



WY 73

# 5 Acres Fronting Highway 30 - Ascension Industrial Park-BTS Possible

LAND FOR SALE

LA HWY 30

LA Highway 30 Geismar, LA 70734

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Travis Thornton | 225.572.5689 | tthornton@beaibox.com



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## LA Highway 30 Geismar, LA 70734

### PROPERTY SUMMARY



### Property Description

5.063 acre tract now available for purchase (Tract X-2 on attached map). The subject tract is development ready and complete with off-site master detention and Highway 30 access drive. Subject site shares the Highway 30 access drive with Wolseley's newly constructed facility. Site is located on Hwy 30 near the Hwy 73 Intersection in Geismar. Property Attributes:- 5.06 Acres +/- \$5.50/SF- Zoned Heavy Industrial- Rectangular- Development Ready- Near Hwy 73 Intersection- 383 Feet of Hwy 30 Frontage-Owner will entertain a BTS

### Property Highlights

- 5.06 Acres +/-
- \$5.50/SF
- Zoned Heavy Industrial
- Rectangular

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### Offering Summary

Sale Price:	\$1,212,274
Lot Size:	5.06 Acres

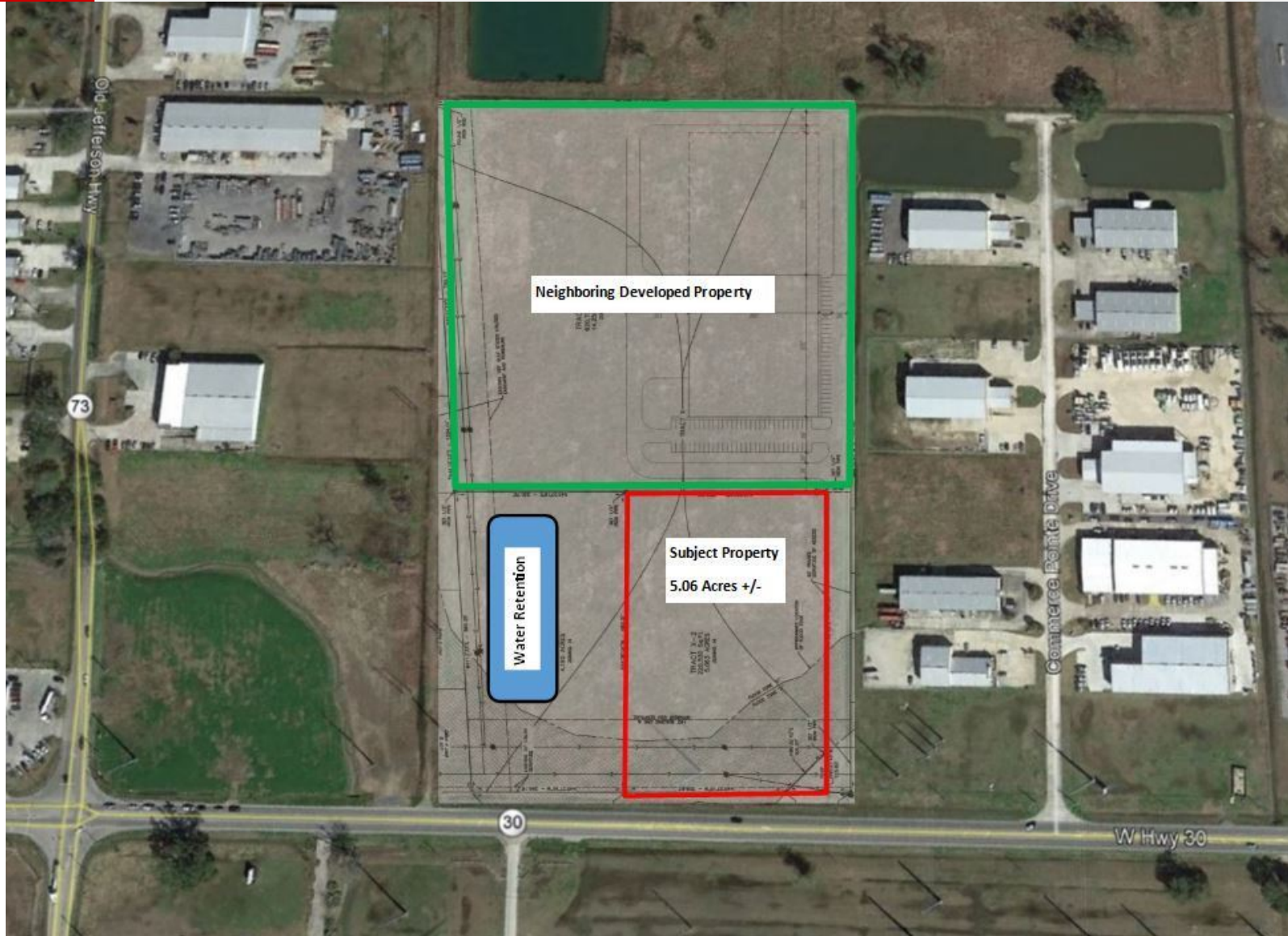
Demographics	1 Mile	5 Miles	10 Miles
Total Households	182	7,764	37,540
Total Population	537	22,968	109,901
Average HH Income	\$94,525	\$78,619	\$82,135



