

225' FLORIDA BLVD FRONTAGE | 7.85 ACRES VACANT LAND FOR SALE | ZONED C-2



OFFERING SUMMARY

Sale Price: \$225,684 | \$0.66/SF

Lot Size: 7.85 Acres

Zoning: C-2

Price / SF: \$0.66

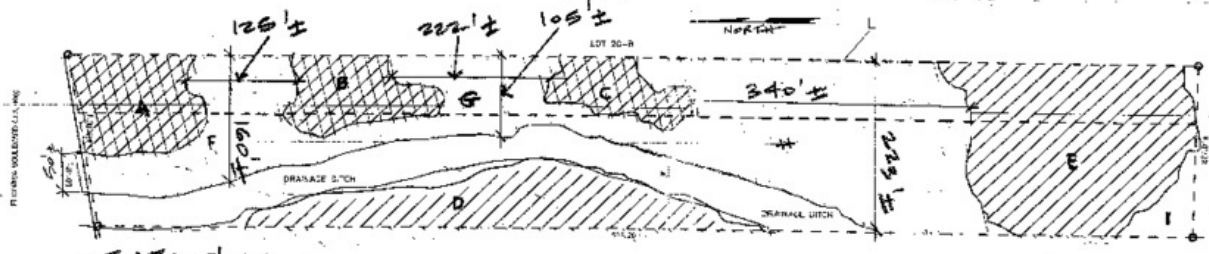
PROPERTY OVERVIEW

A perfect opportunity to own an undeveloped tract of vacant land which features 225' of frontage along the busy Florida Boulevard! Located near the intersection of Florida Blvd and Flannery Rd, this property has a C-2 zoning designation which allows development of the property for heavy commercial use.

PROPERTY HIGHLIGHTS

- 225' Frontage along busy Florida Boulevard.
- Vacant land, primed and zoned C-2 for commercial development.
- A wetlands determination and mitigation plan has been developed for the property.
- Seller is offering owner-financing terms.
- Priced to move!

