



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PRIME I-10 DEVELOPMENT OPPORTUNITY IN GEISMAR, LA

I-10 @ Hwy. 73, Geismar, LA
Geismar, LA 70769

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
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SAURAGE ROTENBERG
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PRIME I-10 DEVELOPMENT OPPORTUNITY IN PRAIRIEVILLE, LA

FOR SALE

I-10 @ HWY. 73, GEISMAR, LA 70769

21 ACRES

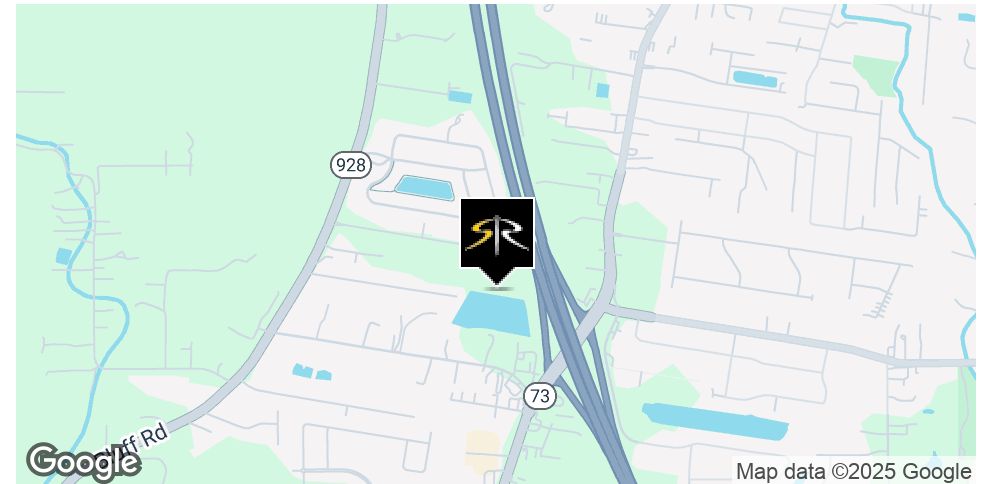


OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	21 Acres
I-10 Traffic Count:	103,341 ADT (Average Daily Traffic)
Hwy 73 Traffic Count:	20,406 ADT (Average Daily Traffic)
Zoning:	RM (Residential Medium)

PROPERTY HIGHLIGHTS

- Prime I-10 Development Opportunity in Prairieville, LA
- 21 Acres Near I-10 & Hwy 73 Zoned "RM" with Lake Amenity



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PROPERTY OVERVIEW

- **Prime I-10 Development Opportunity** in Prairieville, LA
- **21 Acres** Near I-10 & Hwy 73 Zoned "RM" with Lake Amenity
- **Price:** \$2,000,000
- **Location:** Near I-10 at Hwy 73, Prairieville, LA.
- **Size:** 21 acres Total 12.19-acre lake and 8.77developable acres.
- **Zoning:** RM (Residential Medium)

HIGHLIGHTS

- Located in a high-demand area with strong residential growth
- **Unique feature:** a scenic 12.19-acre lake ideal for enhancing property aesthetics and stormwater management
- Prime visibility and access, with nearby major employers driving housing demand

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DEMOGRAPHICS

Multi-Family Potential with Rezoning:

- Ideal for garden-style apartments or townhomes with lake views
- Potential for Medium Intensity for Single Family Residential Development units based on RM zoning. Designed to be adjacent to high intensity mixed use corridors
- Renderings of possible site layouts available upon request

UNIQUE SELLING POINTS

- Lakefront recreational and aesthetic opportunities
- Close proximity to top-rated schools, Dutchtown High School, Dutchtown Primary School, & major employers such as BASF, Shell Chemical, & Honeywell
- Exceptional access via I-10 and Hwy 73 for commuters



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PROPERTY DETAILS

- **Total Acreage:** 21 acres
- **Developable Land:** 8.77 acres zoned for Residential Medium-Density (RM) use Lake Area: 12.19 acres
- **Access:** Close proximity to major highways (I-10 and Hwy 73)
- **Utilities:** Available

MARKET ANALYSIS

Demographics:

- **Population Growth:** Ascension Parish has seen a 35.5% increase in population over the past 10 years
- **Median Household Income:** > \$70,000
- **Target Market:** Young professionals, families, and employees of nearby industrial and commercial centers

