



FORMER RUNNELS SITE ON JEFFERSON HWY

6455 JEFFERSON HWY BATON ROUGE, LA 70806



OFFERED: FOR SALE

SALE PRICE: \$1,095,000

6,340 SF | 1.59 ACRES

- Turn-key for school or similar use
- Prime location near Towne Center and Old Goodwood
- Securely fenced and gated
- Multiple buildings and outside play areas

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 1.59-acre property fronting Jefferson Hwy was formerly used as a preschool and is in turn-key condition for a school use or similar concept.
- The property sits underneath large, beautiful oak trees and consists of multiple buildings and play areas. There are 3 main buildings that contain classroom space, offices, restrooms (child and adult), and large activity rooms. The grounds also have multiple play areas in the front, side, and rear of the property with some playground equipment existing.
- Other than the parking lot near the front, the entire property is fenced and securely gated. An automatic roll-away gate allows vehicle access for drop-off / pickup and a metal gate with keypad access secures the sidewalk entry to the premises.
- Primary building has central heat and window A/C units. The other buildings all have central heating and A/C. The newest building was constructed in 2006.
- There is a generator on the property that serves the full front building. It was installed in 1995 and is serviced regularly.

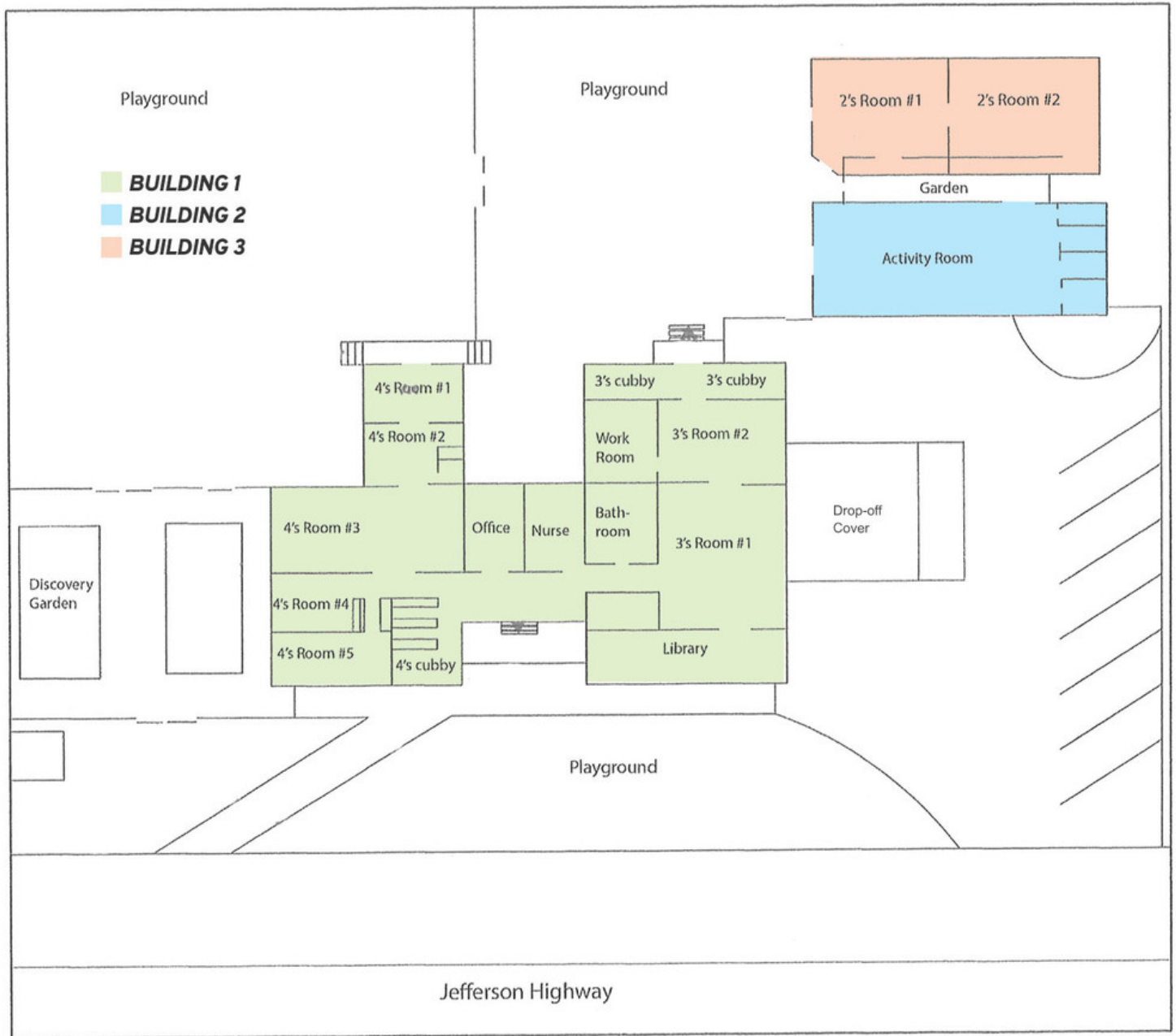
LOCATION SUMMARY

- This section of Jefferson Hwy boasts high traffic counts and activity, but is relatively quiet and low density.
- Nearby Towne Center nearby is an amenity rich retail center, but the other surrounding property is primarily residential and quiet office complexes. A large residential farm sits across Jefferson Hwy from the subject property.

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FLOOR PLANS + SITE LAYOUT



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AERIAL PHOTOS



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EXTERIOR + GROUNDS PHOTOS



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INTERIOR PHOTOS



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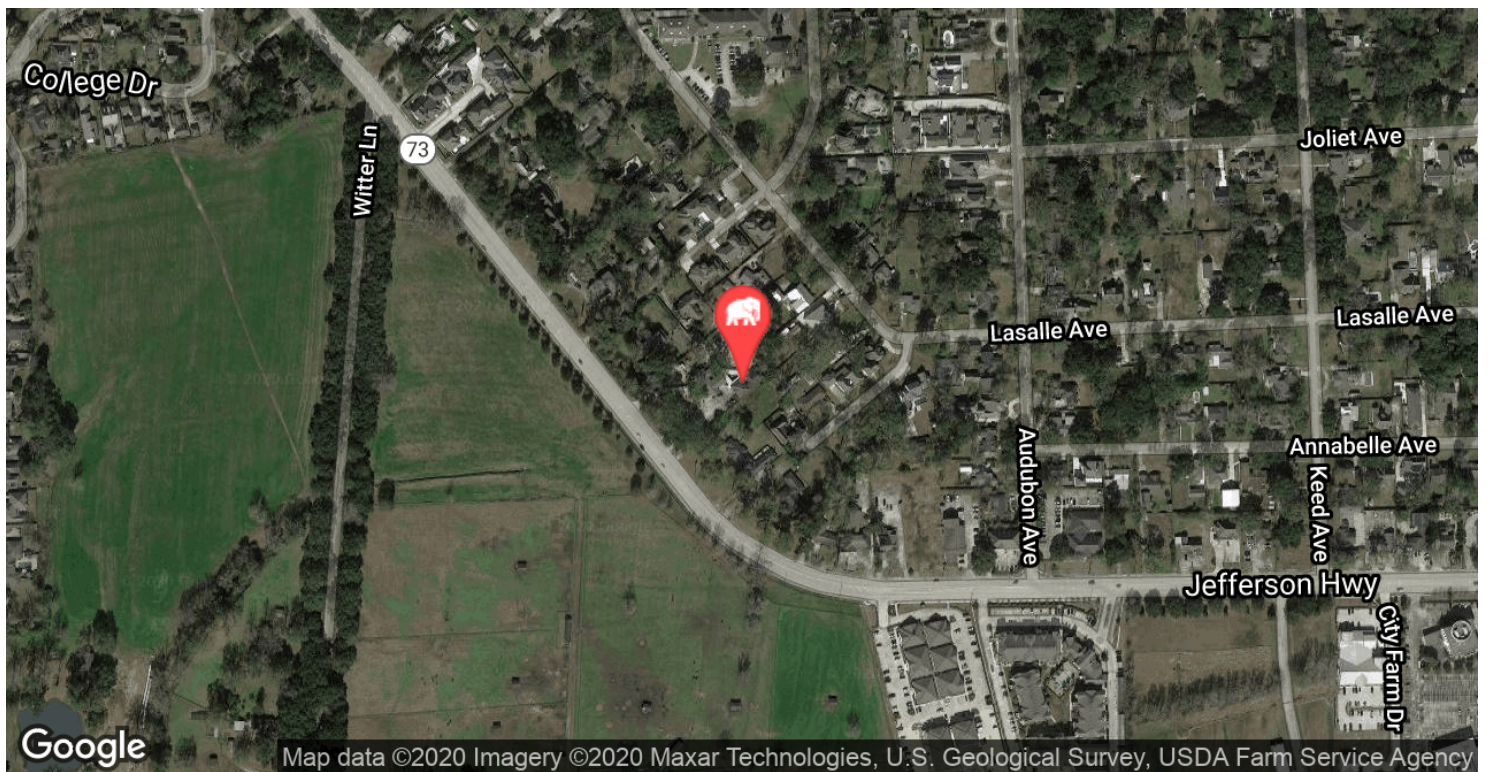
INTERIOR PHOTOS



