



VACANT LOT ON JEFFERSON NEAR TOWNE CENTER

6467 JEFFERSON HWY BATON ROUGE, LA 70806



OFFERED: FOR SALE

SALE PRICE: \$165,000 (\$14.47/SF)

- ±0.29 acres / ±11,400 SF
- Accessed from Jefferson Hwy via 30' servitude
- Ideal for standalone office or residential development
- Currently zoned A1 - Single Family Residential
- Neighboring tract measuring 1.59 acres listed for sale separately

CONTACT:

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Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

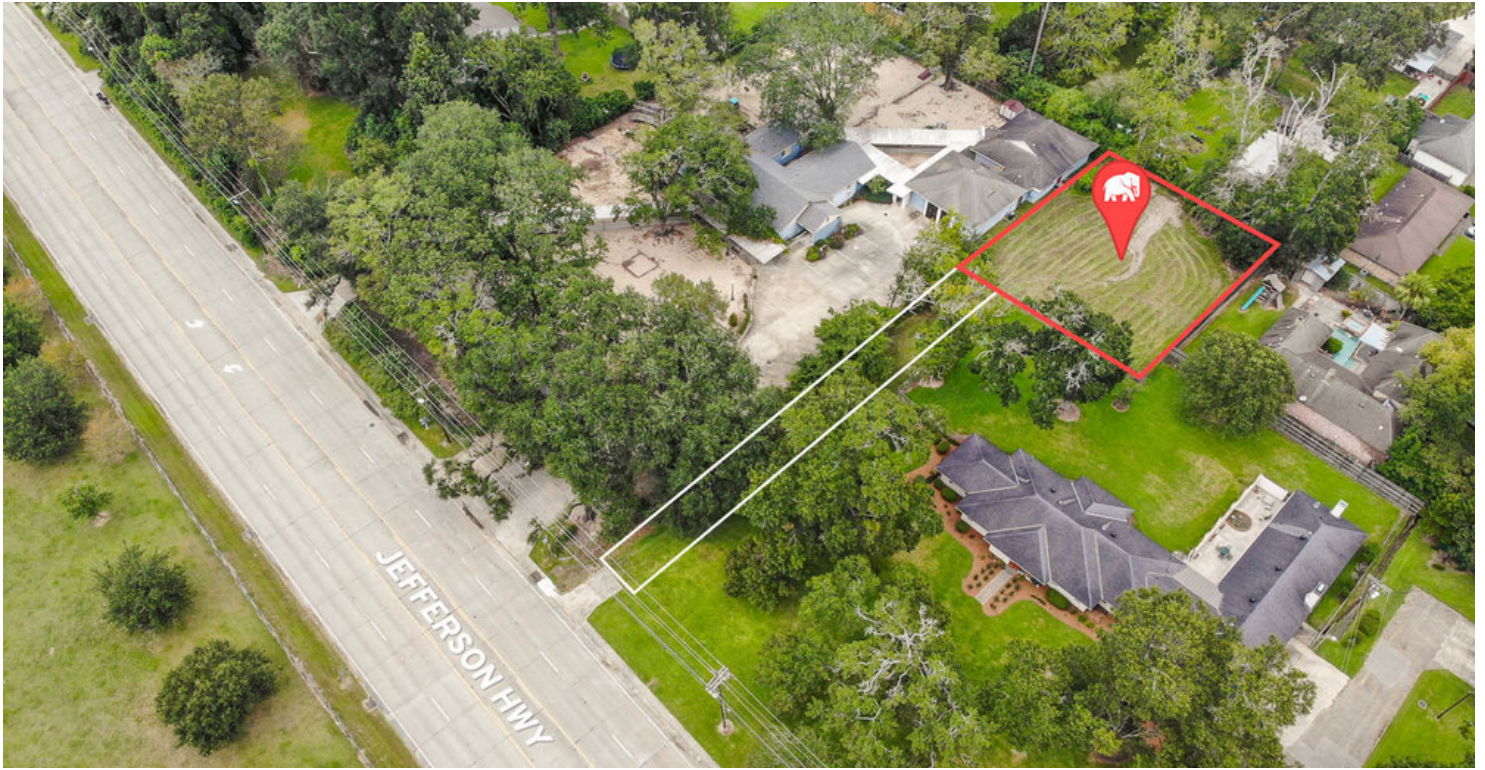
- This vacant parcel is approximately 0.29 acres (11,400 square feet) and sits just off Jefferson Highway near Old Goodwood Neighborhood.
- The property is accessed from Jefferson Hwy by a dedicated 30' servitude that runs between the former Runnels Preschool property and a residential property.
- The property is cleared and ready for development.
- Close proximity to Towne Center, new office developments, and residential neighborhoods position this lot for a residential development or small standalone office development.
- The property is currently zoned A1 for Single Family Residential.
- Neighboring tract measuring 1.59 acres listed for sale separately.