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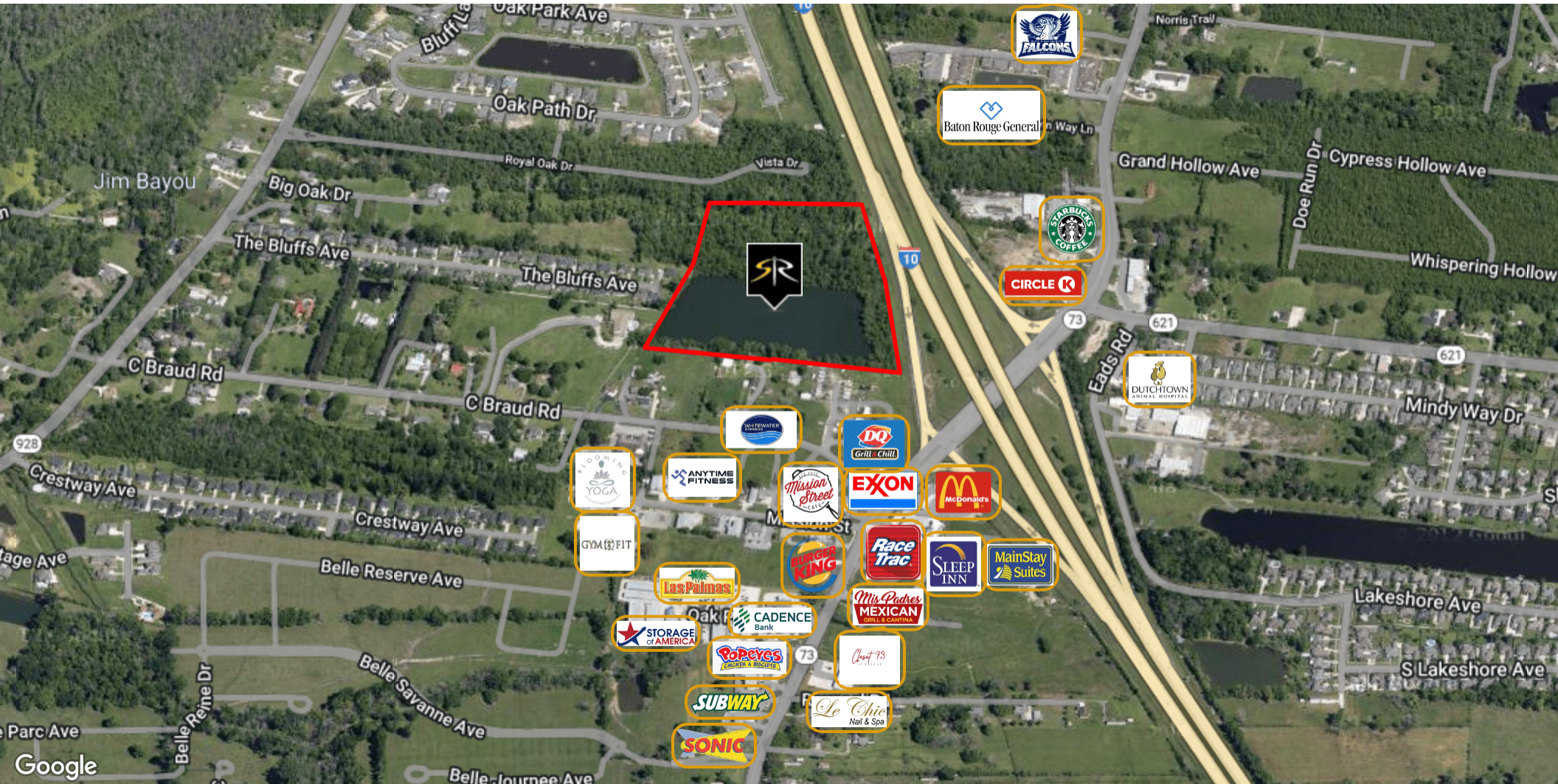
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RETAIL MAP