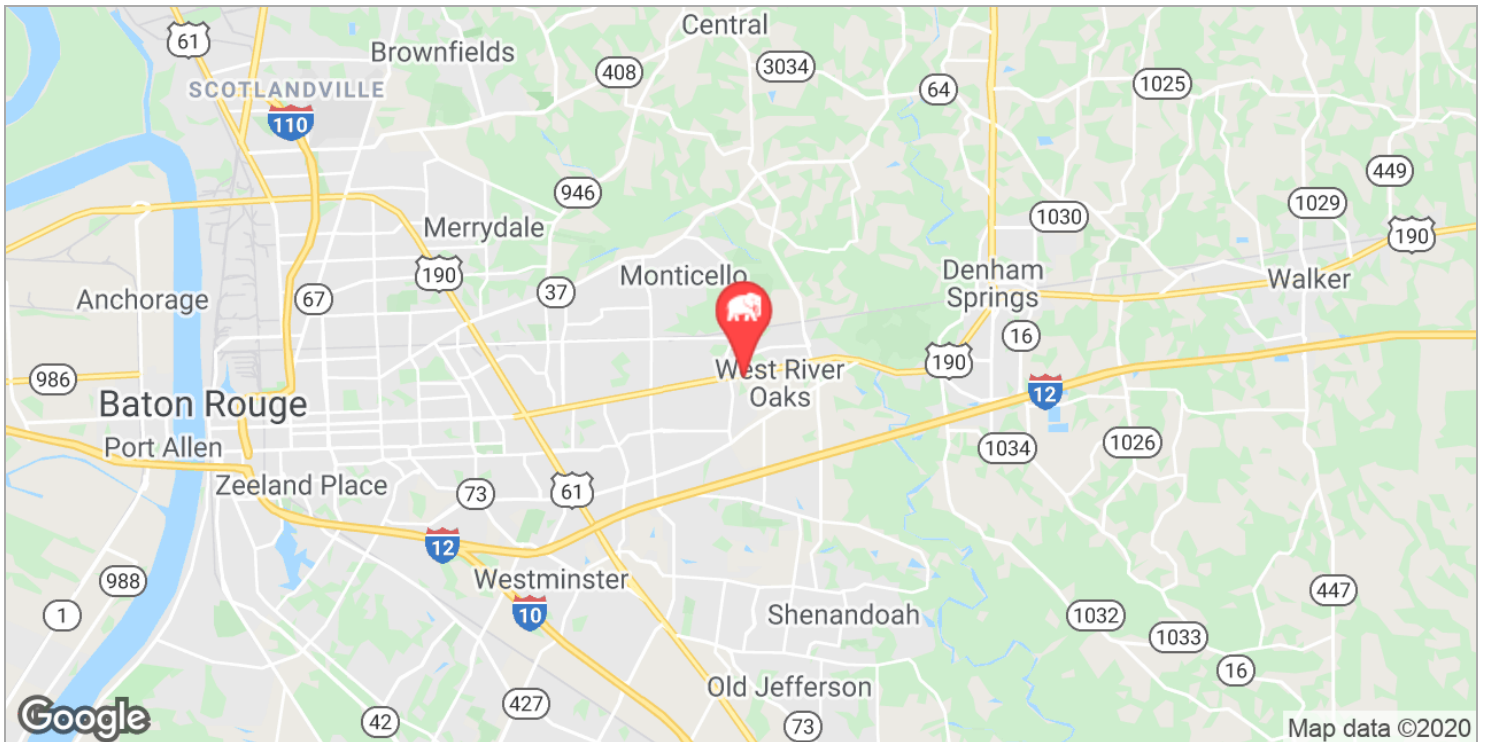
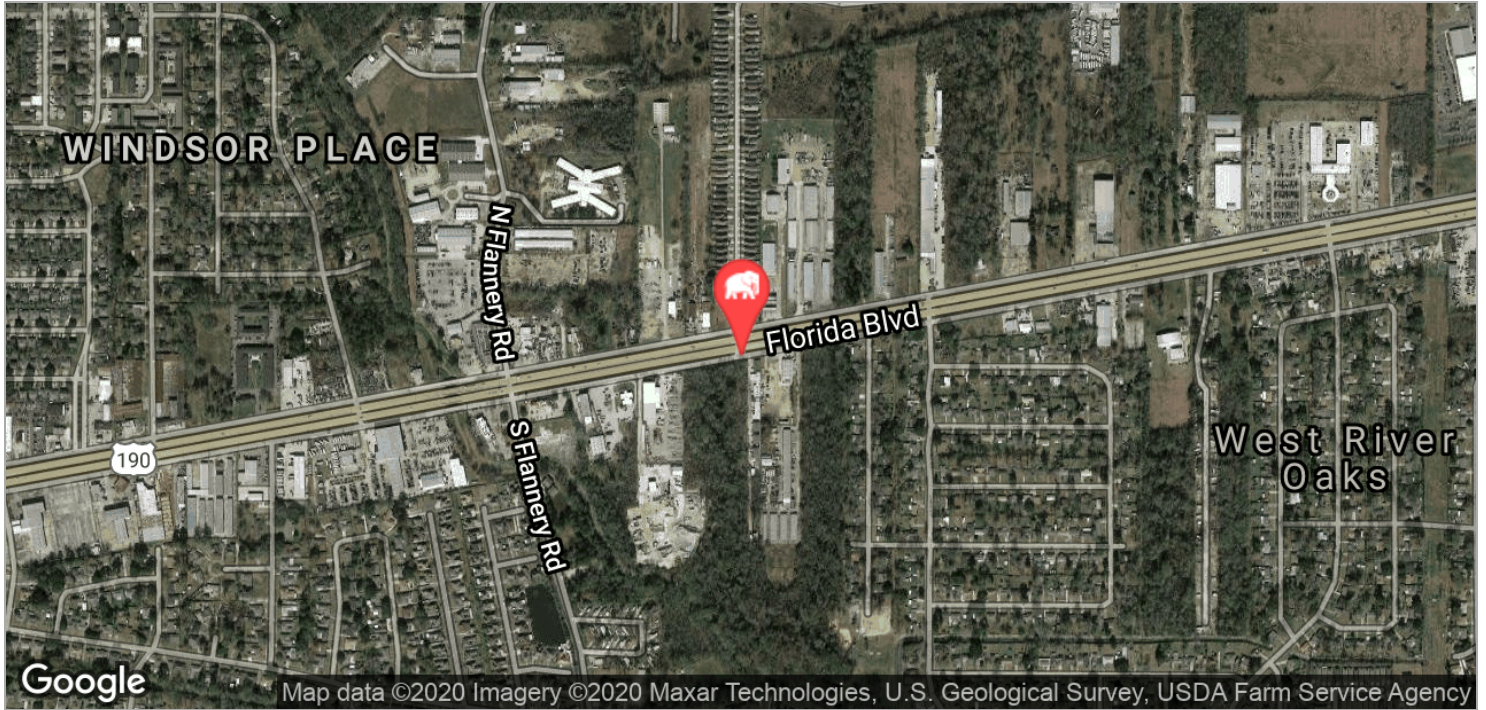
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SITE PLAN

