



PLANK ROAD FRONTAGE PROPERTY NEAR BUSY INTERSECTION

12545 PLANK RD BAKER, LA 70714



OFFERED: FOR SALE

SALE PRICE: \$50,000 (\$1.39/SF)

- ±0.82 Acres
- Zoned Commercial
- Frontage on Plank Road (32,401 Daily Traffic)
- Structures on site at no value

CONTACT:

MATHEW LABORDE
800.895.9329

800.895.9329 | elifinrealty.com | December 2020
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.

OFFERING SUMMARY



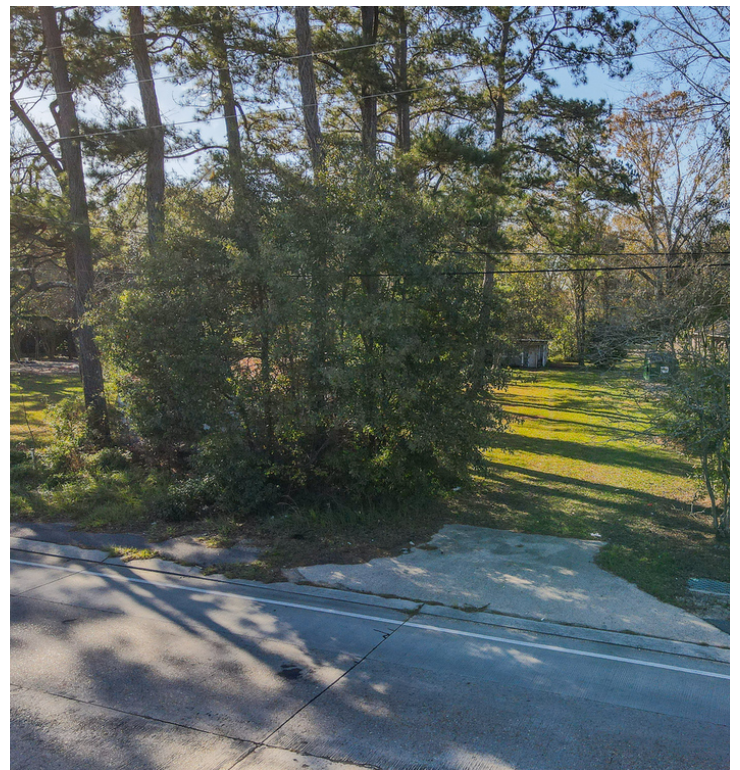
PROPERTY SUMMARY

- This vacant property has approximately 45 feet of frontage on Plank Road (Hwy 67) and sits just north of the highly-traveled intersection of Plank Rd and Comite Dr / Thomas Rd. The intersection sees 38,999 vehicles per day, and 32,401 vehicles pass the subject property per day.
- The lot currently has 2 structures on it—a single-family residence and a portable building, both at no value.
- A large portion of the lot fronting Plank Road is zoned C2 (commercial) and the rear is zoned A1 (single family residential).
- The lot is located in close proximity to other retail businesses and offices including: Dollar General, Burger King, McDonald's, Circle K, Triplet's Blue Store, and a mini-storage business.