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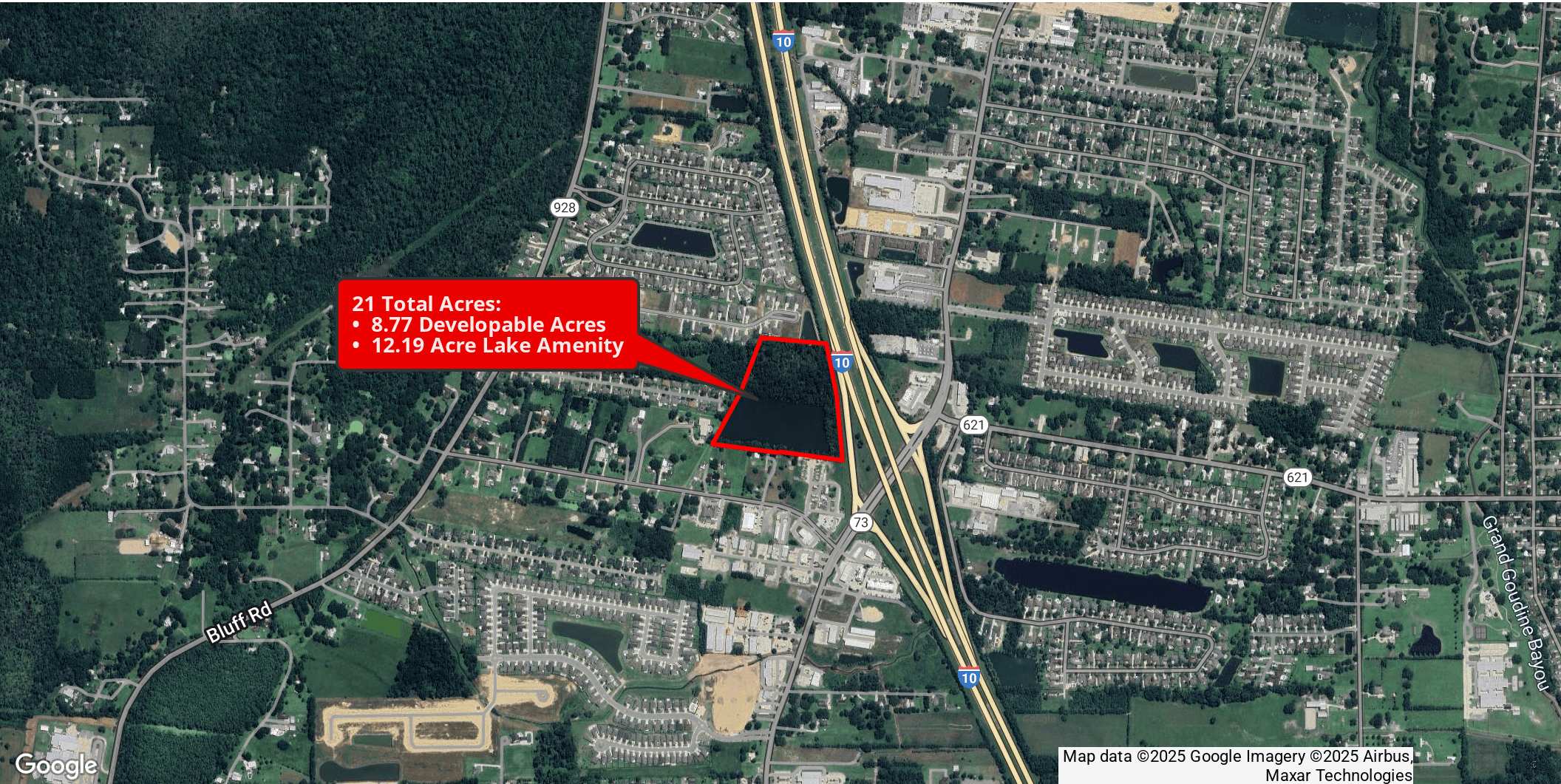
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21 Total Acres:
• 8.77 Developable Acres
• 12.19 Acre Lake Amenity

