

LAND FOR SALE

# 34471 East Highway 30

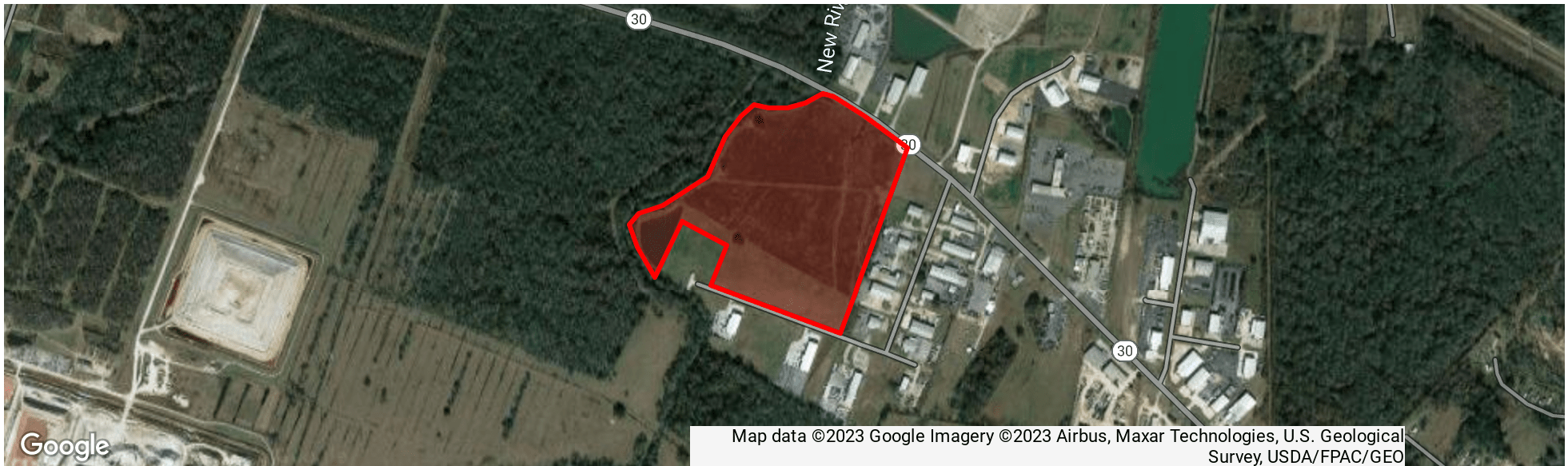
Geismar, LA 70769

For More Information Call: 225-247-9812

**Ty Gose, SIOR, CCIM**  
Commercial Sales & Leasing  
[ty@latterblum.com](mailto:ty@latterblum.com)

**Michael Cashio, CCIM**  
Commercial Sales & Leasing  
[mcashio@latterblum.com](mailto:mcashio@latterblum.com)

**Jake Loach**  
Commercial Sales & Leasing  
[jakeloach@latterblum.com](mailto:jakeloach@latterblum.com)



### PROPERTY HIGHLIGHTS

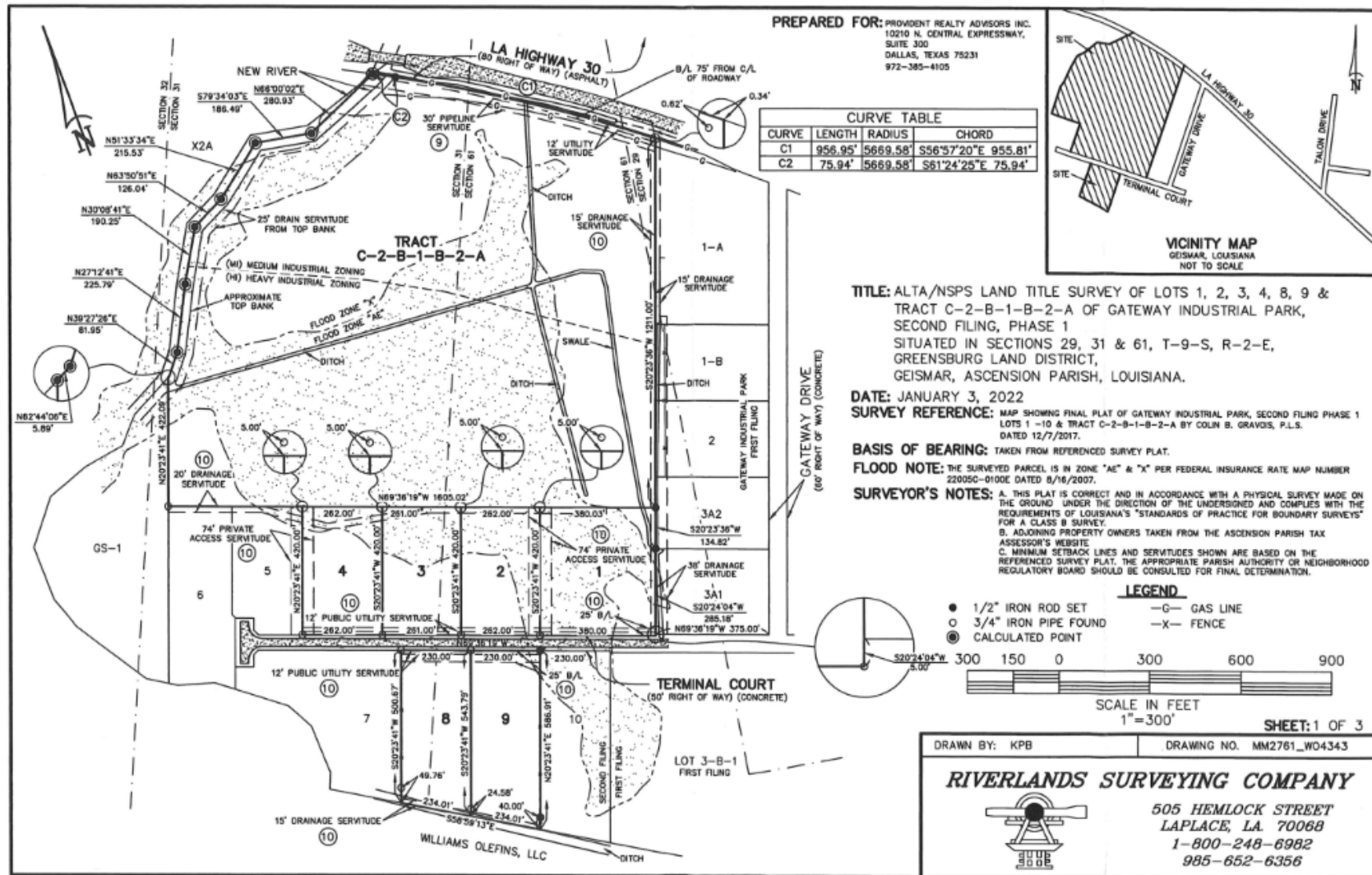
- 54.85 acres of Industrial Land for Sale on Highway 30 in Geismar, LA
- Site work has been done to bring property out of flood plain, retention pond has been engineered, leaving 50.35 net usable acres.
- Site is build ready.
- Site is central to the Geismar Petrochemical corridor fronting Highway 30 and near I-10.
- Close proximity to Petrochemical Plants such as: Honeywell, Nutrien, NOVA, Methanex, Hexion, BASF, Westlake, Shell, Praxair, Koura, and Syngenta.
- LED Certified Site.
- Zoning: Medium Industrial & Heavy Industrial.
- Site can be subdivided into 1 acre minimum tracts.
- Contact Agent(s) for lump sum pricing