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ADDITIONAL PHOTOS



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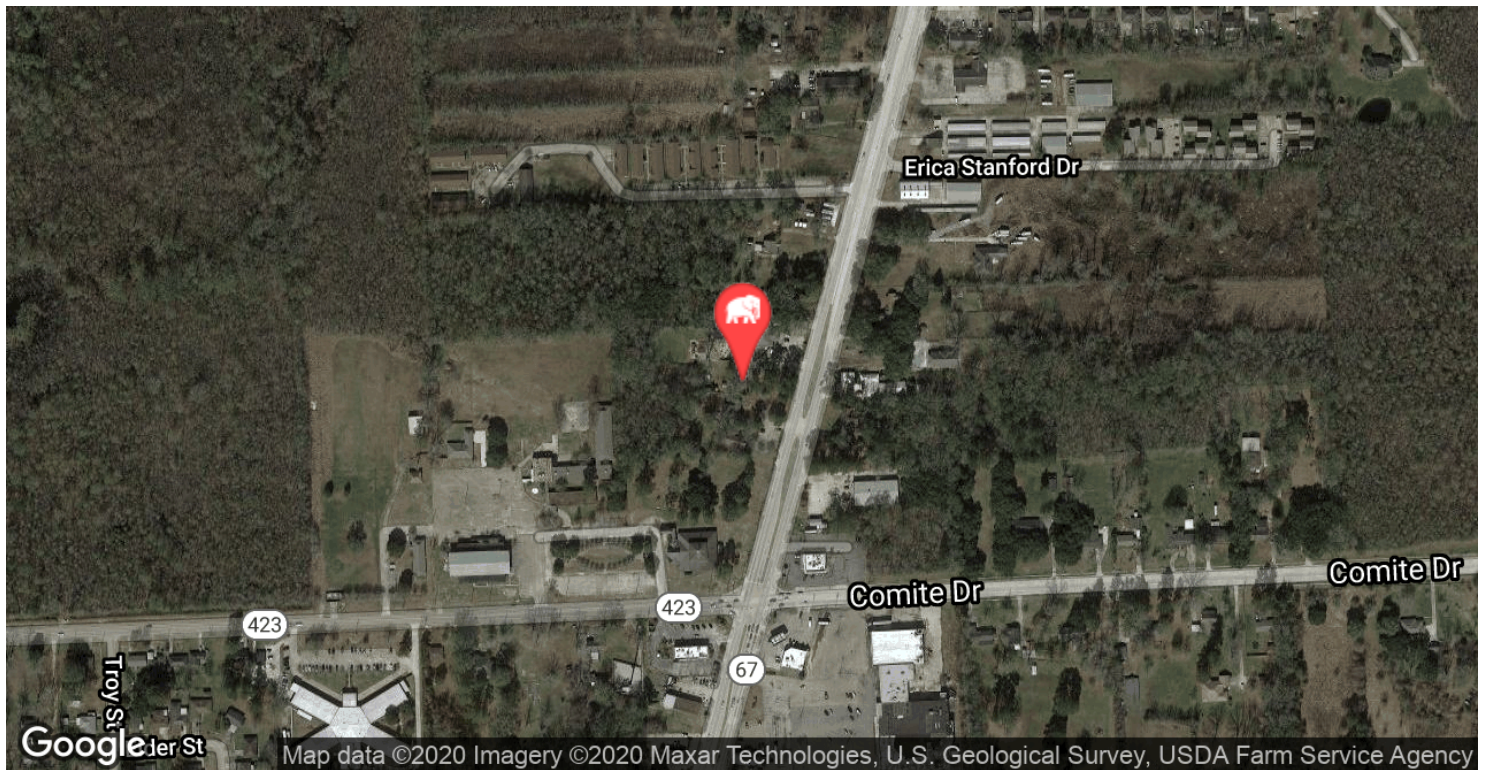
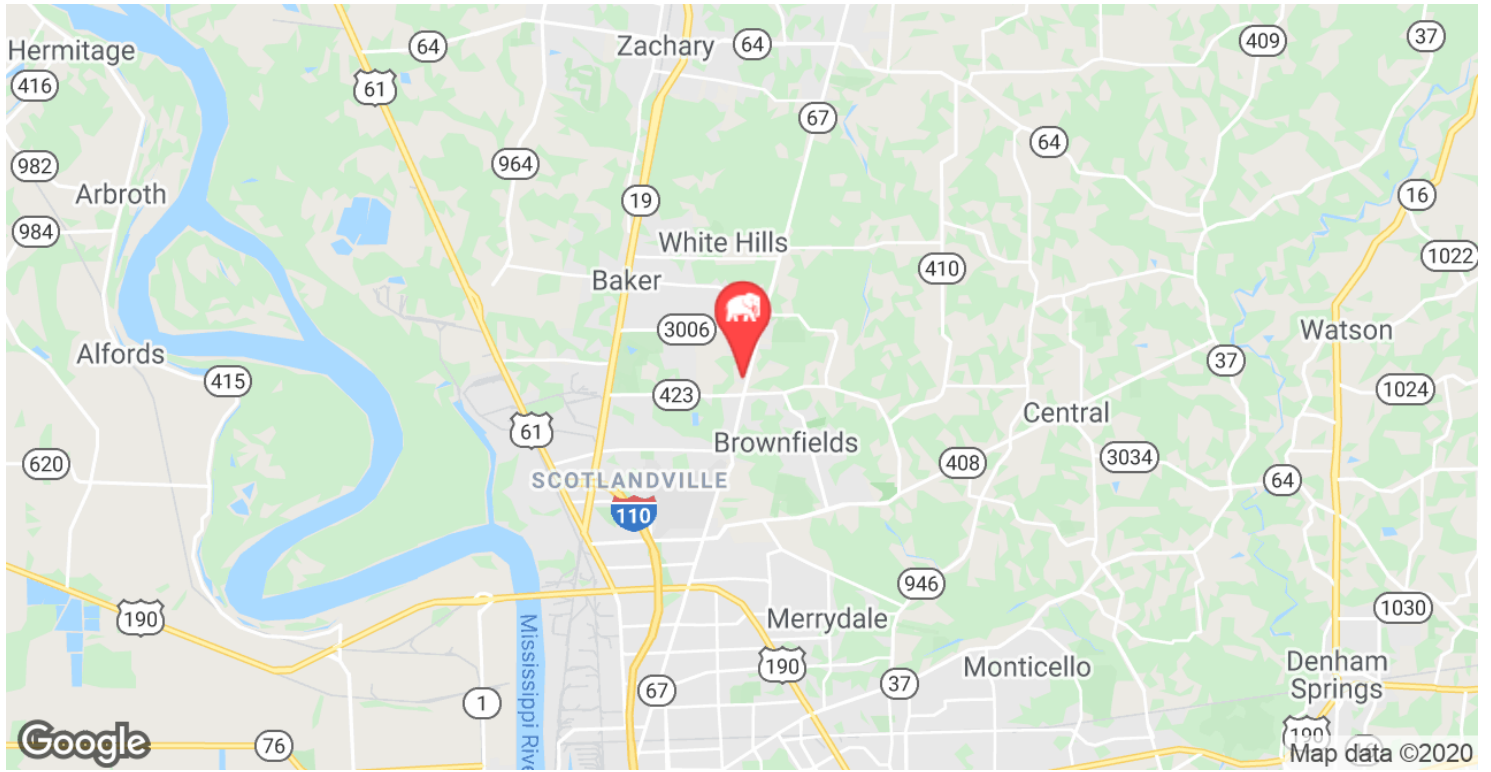
ADDITIONAL PHOTOS