<u>WETLANDS</u>		<u>NON WETLANDS</u>		<u>DITCH</u>	
A	27,000 sq ft	F	29,000 sq ft		45,000 sq ft
B	17,300 sq ft	G	21,000 sq ft		
C	17,000 sq ft	H	76,000 sq ft		
D	25,000 sq ft	I	14,000 sq ft		
E	60,000 sq ft				
Total 156,300 sq ft		Total 140,000 sq ft		Total 45,000 sq ft	
3.59 ACRES		3.22 ACRES		1.04 ACRES	
				= 341,300 sq ft	
				= 7.85 ACRES	

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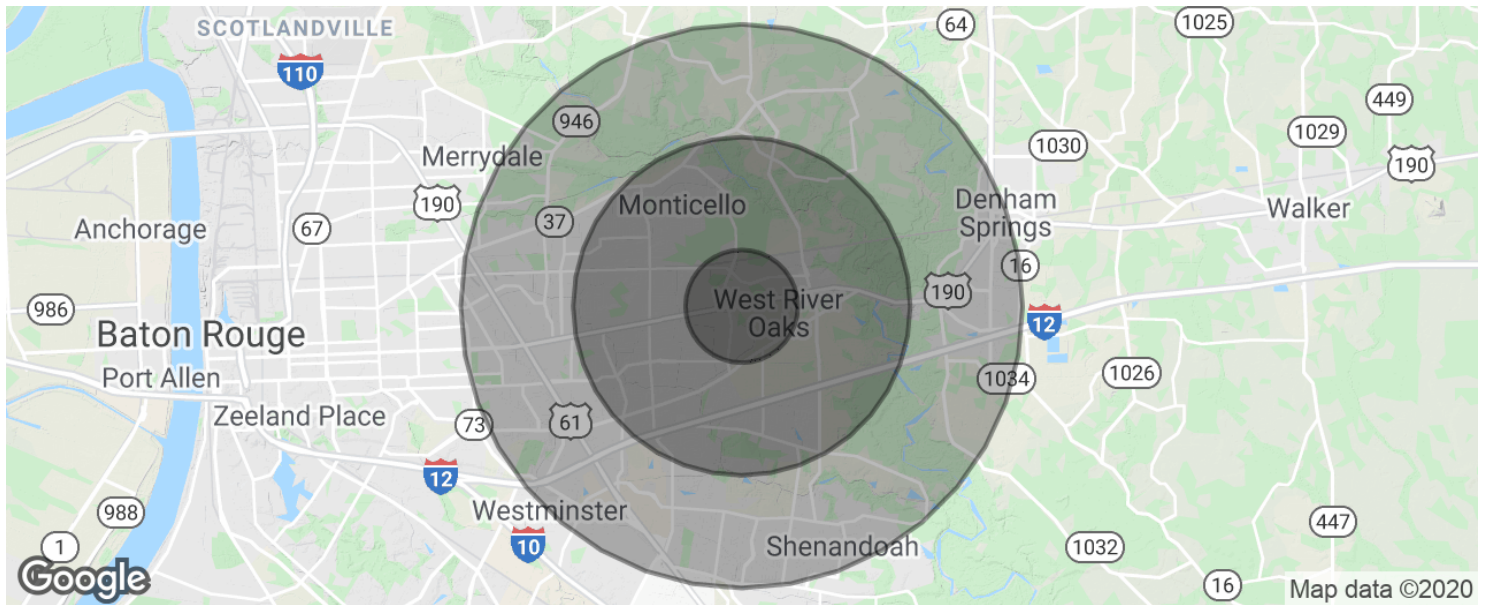