### OFFERING SUMMARY

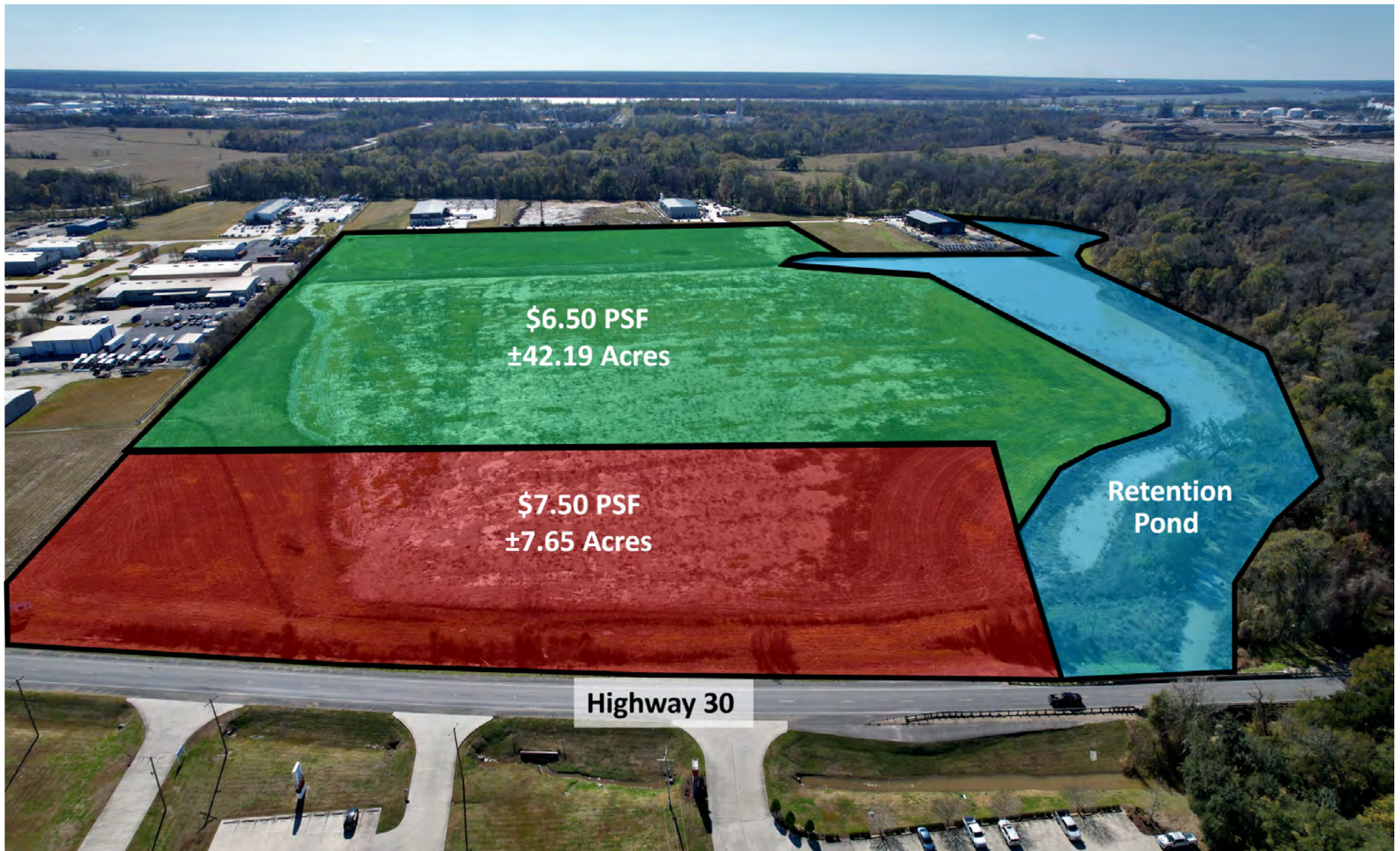
|                      |                               |
|----------------------|-------------------------------|
| Sale Price:          | \$6.50 - \$7.50 Per Usable SF |
| Gross Acreage:       | 54.85 Acres                   |
| Net Usable Acreage : | 50.35 Acres                   |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES   | 5 MILES   |
|-------------------|----------|-----------|-----------|
| Total Households  | 435      | 3,392     | 10,721    |
| Total Population  | 1,271    | 9,792     | 29,879    |
| Average HH Income | \$94,835 | \$120,079 | \$107,305 |