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LOCATION MAPS



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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	12545 Plank Rd
City, State, Zip	Baker, LA 70714
County	East Baton Rouge Parish
Market	LA-Baton Rouge
Cross-Streets	-
Township	6S
Range	1E
Side Of The Street	West
Street Parking	No
Signal Intersection	No
Road Type	Highway
Nearest Highway	Hwy 67 (Plank Rd)
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

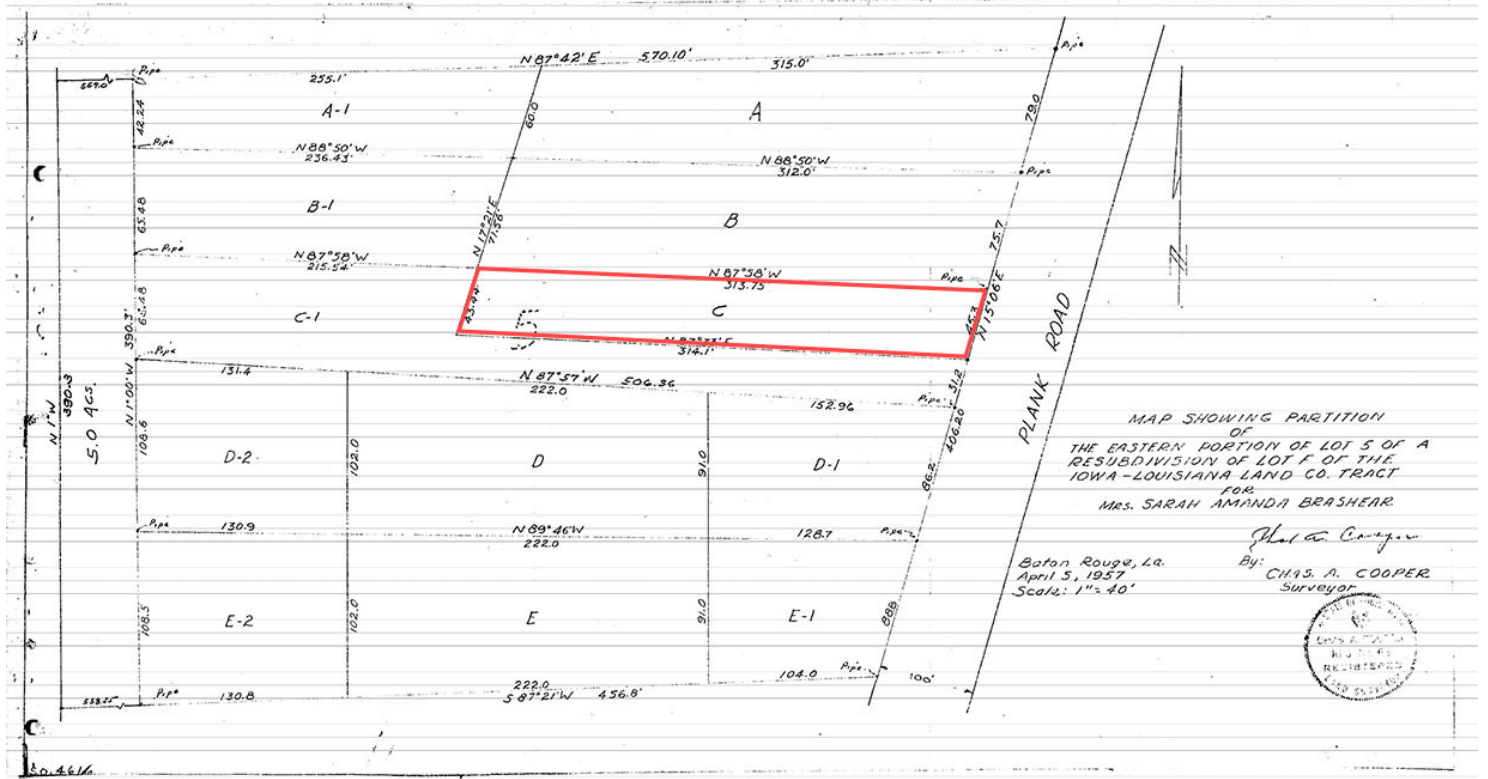
Property Type	Land
Property Subtype	Office / Retail / Commercial
Zoning	C2 / A1
Lot Size	0.82 Acres
APN #	1421883
Lot Frontage	45.3 ft
Lot Depth	314.1 ft
Corner Property	No
Traffic Count	32,401
Traffic Count Street	Plank Road
Traffic Count Frontage	45 ft