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LOCATION MAPS



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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	6455 Jefferson Hwy
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge
Market	Baton Rouge
Sub-market	East
Cross-Streets	Jefferson Hwy / Audubon Ave
Township	T7S
Range	R1E
Side Of The Street	Northeast
Street Parking	No
Signal Intersection	No
Road Type	Highway
Market Type	Large
Nearest Highway	Fronting Jefferson Hwy
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

Property Type	Special Purpose
Property Subtype	School
Property Name	Former Runnels Site on Jefferson Hwy
Zoning	A1
Lot Size	1.59 Acres
APN #	830283
Lot Frontage	200 ft
Lot Depth	349 ft
Corner Property	No
Traffic Count	31230
Traffic Count Street	Jefferson Hwy
Traffic Count Frontage	200 ft

BUILDING INFORMATION

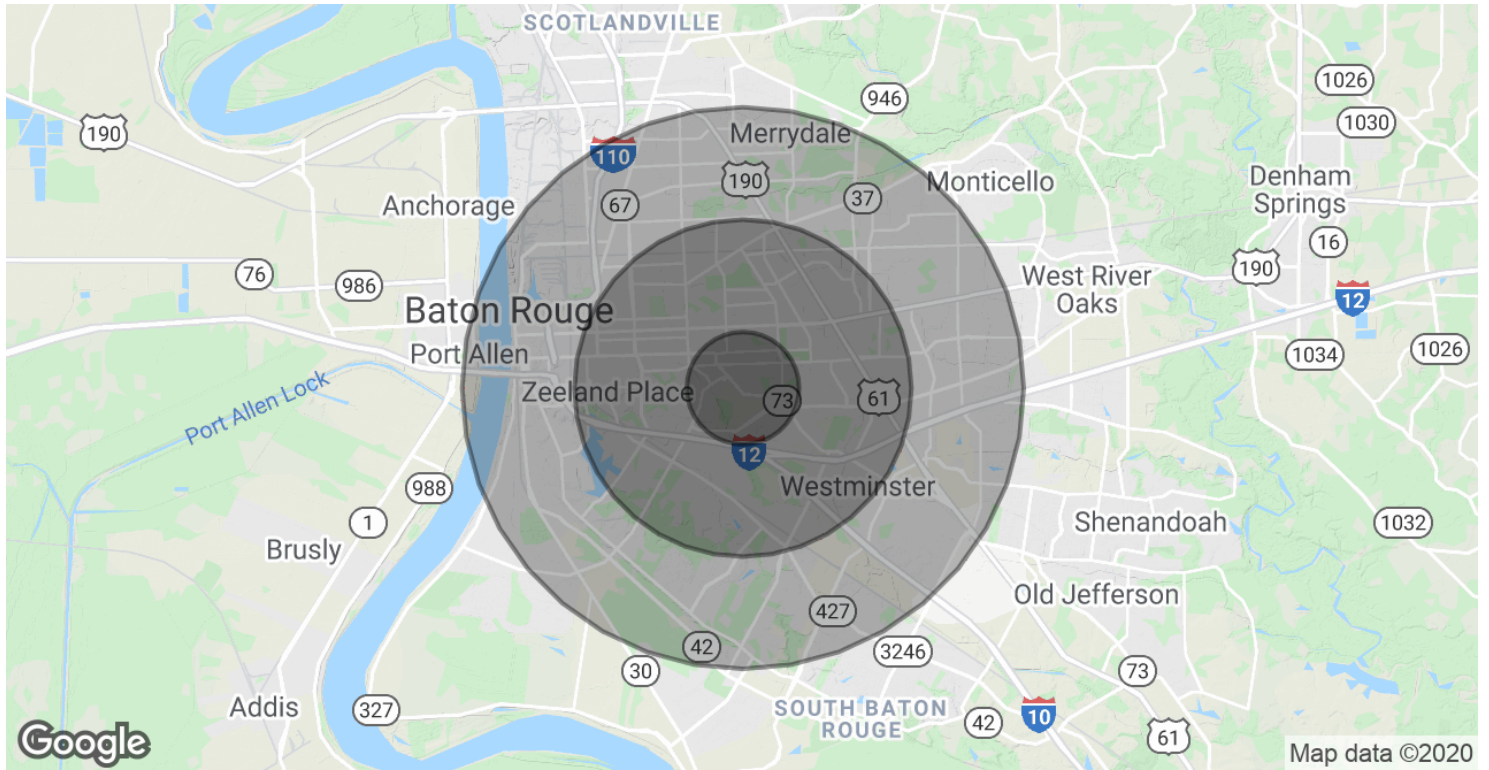
Building Size	6,340 SF
Tenancy	Single
Number Of Buildings	3

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,724	76,528	212,072
Average age	39.0	35.8	33.5
Average age (Male)	36.0	33.1	30.9
Average age (Female)	41.2	38.2	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,076	32,857	84,614
# of persons per HH	2.2	2.3	2.5
Average HH income	\$89,012	\$71,093	\$61,946
Average house value	\$350,629	\$305,040	\$241,883

* Demographic data derived from 2010 US Census

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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.