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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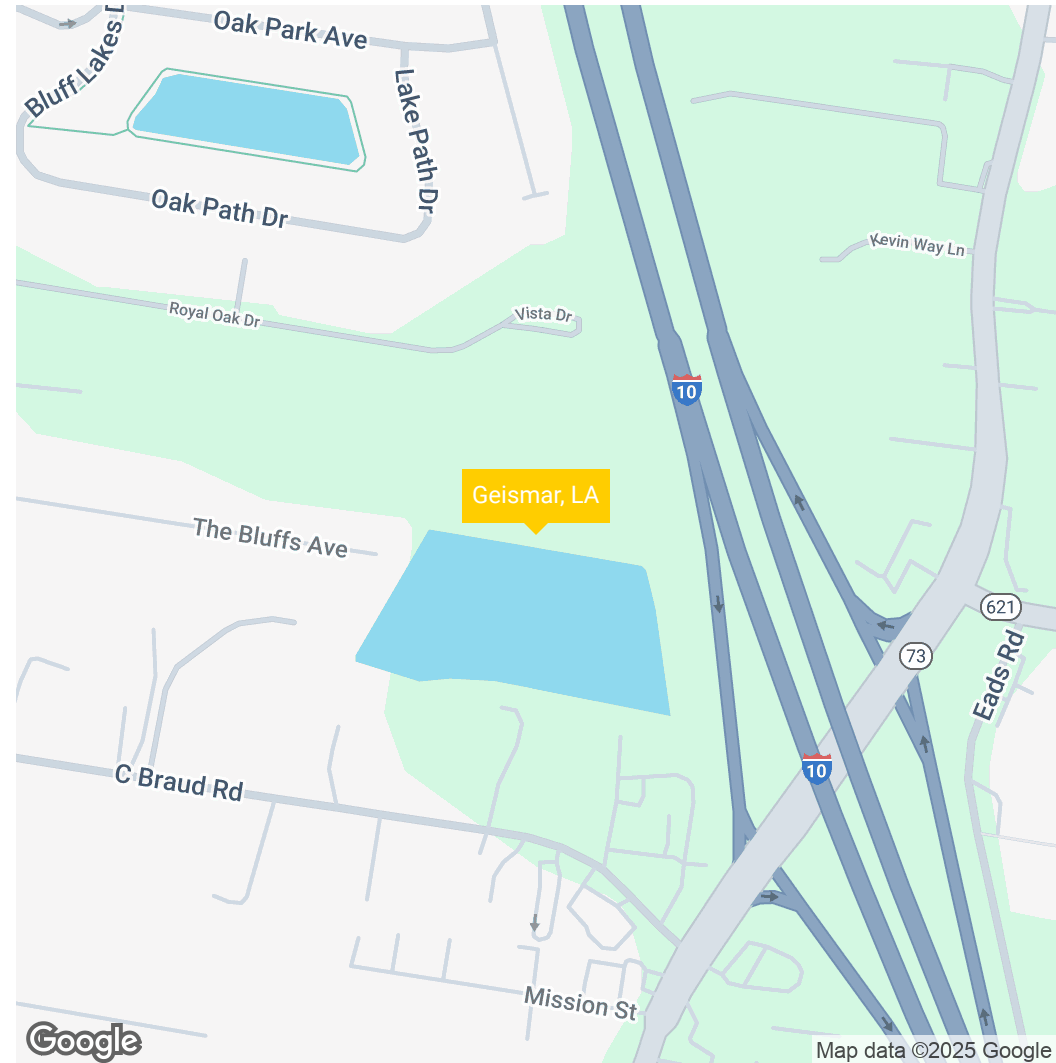