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ADDITIONAL PHOTOS



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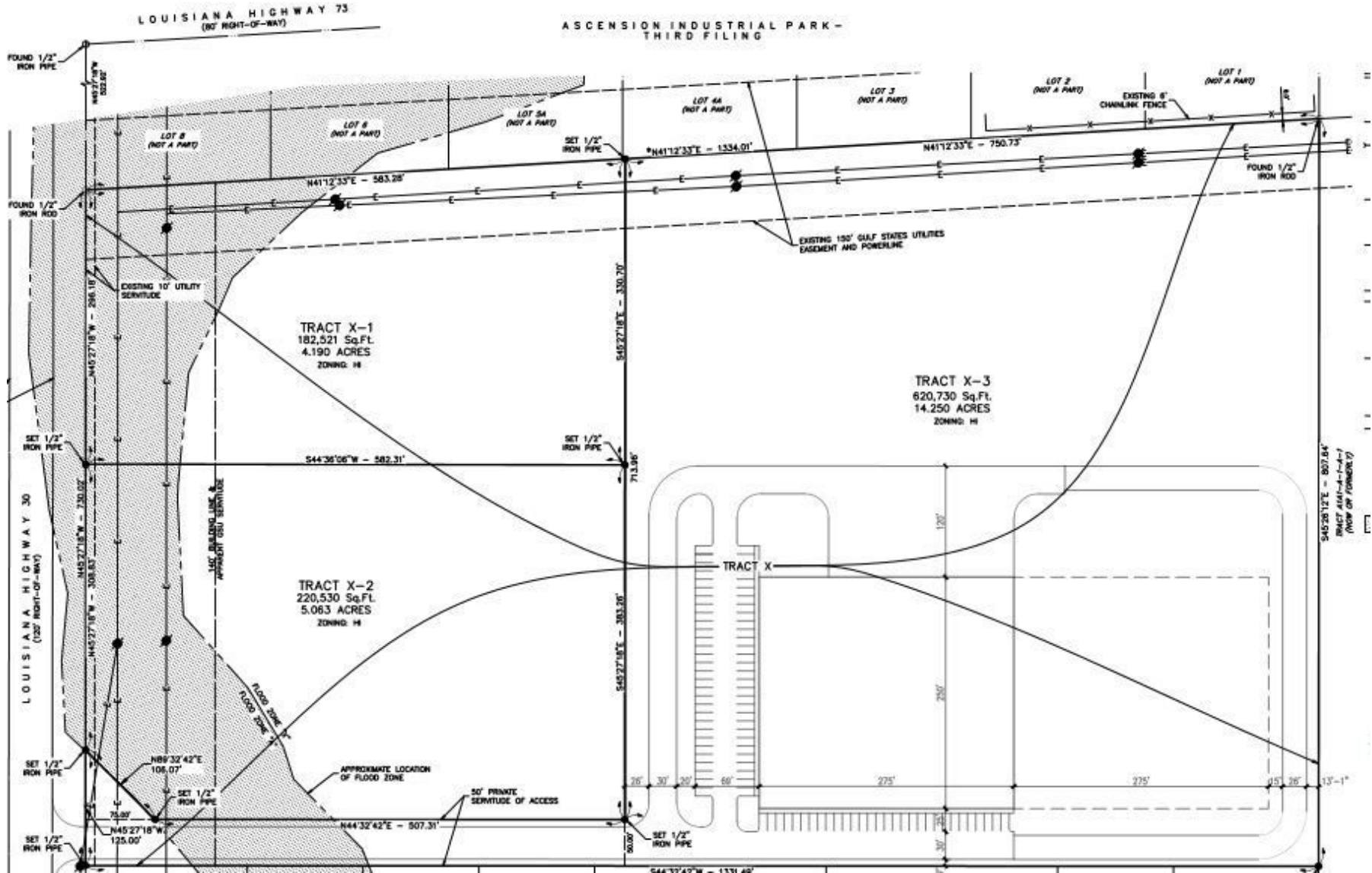
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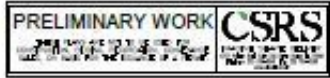
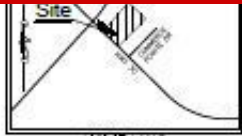
BEAU BOX  
REAL ESTATE