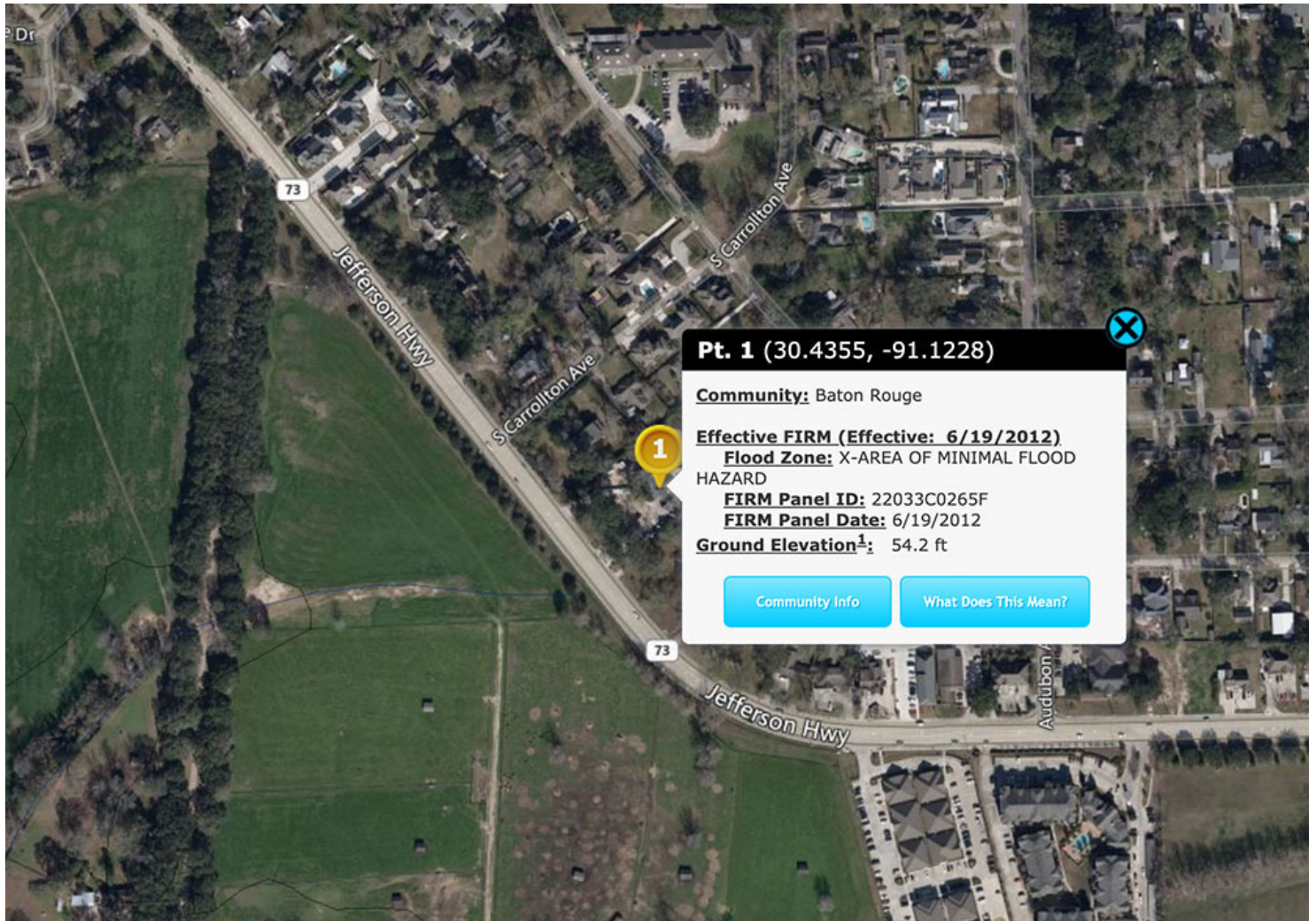
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Source: maps.lsuagcenter.com/floodmaps

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