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



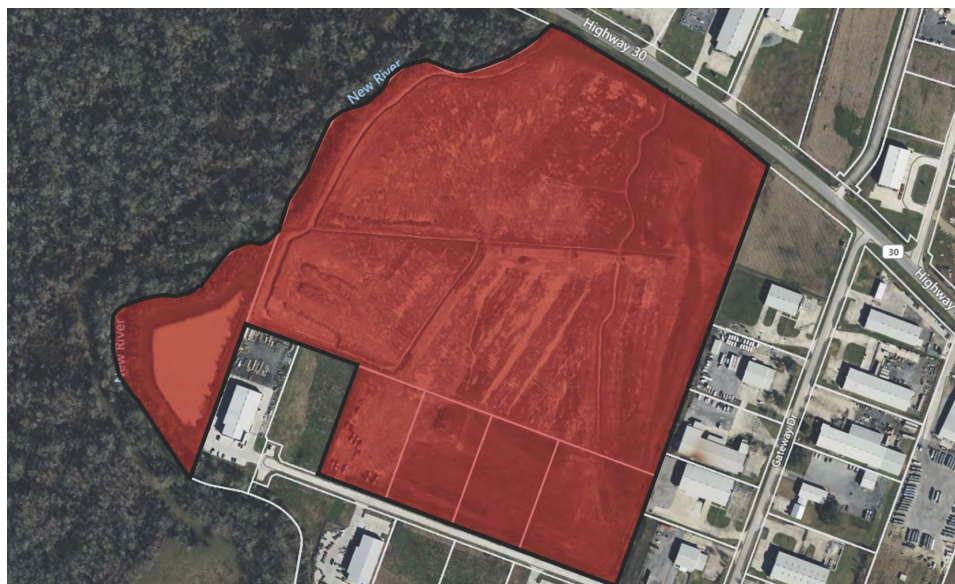
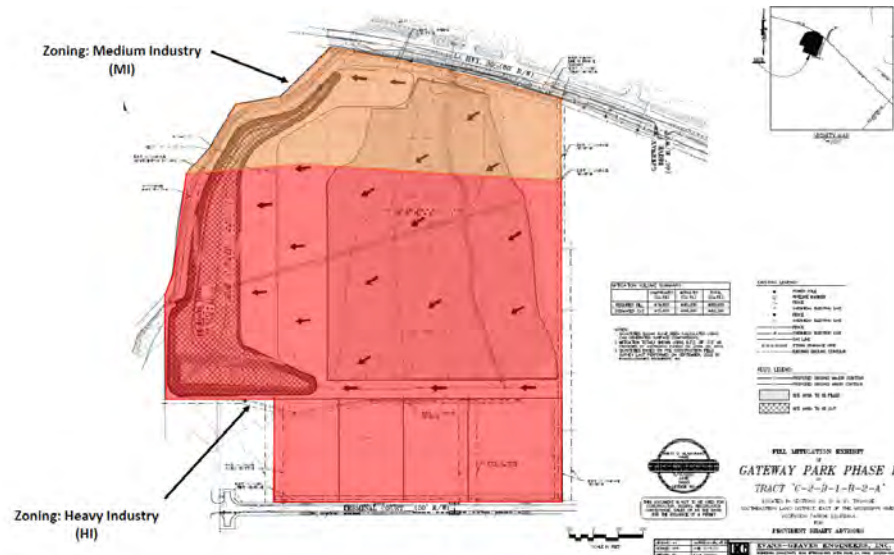
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