Mathew Laborde (C) 337.326.1368

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640 Main St, Suite A, Baton Rouge, LA 70801

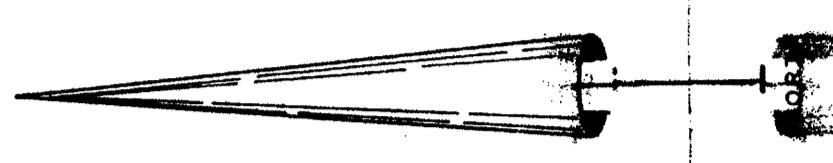
Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.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

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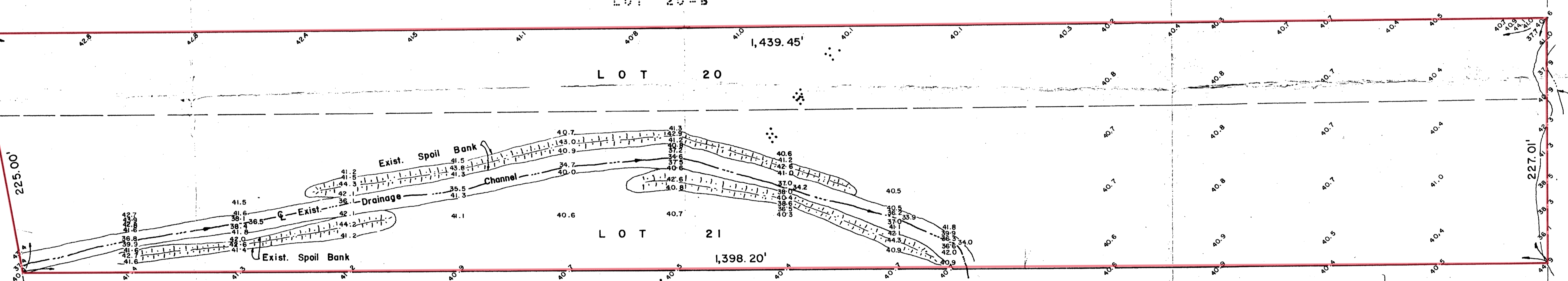
POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,763	63,083	141,341
Median age	30.2	33.4	35.4
Median age (Male)	30.1	32.1	33.9
Median age (Female)	30.1	35.0	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,646	24,336	55,793
# of persons per HH	2.9	2.6	2.5
Average HH income	\$52,974	\$60,587	\$66,599
Average house value	\$117,719	\$156,886	\$171,810

* Demographic data derived from 2010 US Census



(U. S. 190)

FLORIDA BOULEVARD



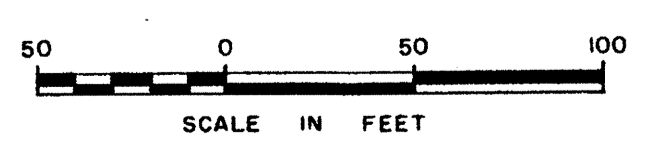
225.00'

150.00'

227.01'

BENCH MARK "226"
Brass Monument at Intersection of Service Road and
Flannery Road at Florida Boulevard, 119' South of
Fla. and 43' West of Flannery w/witness post
ELEVATION 42.8

DAWSON ENGINEERS
INCORPORATED
BATON ROUGE, LOUISIANA



DATE: JUNE 1979
PROJECT NO. 397-100
FIELD BOOK 420