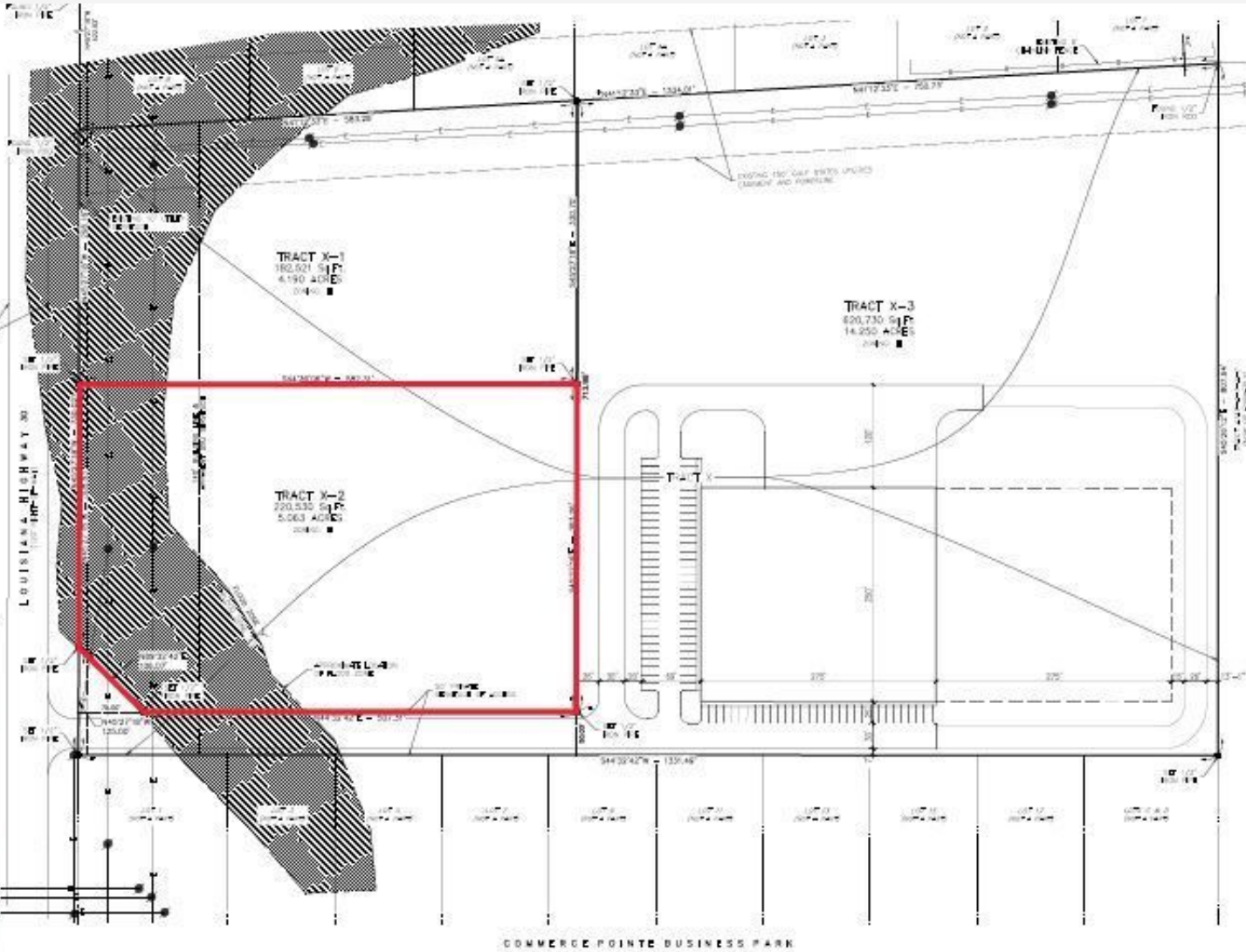
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**ADDITIONAL PHOTOS**