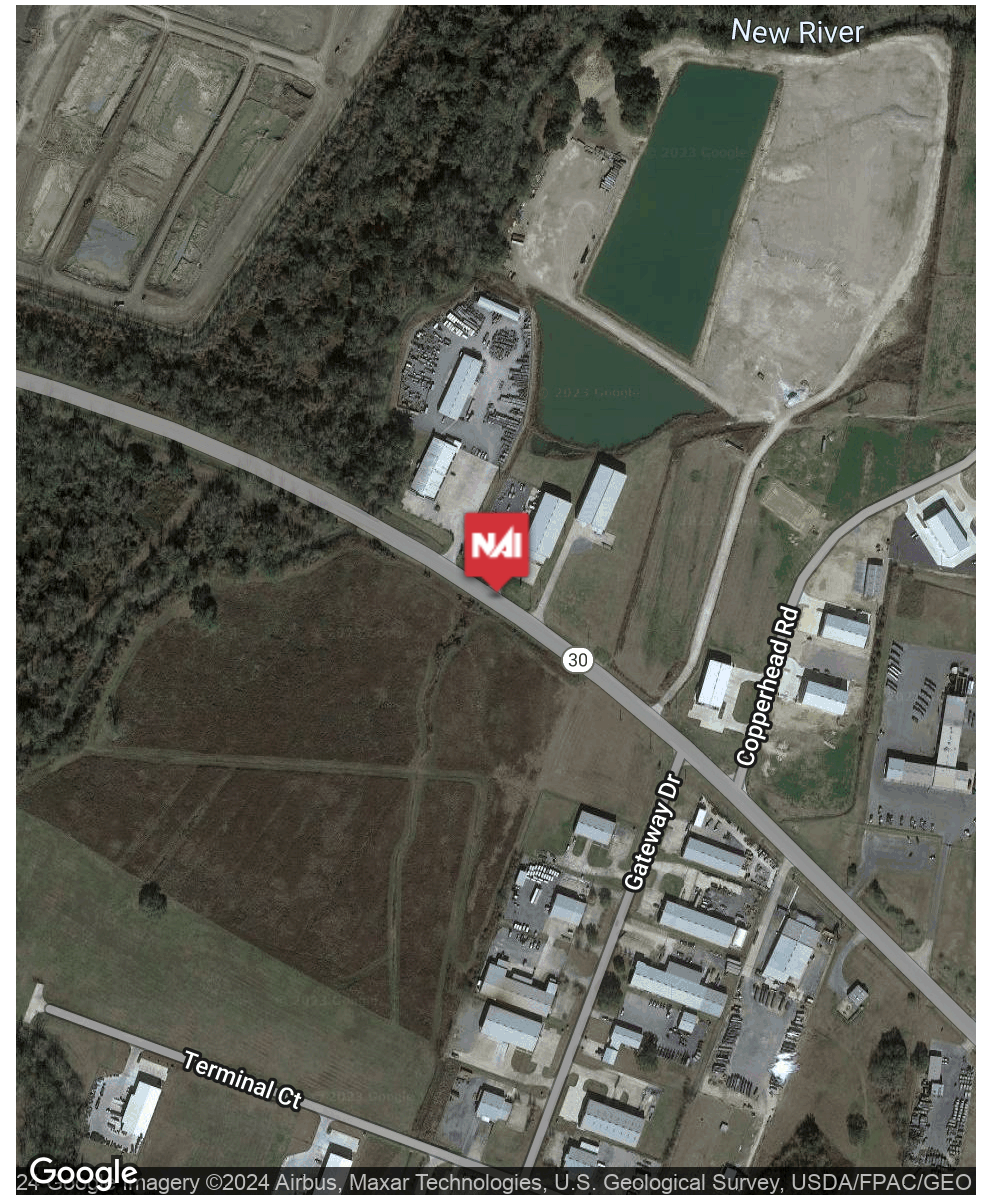
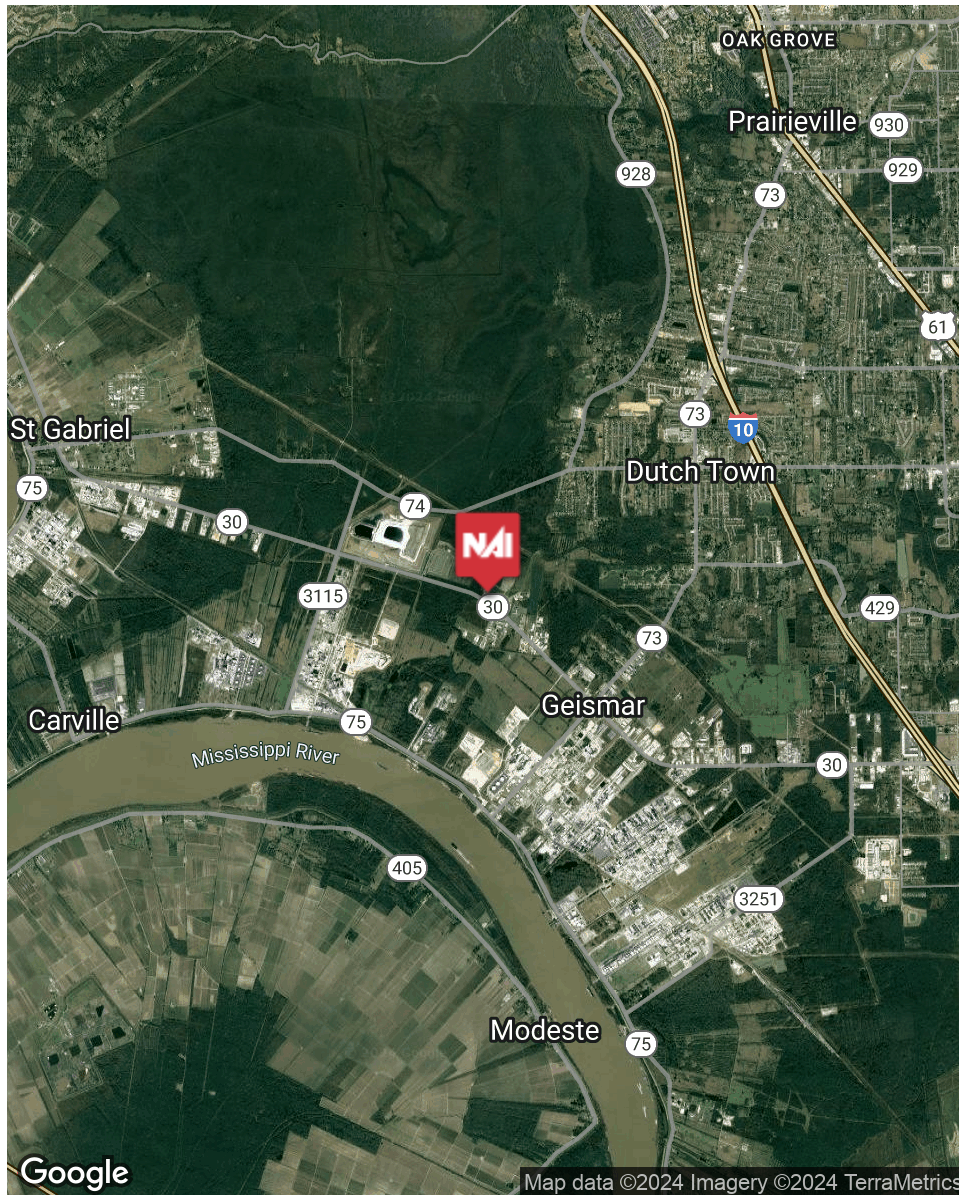
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



For More Information Call: 225-247-9812

**Ty Gose, SIOR, CCIM**

Commercial Sales & Leasing  
ty@latterblum.com

**Michael Cashio, CCIM**

Commercial Sales & Leasing  
mcashio@latterblum.com

**Jake Loach**

Commercial Sales & Leasing  
jakeloach@latterblum.com

**NALatter&Blum**

1700 City Farm Drive  
Baton Rouge, LA 70806

[www.latterblum.com](http://www.latterblum.com)