

SUMMARY

AERIAL

SITE PLAN

DEMOGRAPHICS

**INDUSTRIAL LAND  
FOR SALE**

**PROPERTY OVERVIEW**

Up to approx. 15.50 acres located in Evergreen Industrial Park, Highway 30, St. Gabriel, LA. Easy access to I-10, Hwy. 73 and Hwy. 74. Excellent location between Baton Rouge and New Orleans. Additional tracts available and can be combined to make up 15.50 acres +/- . Property located between Command Services, Inc. and Ohmstede Industrial Services; east of Geigy Access Road.

Tract C is 5.74 acres and on the market at \$153,000.

Tract D is 9.76 acres and on the market at \$250,750.

Tract C is adjacent to Tract D and can be purchased as a package deal or separately.

**NEARBY INDUSTRIAL BUSINESS**

- Ohmstede Industrial Services
- Quala Industrial Servies
- Command Services, Inc.
- Louisiana Recycled Aggregates
- Honeywell
- Harcros Chemicals

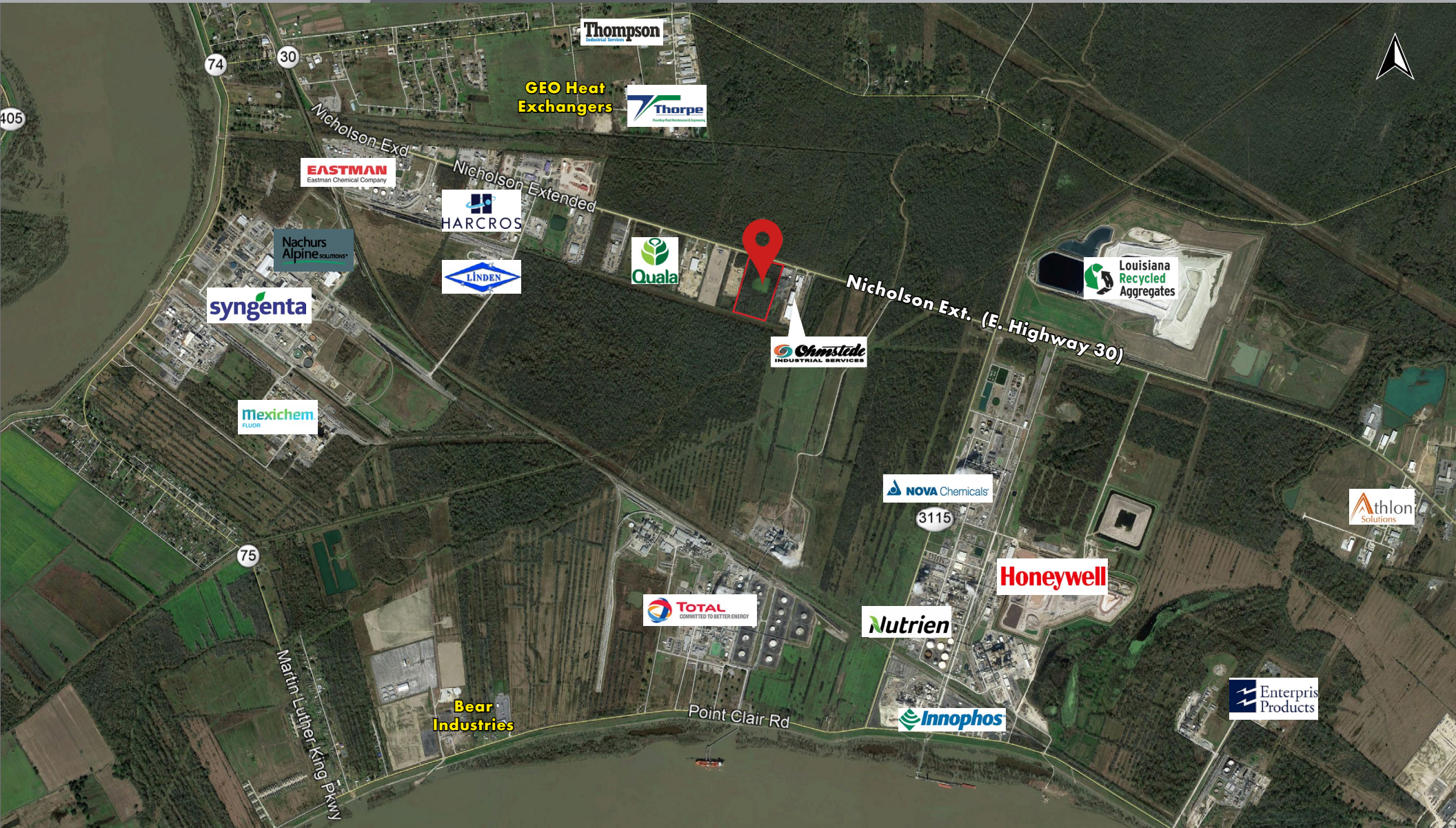