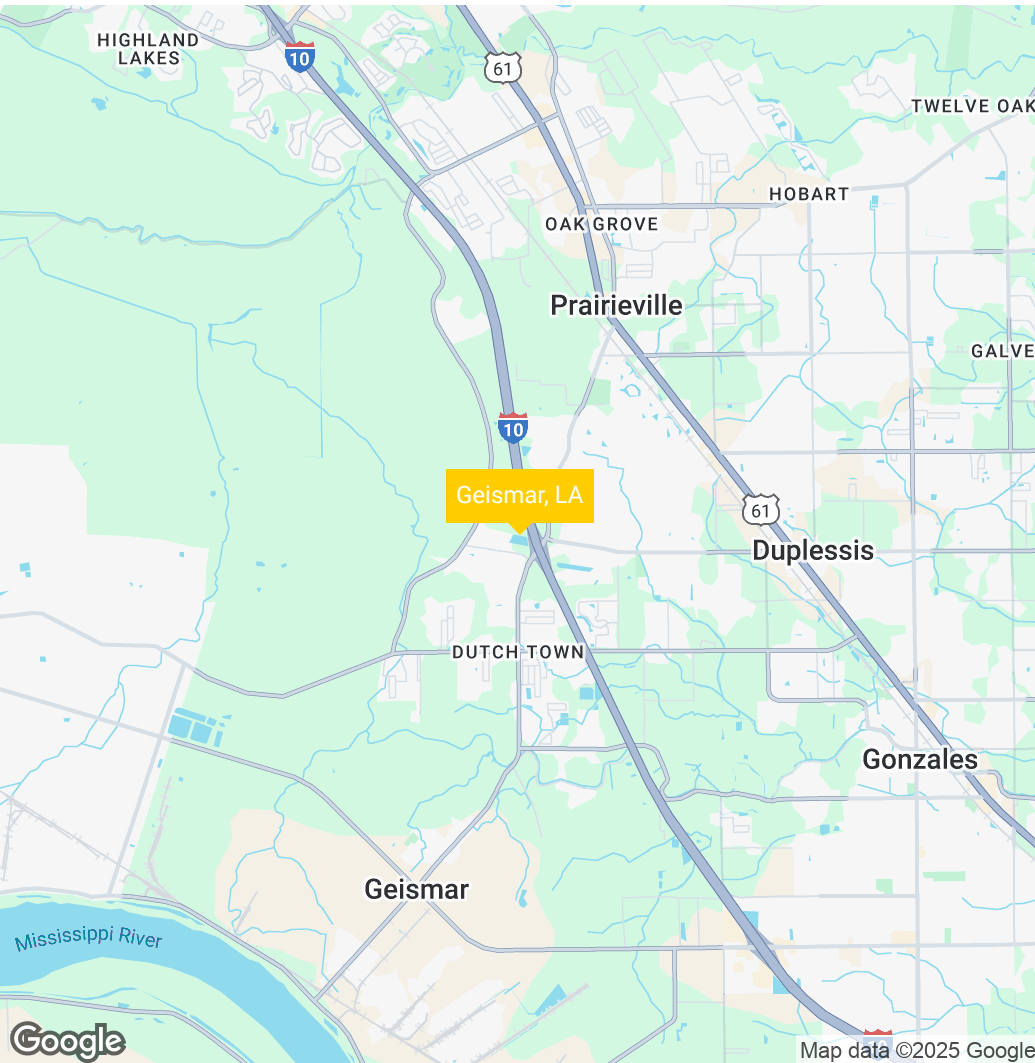
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LOCATION MAPS

