

TWO LOTS NEAR GOVERNMENT STREET MID CITY



OFFERING SUMMARY

Sale Price: \$150,000 | \$26.49/SF

Lot Size: 0.13 Acres

Price / SF: \$26.49

PROPERTY OVERVIEW

Lots 2 and 3 on St. Rose Avenue combine for .13 acres, sit just 160 feet from Government Street in Mid City, and are only 1 block away from Baton Rouge Magnet High School. The land is cleared and zoned B1 and C1. These lots sit just between the busy retail / commercial sector of Government Street and the quiet residential streets of Mid City. This is a perfect location for the development of residential units or a small retail space. With the recent changes in the area, Lots 2 and 3 are positioned to be a great asset for future developments.

LOCATION OVERVIEW

Located on St Rose Ave between Government St and Spain St.

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Mathew Laborde (C) 337.326.1368

 **ELIFIN** 800.895.9329 | elifinrealty.com
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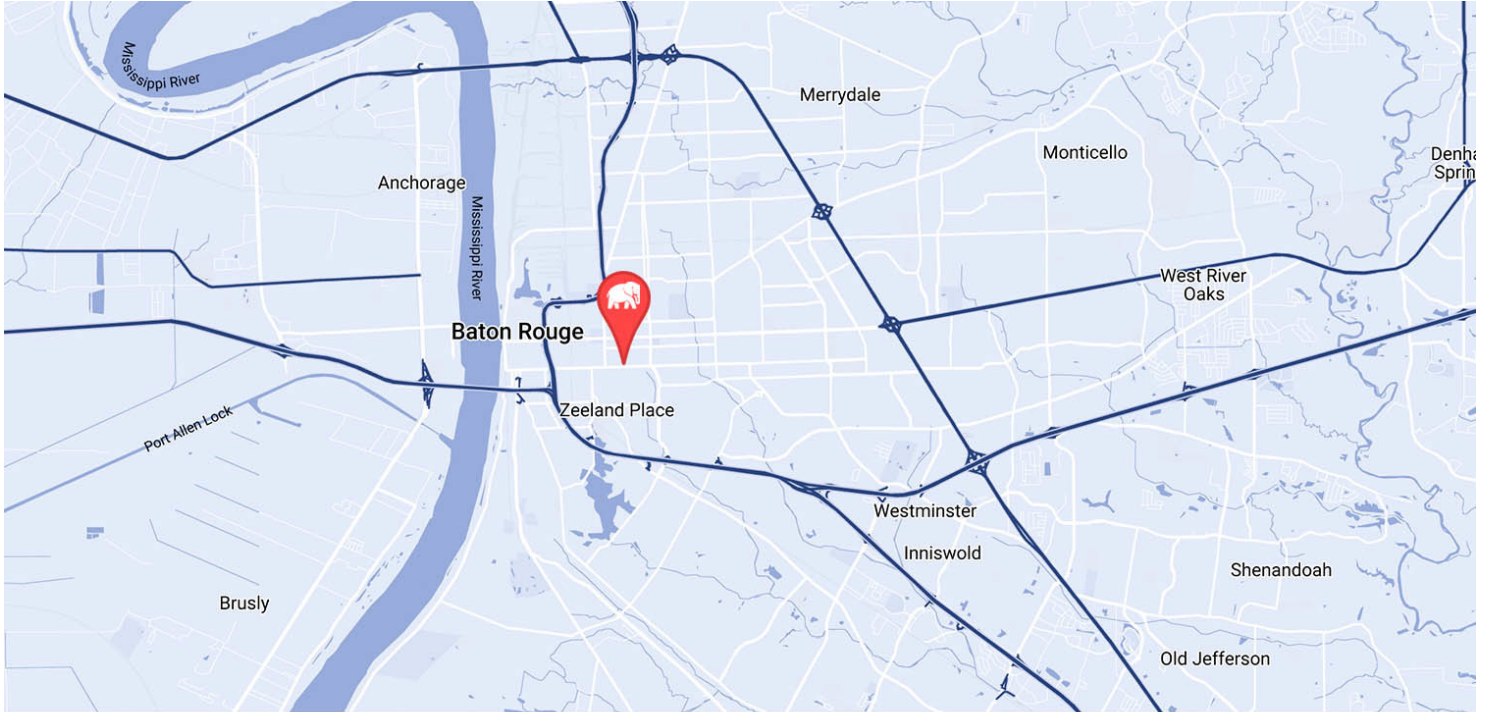