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SURVEY

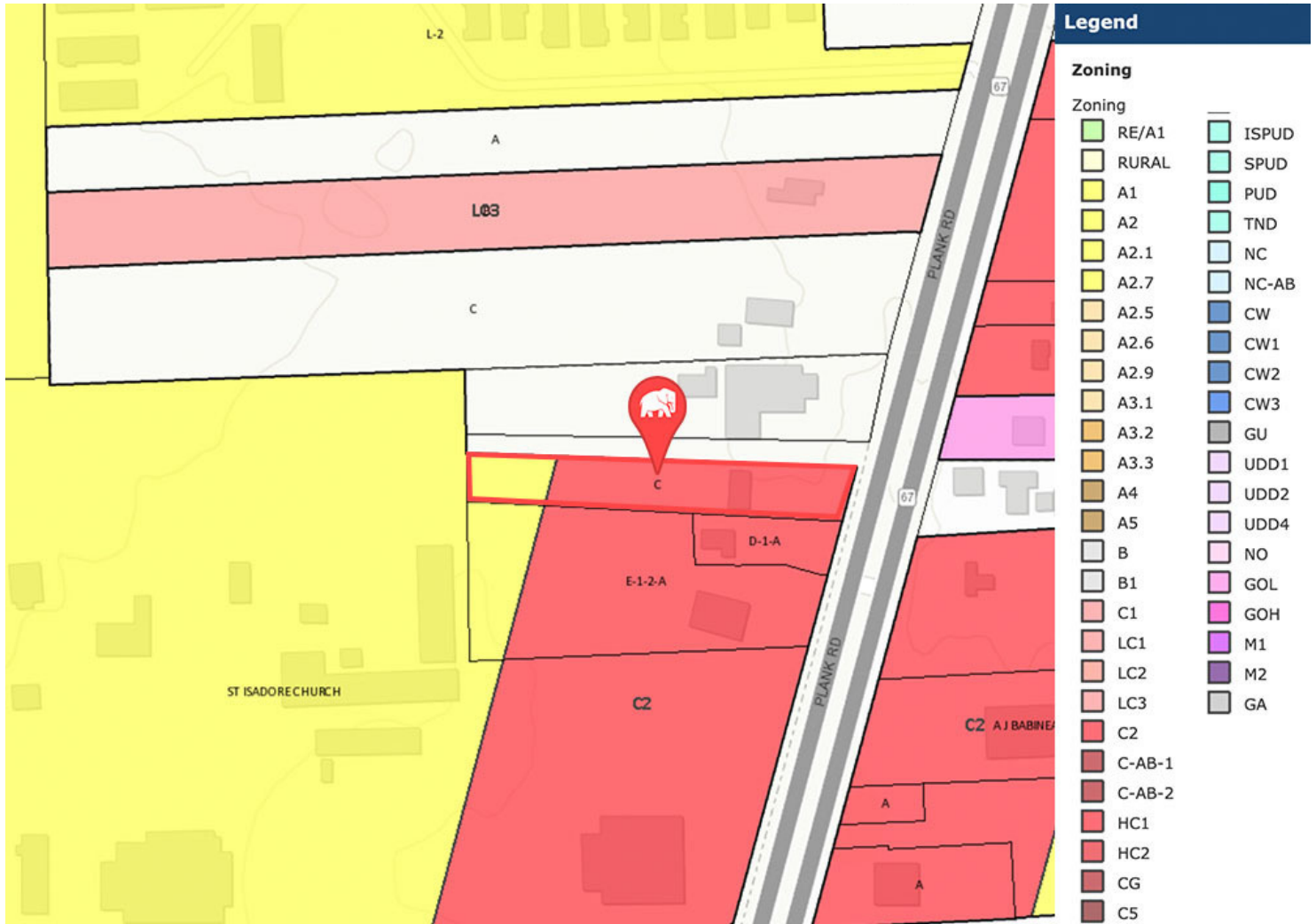
**ORIG 10 BDLE 3942
ATTACHED MAP**



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ZONING MAP



C2 (HEAVY COMMERCIAL) & A1 (SINGLE FAMILY RESIDENTIAL)

The easternmost portion of the lot is zoned C2 and the western portion is zoned A1.

C2 (Heavy Commercial): The purpose of this district is to permit retail commercial uses serving the surrounding region Rezoning of properties to C2 will not be permitted after July 21, 1999.