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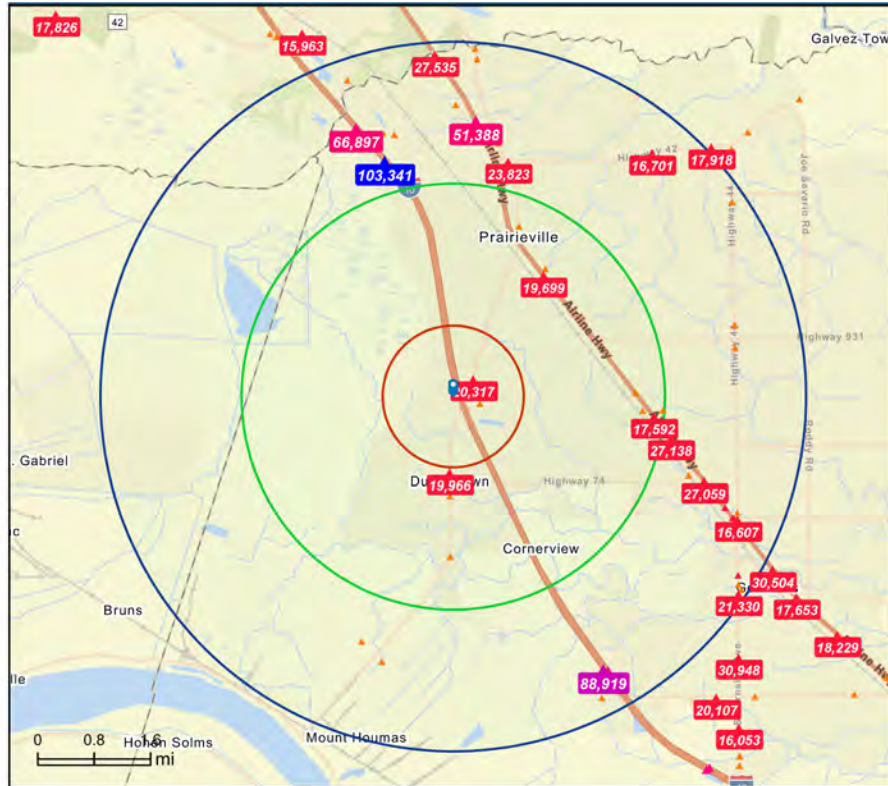
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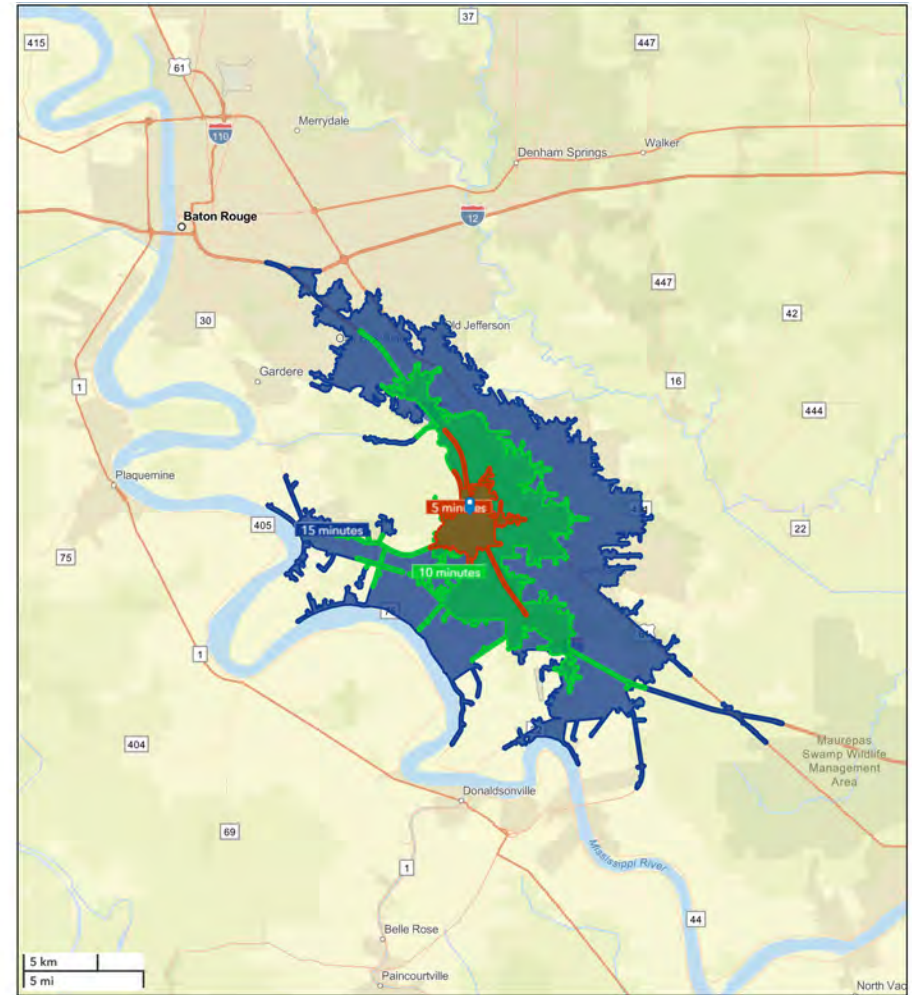
TRAFFIC COUNT MAP & DRIVE TIME MAP