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AERIAL PHOTOS

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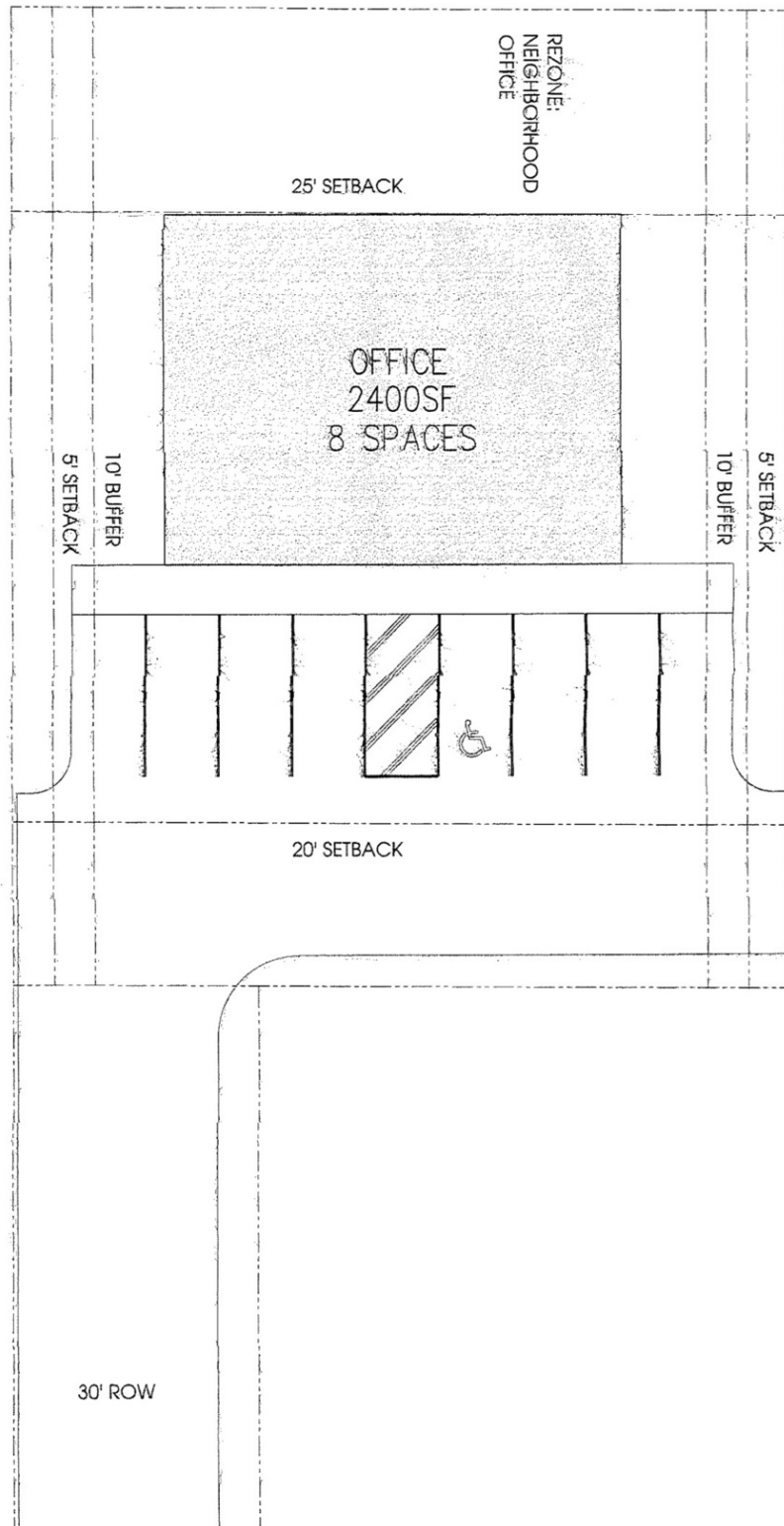
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OFFICE CONCEPT SITE PLAN