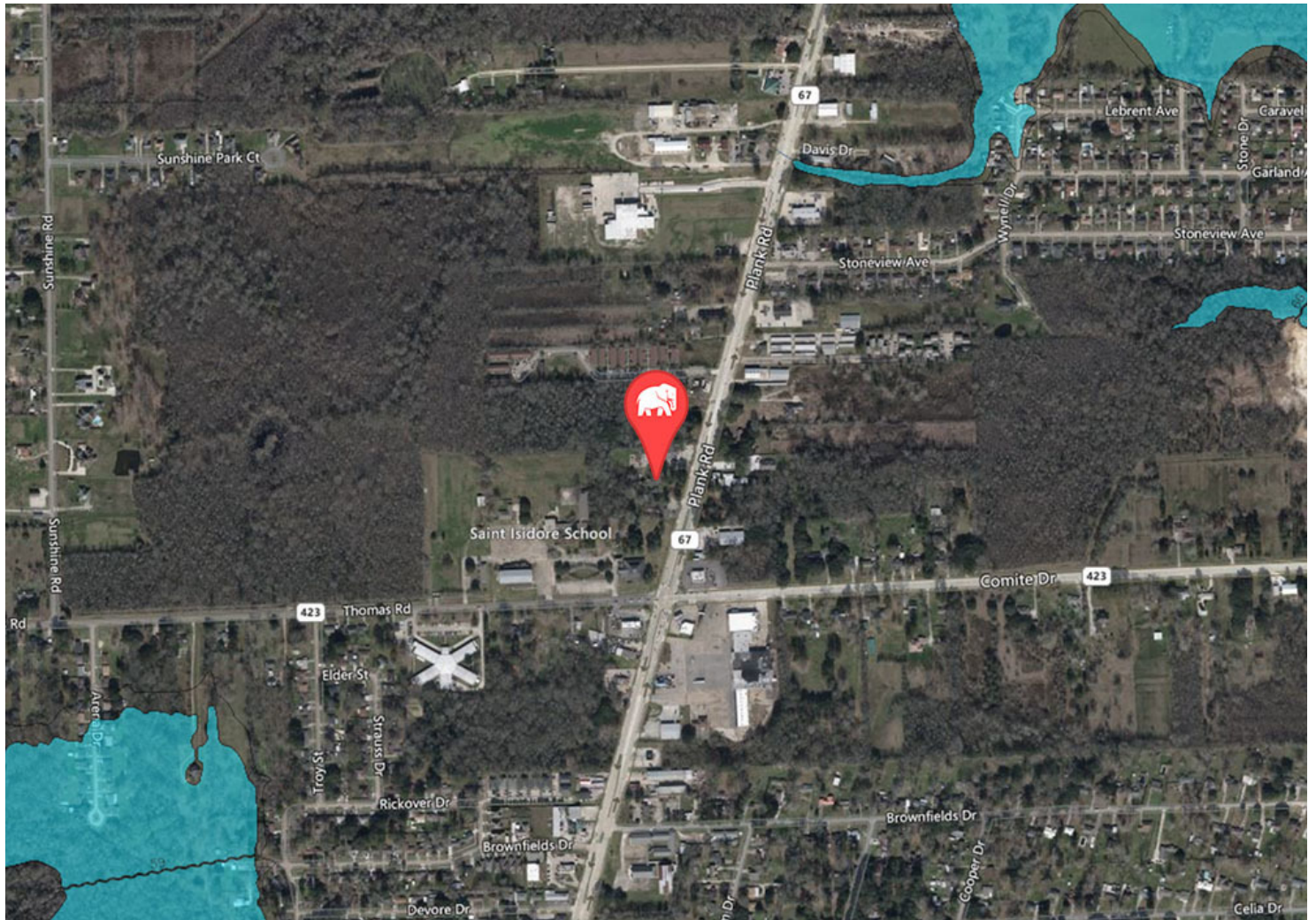
A1 (Single Family Residential): The purpose of A1 is to permit low density residential development with a maximum density of 4.1 units per acre. Accessory uses normally compatible with surrounding low density residential development may be permitted.