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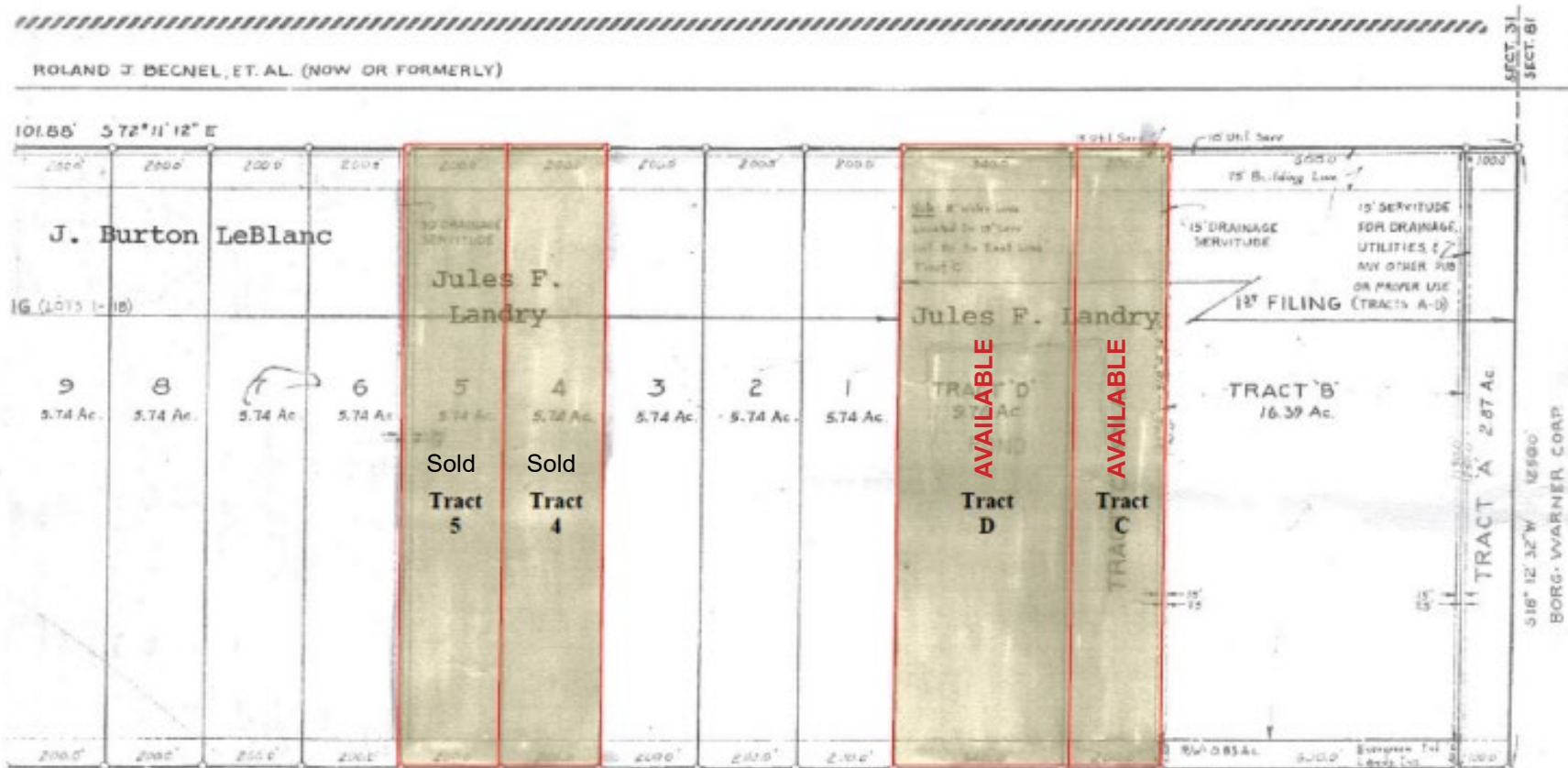
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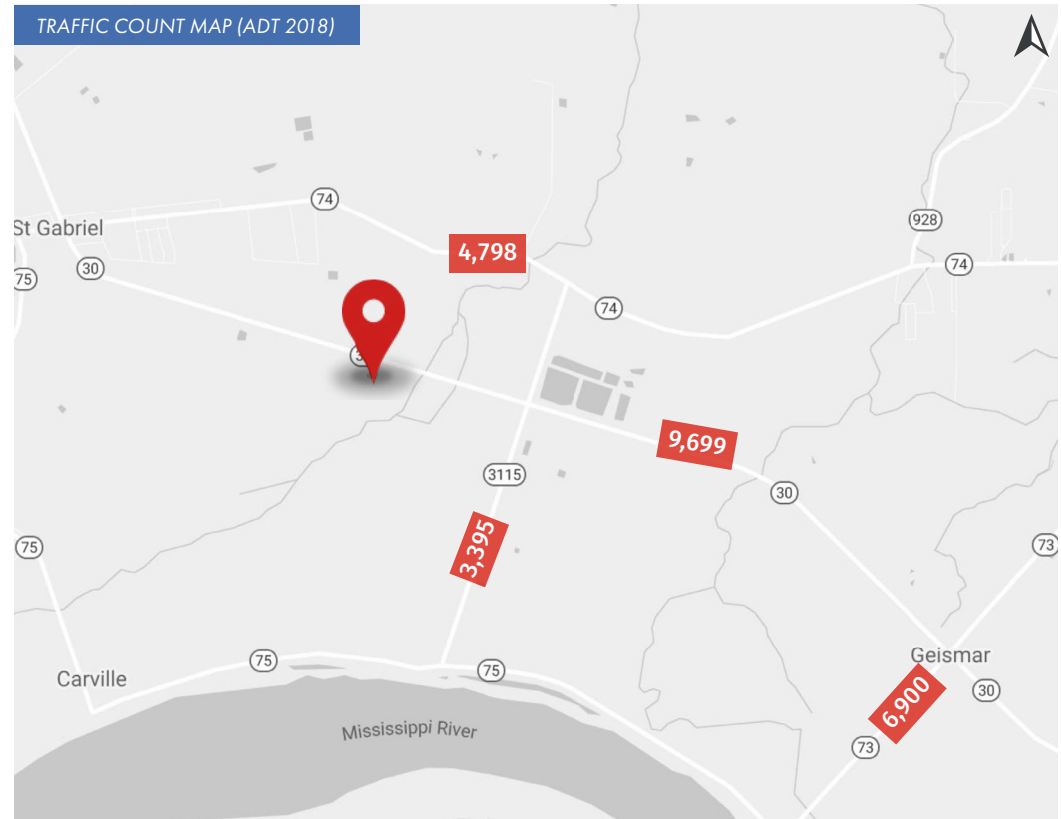
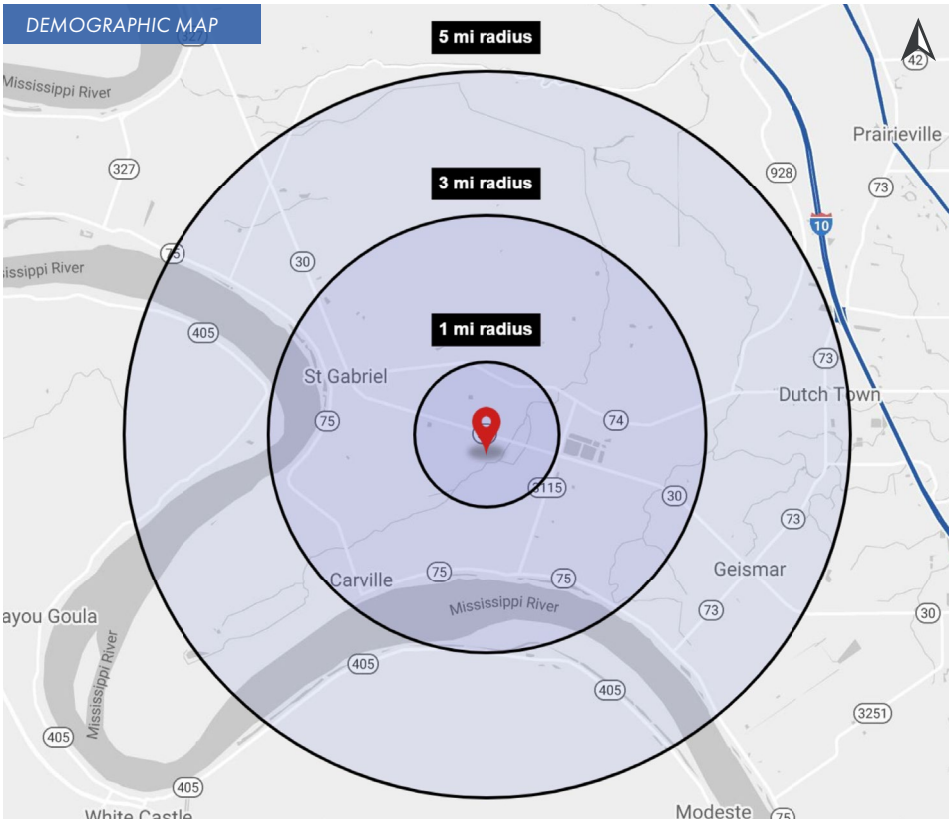


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## 2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE		
 POPULATION	30	4,830	15,294	 AVG. HH INCOME	\$87,087	\$62,061	\$90,879	 HOUSEHOLDS	12	450	4,275