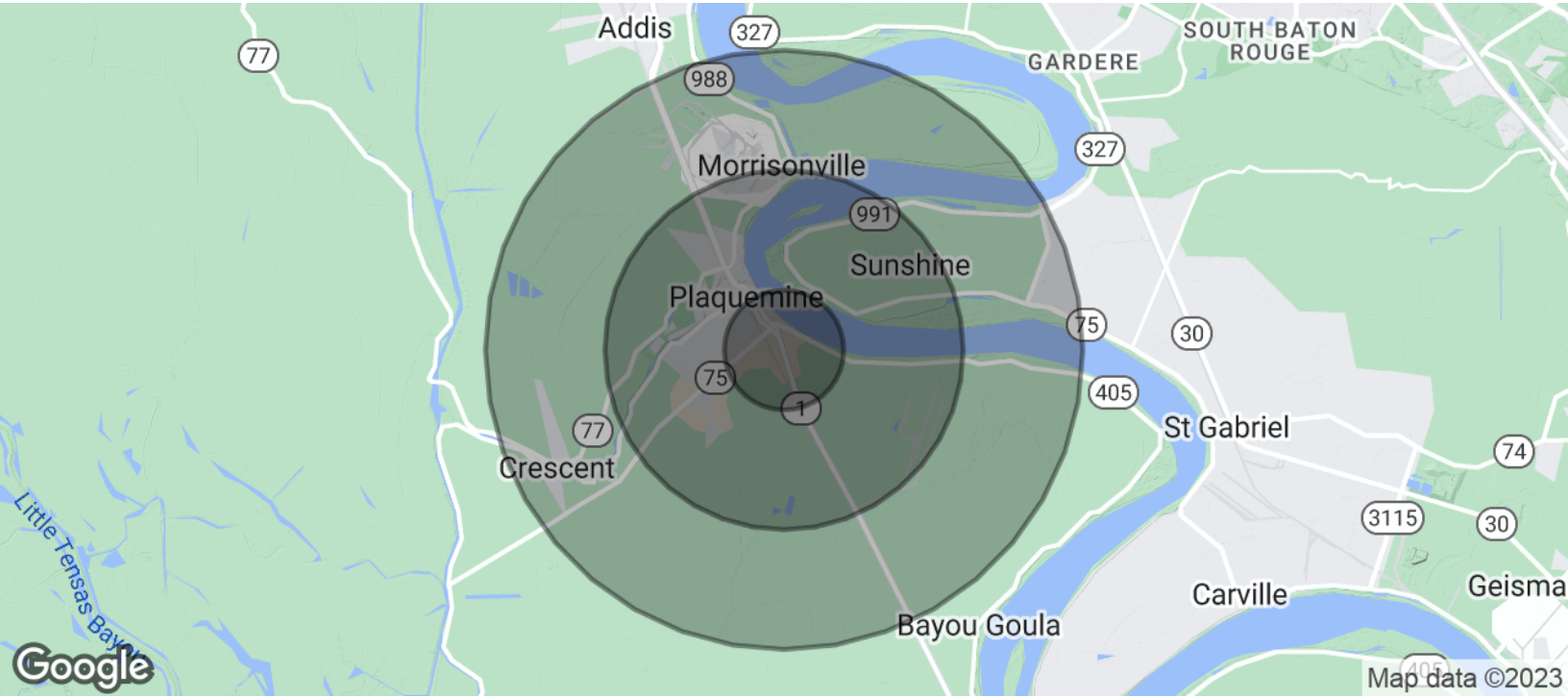
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# DEMOGRAPHICS

## SHOVEL-READY SITE NEAR DOW & SHINTECH

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,040	9,750	16,215
Average Age	35.1	34.8	34.8
Average Age (Male)	26.4	31.8	32.1
Average Age (Female)	36.4	35.5	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	796	3,954	6,691
# Of Persons Per HH	2.6	2.5	2.4
Average HH Income	\$56,837	\$53,792	\$56,249
Average House Value	\$162,706	\$149,805	\$159,228

\* Demographic data derived from 2020 ACS - US Census

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