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Traffic Count Map: 1, 3, 5 Mile Radii



Drive Time Map: 5, 10, 15 Minutes

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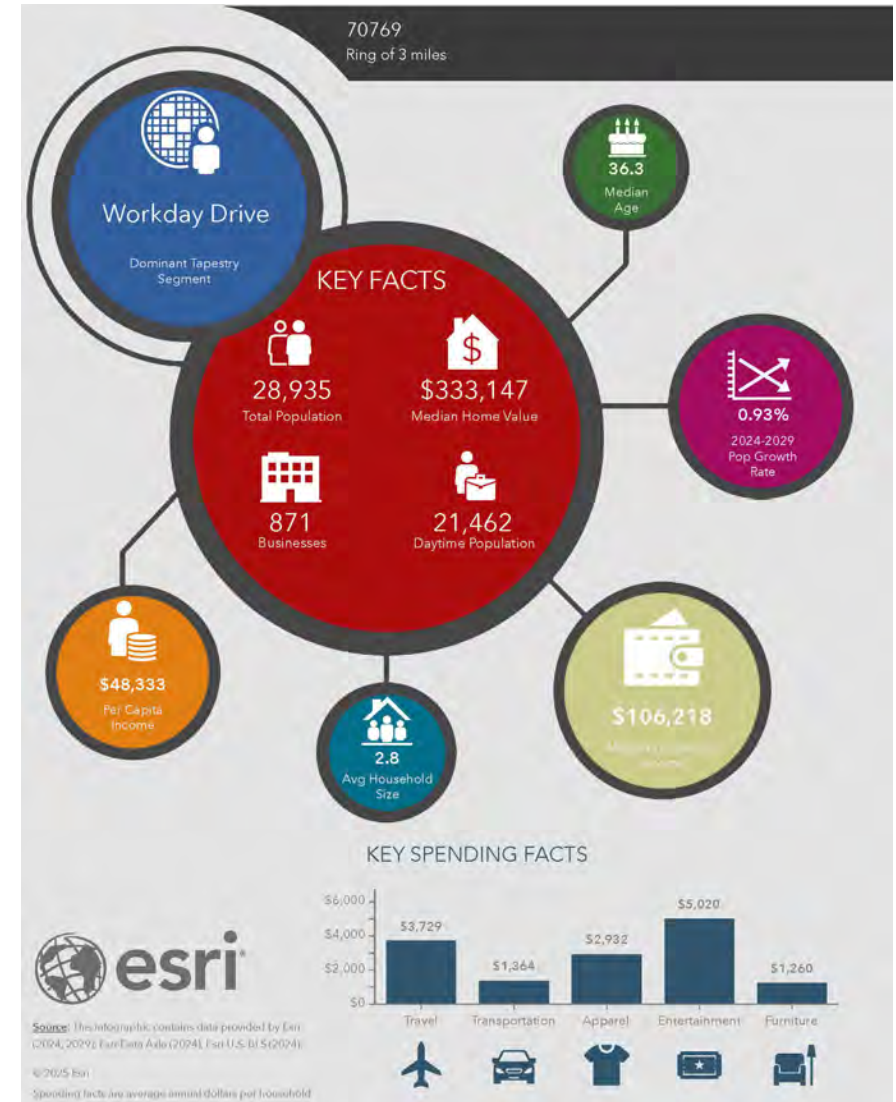
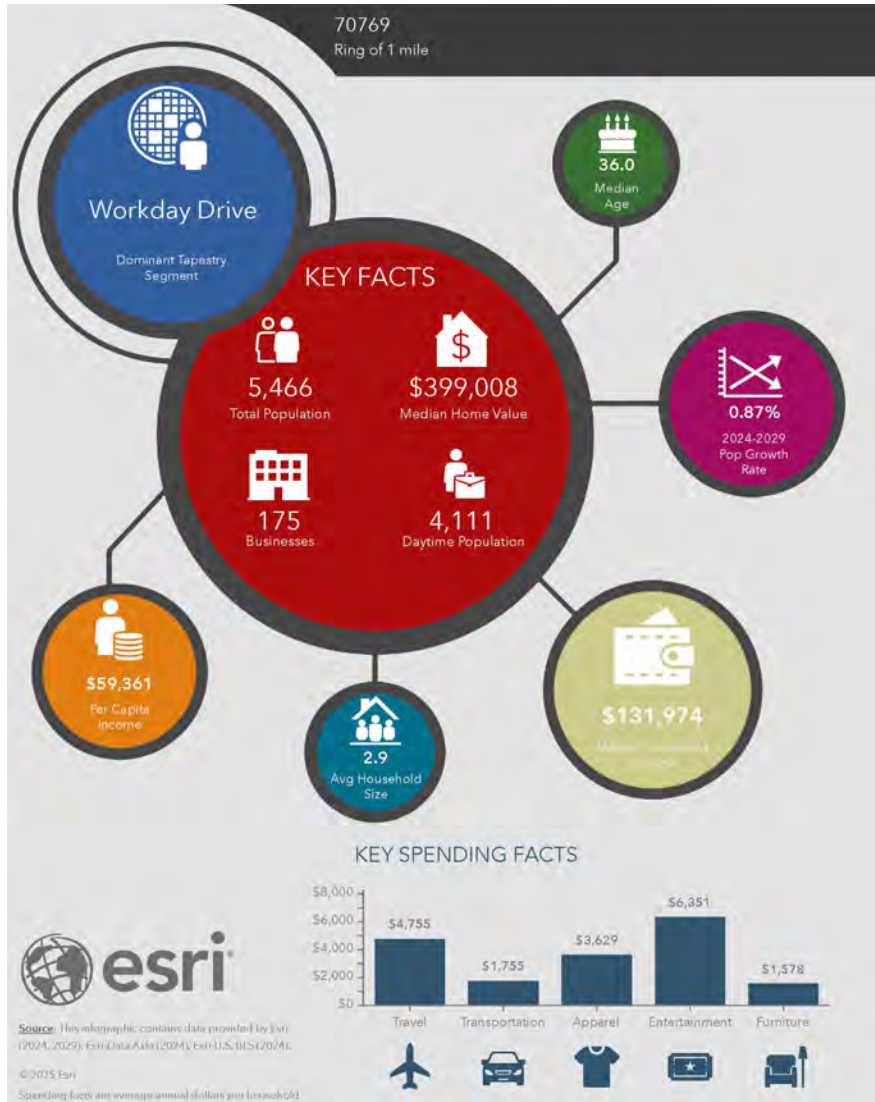
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KEY FACTS 1 & 3 MILE RADII