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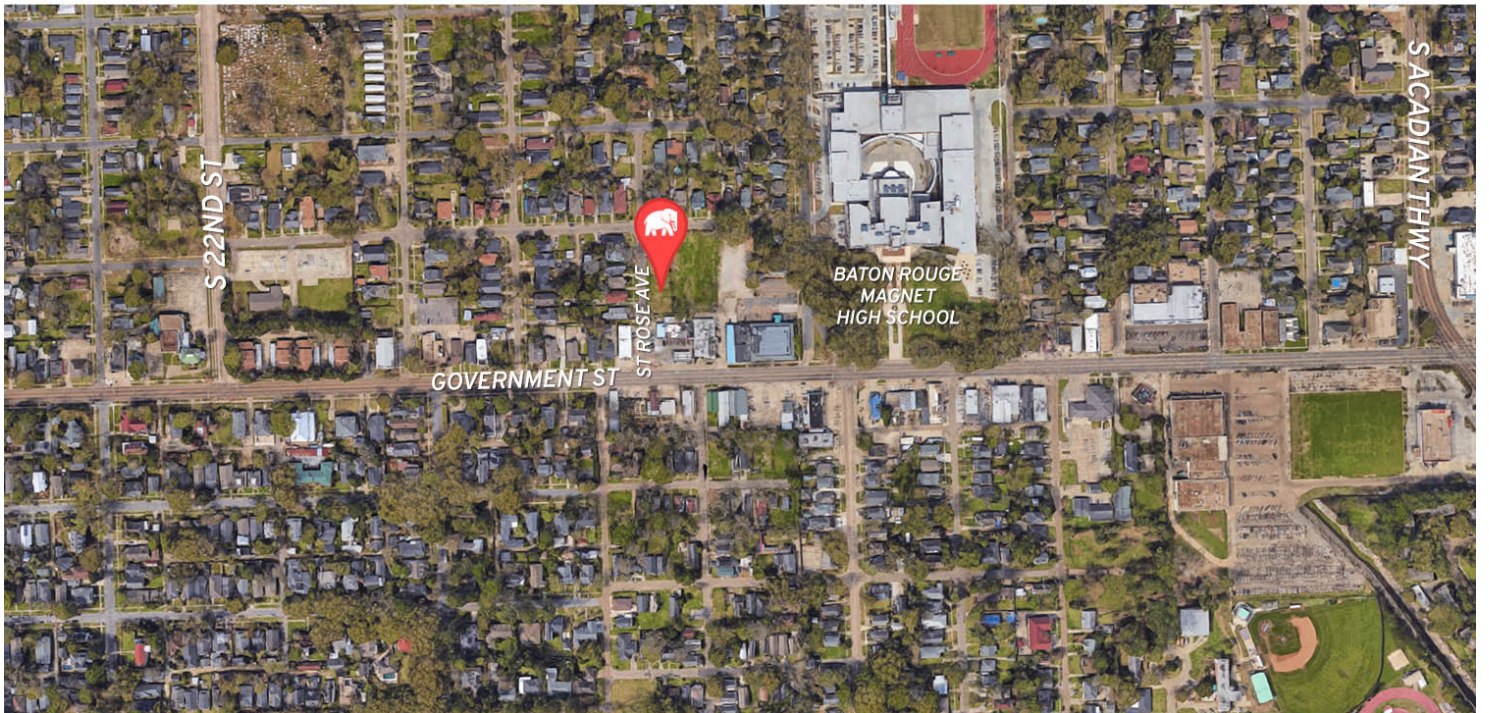
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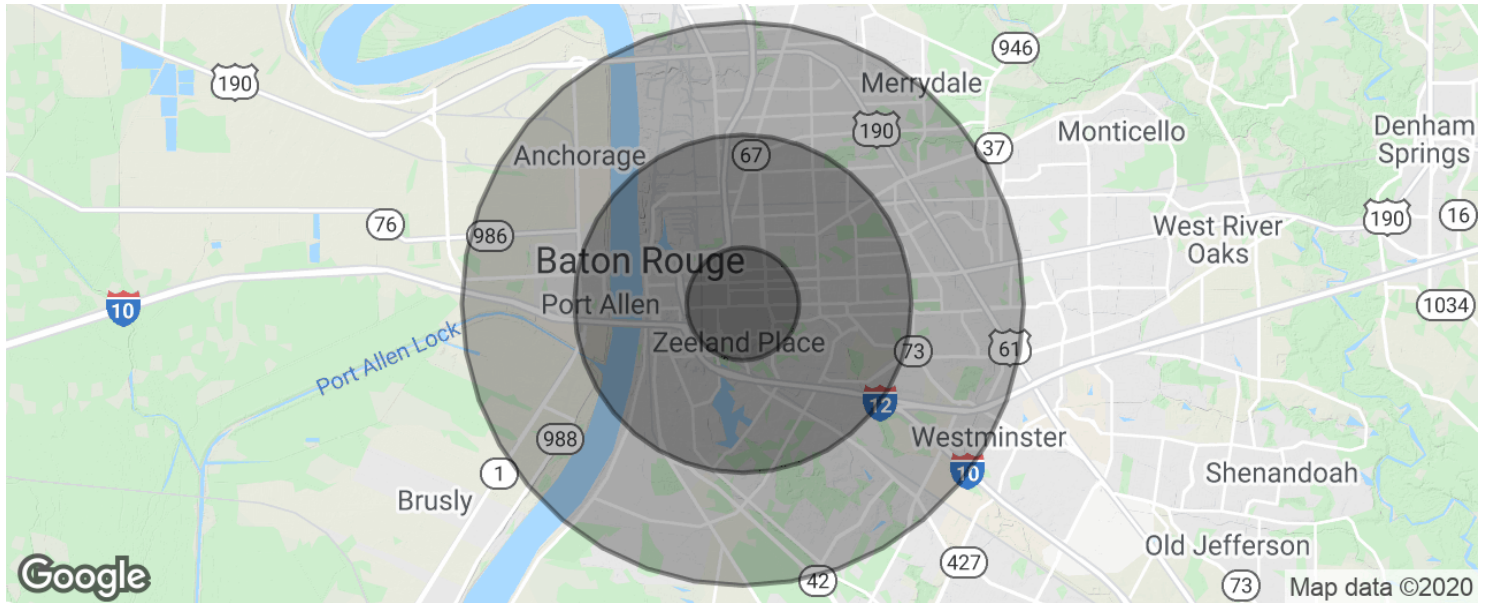


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,406	87,754	170,601
Median age	34.7	31.5	31.8
Median age (Male)	34.1	29.7	29.6
Median age (Female)	35.0	33.5	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,316	33,693	66,423
# of persons per HH	2.3	2.6	2.6
Average HH income	\$63,906	\$53,274	\$56,074
Average house value	\$213,272	\$224,519	\$251,362

* Demographic data derived from 2010 US Census