6465 JEFFERSON CONCEPT SITE PLAN | OPTION 1 | 9.7.18



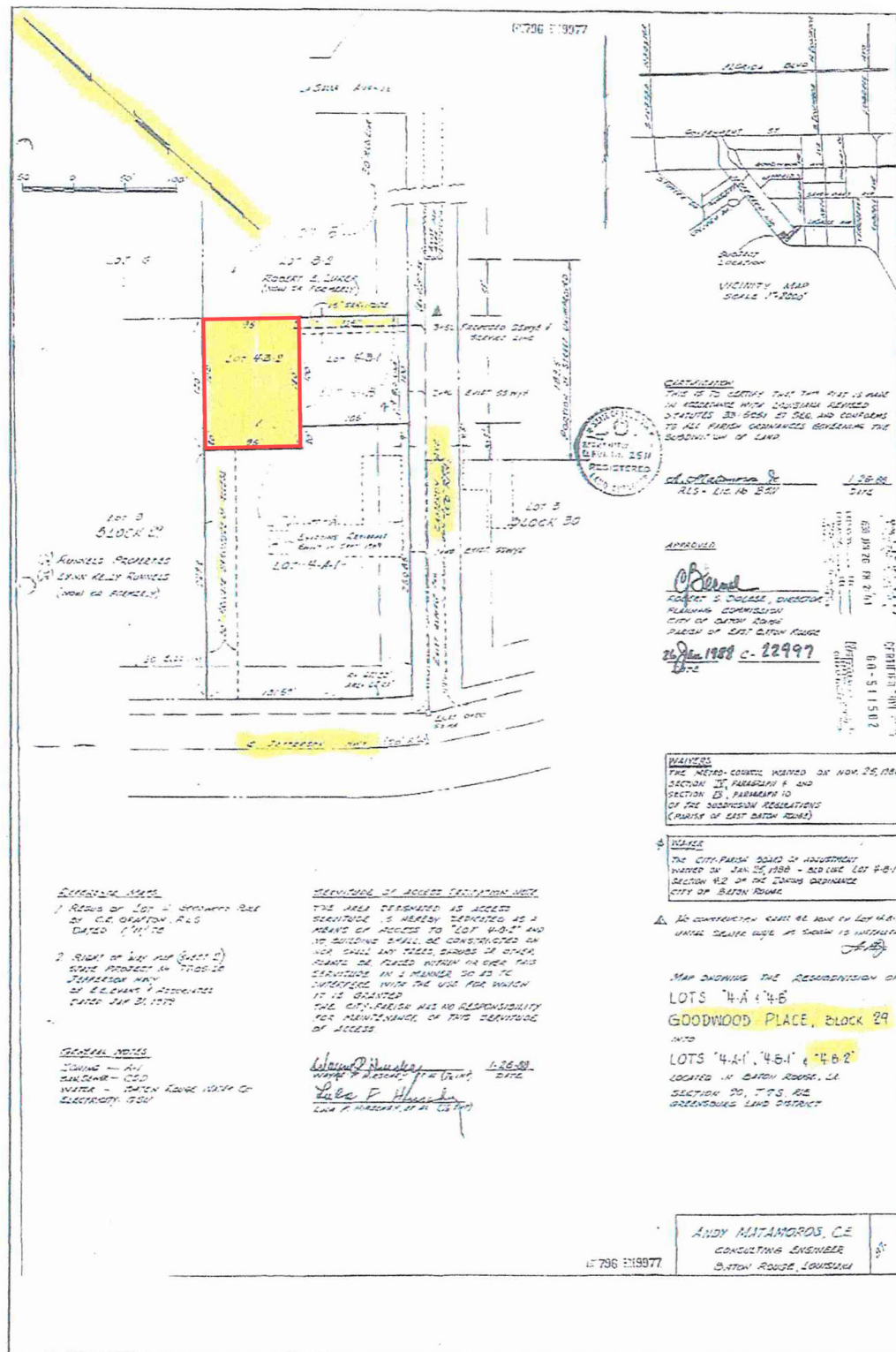
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SURVEY



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ZONING MAP



A1 - SINGLE FAMILY RESIDENTIAL

The purpose of A1 is to permit low density residential development with a maximum density of 4.1 units per acre. Accessory uses normally compatible with surrounding low density residential development may be permitted.