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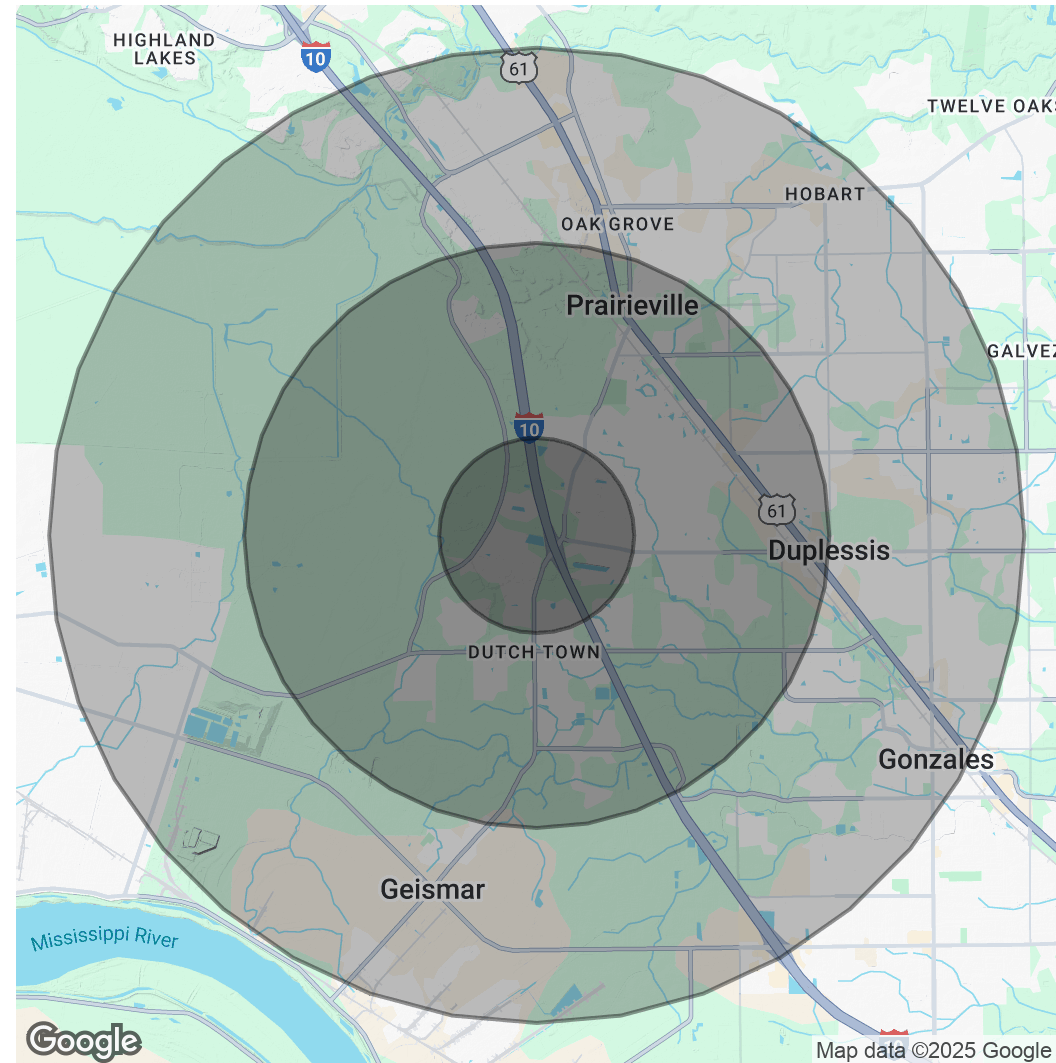
DEMOGRAPHICS

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21 ACRES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,910	33,220	65,053
Average Age	36	36	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,341	11,929	23,657
# Of Persons Per HH	2.9	2.8	2.7
Average HH Income	\$107,124	\$115,349	\$110,087
Average House Value	\$278,052	\$293,416	\$280,072

Demographics data derived from AlphaMap



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