- GENERAL NOTES:**
- 1) THIS PLAN IS A PRELIMINARY SITE PLAN SUBMITTED FOR PERMITS AND IS NOT TO BE USED FOR CONSTRUCTION. THE PERMITS OFFICE HAS REVIEWED THE PLAN AND HAS ISSUED PERMITS FOR THE PROJECT. THE PERMITS OFFICE HAS REVIEWED THE PLAN AND HAS ISSUED PERMITS FOR THE PROJECT. THE PERMITS OFFICE HAS REVIEWED THE PLAN AND HAS ISSUED PERMITS FOR THE PROJECT.
  - 2) PROPERTY BOUNDARIES:
  - 3) LAND USE: INDUSTRIAL, LIGHT MANUFACTURING
  - 4) LAND ACQUISITION: COMPLETE
  - 5) NUMBER OF LOTS: 1
  - 6) LOT AREA: 5.063 ACRES
  - 7) TOTAL PROJECT AREA: 5.063 ACRES
  - 8) UNIMPAVED PAVED AREA: 100,000 SQ. FT.
  - 9) UNIMPAVED PAVED AREA: 100,000 SQ. FT.
  - 10) UNIMPAVED PAVED AREA: 100,000 SQ. FT.
  - 11) UNIMPAVED PAVED AREA: 100,000 SQ. FT.
  - 12) UNIMPAVED PAVED AREA: 100,000 SQ. FT.
  - 13) UNIMPAVED PAVED AREA: 100,000 SQ. FT.
  - 14) UNIMPAVED PAVED AREA: 100,000 SQ. FT.
  - 15) UNIMPAVED PAVED AREA: 100,000 SQ. FT.
  - 16) UNIMPAVED PAVED AREA: 100,000 SQ. FT.
  - 17) UNIMPAVED PAVED AREA: 100,000 SQ. FT.
  - 18) UNIMPAVED PAVED AREA: 100,000 SQ. FT.



- LEGEND:**
- UTILITY MAIN LINE
  - UTILITY SERVICE LINE
  - UTILITY EASEMENT
  - UTILITY VALVE
  - UTILITY METER
  - UTILITY CONTROL BOX
  - UTILITY LIGHT POLE
  - UTILITY SIGN
  - UTILITY ELEVATION
  - UTILITY CONTROL BOX
  - UTILITY LIGHT POLE
  - UTILITY SIGN
  - UTILITY ELEVATION
  - UTILITY CONTROL BOX
  - UTILITY LIGHT POLE
  - UTILITY SIGN
  - UTILITY ELEVATION



Exhibit Showing  
Site Plan Overlay  
Resubdivision  
TRACT X  
INTO  
TRACT X-1, X-2 & X-3

Clay Development & Construction, Inc.