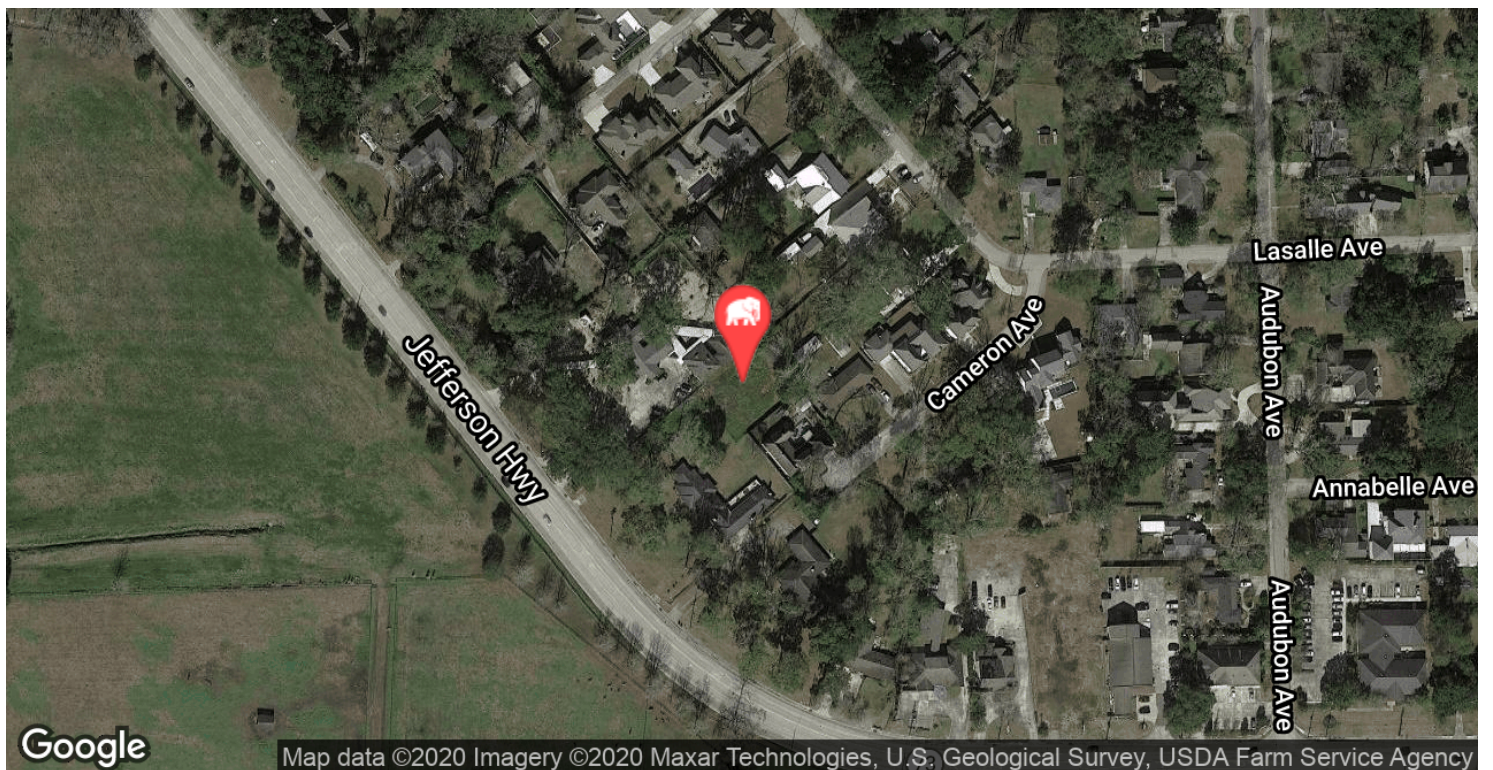
Source: The municipality in which the property is located

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LOCATION MAPS

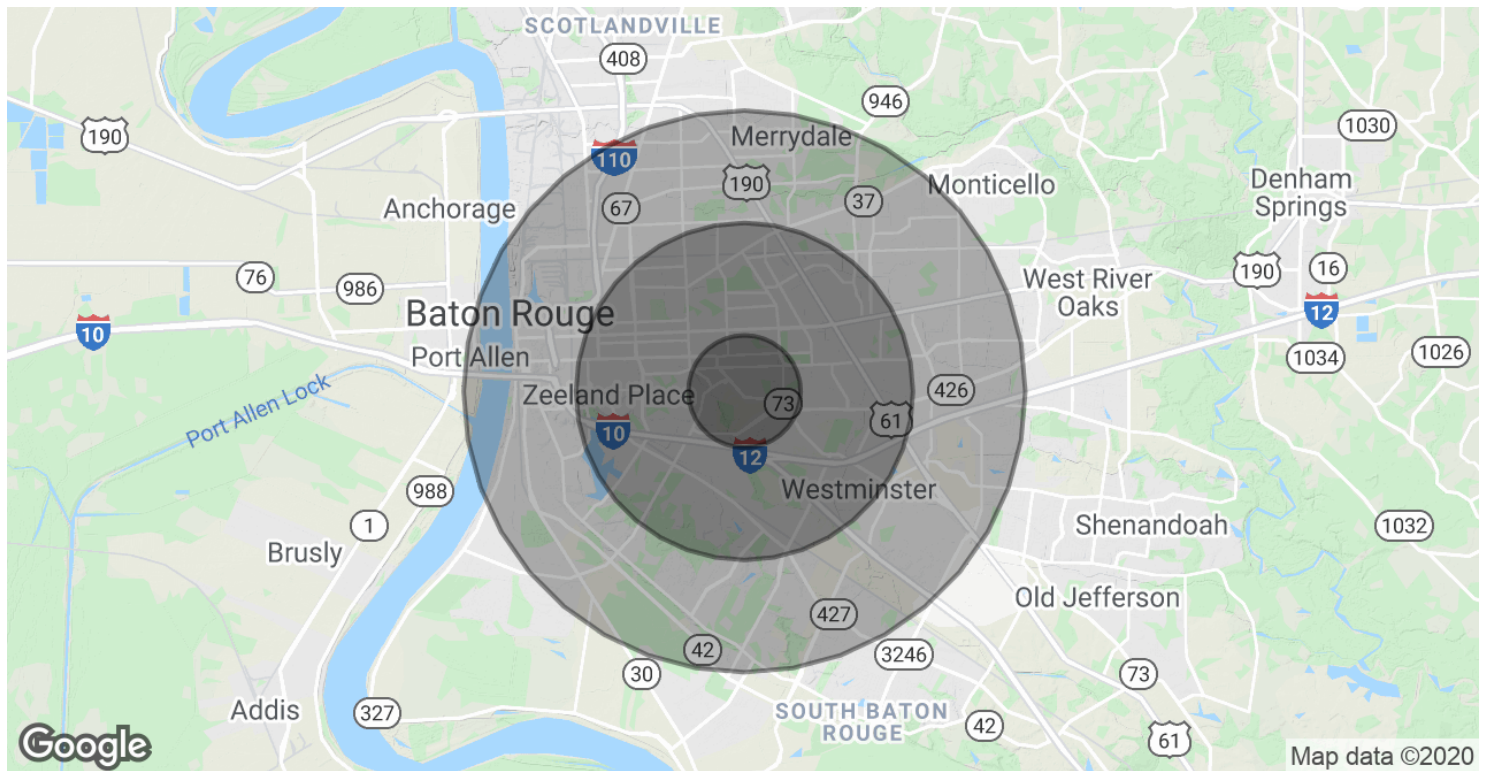
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,676	76,383	212,511
Average age	39.0	35.8	33.5
Average age (Male)	36.0	33.1	30.8
Average age (Female)	41.3	38.2	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,054	32,818	84,810
# of persons per HH	2.2	2.3	2.5
Average HH income	\$89,351	\$71,171	\$61,852
Average house value	\$351,869	\$305,658	\$240,469

* Demographic data derived from 2010 US Census

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