Date: MARCH 25, 2020  
Project Number: 201907  
Scale: 1" = 100'

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LOCATION MAPS



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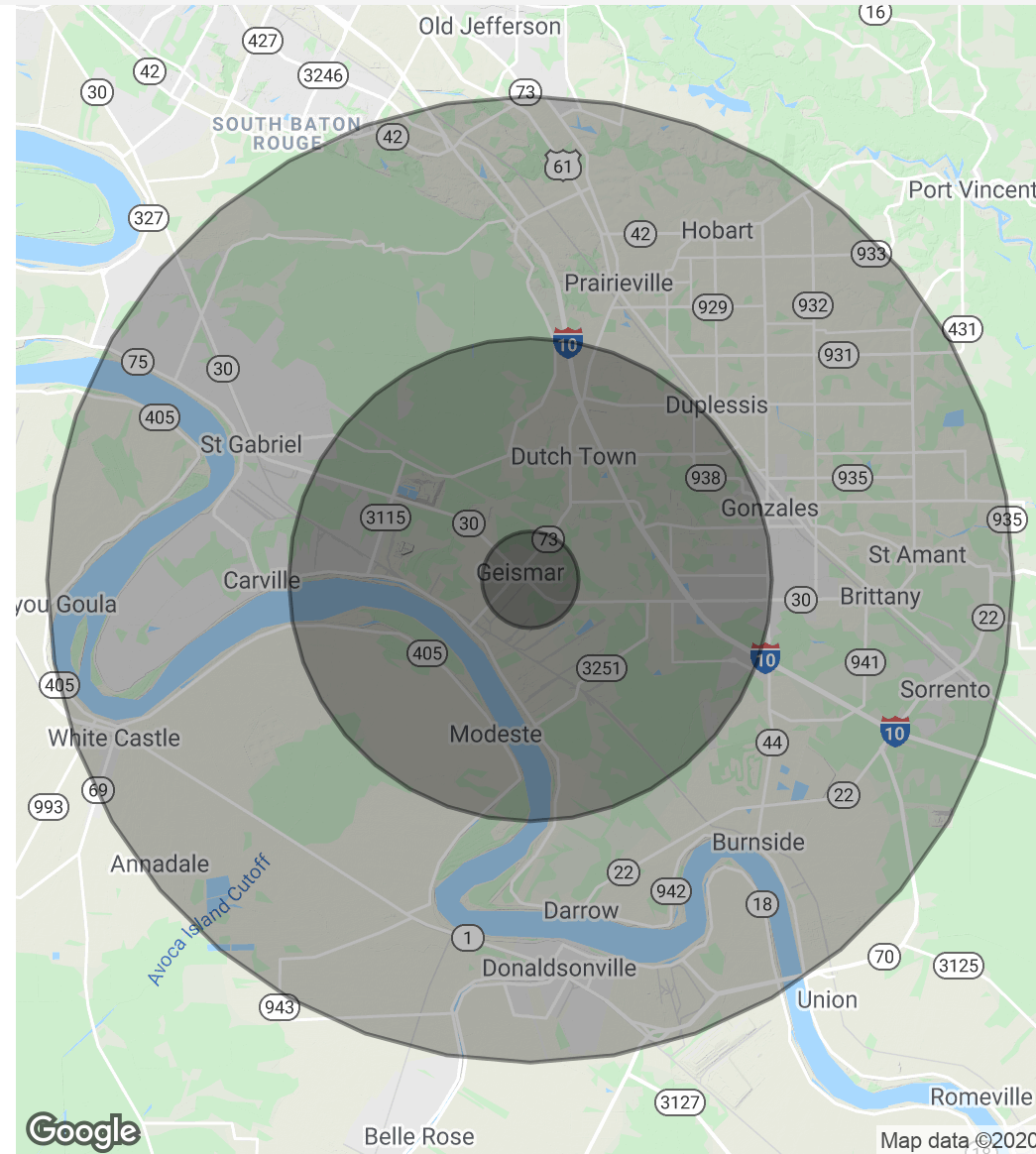
### DEMOGRAPHICS MAP & REPORT

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

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
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

\* Demographic data derived from 2010 US Census



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