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.

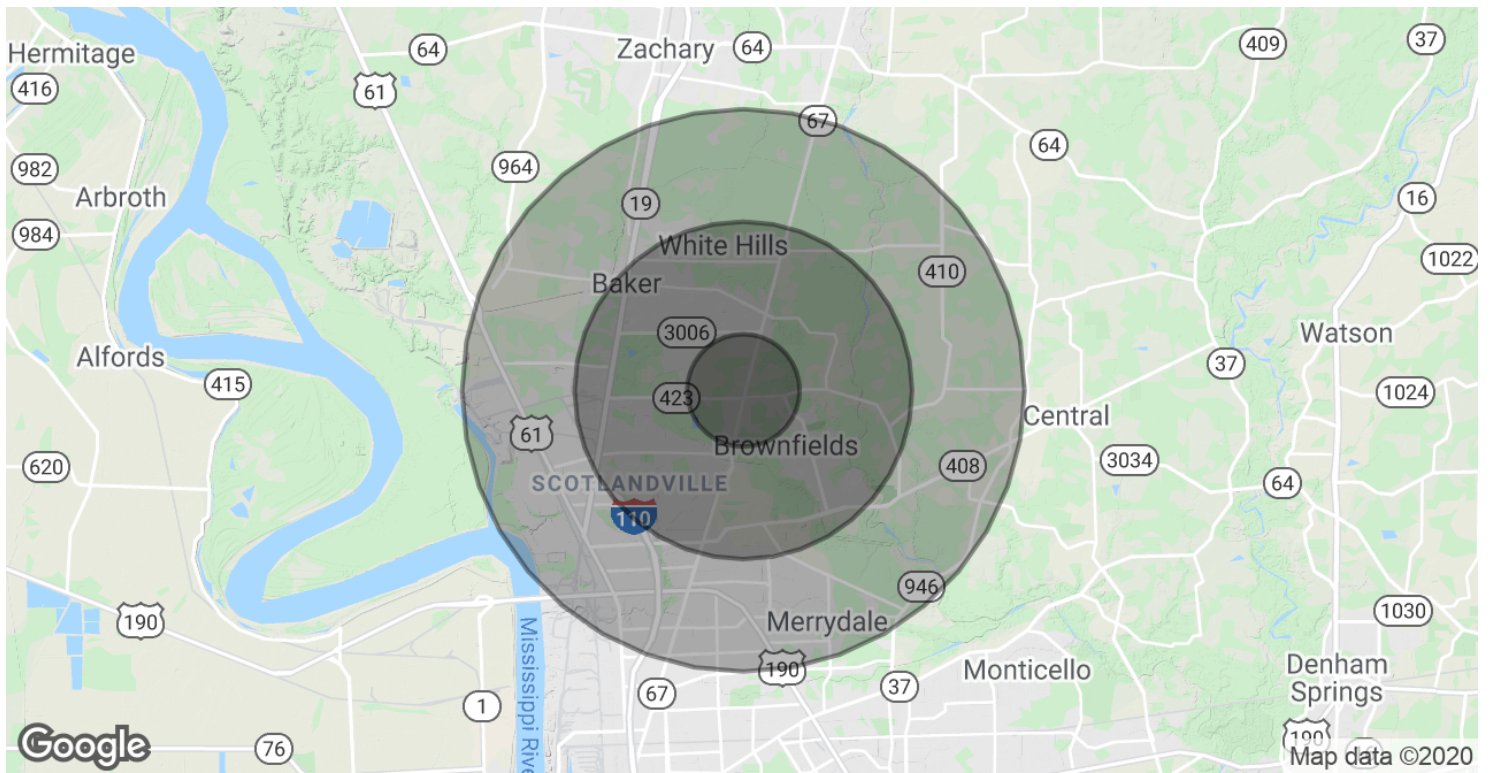
Source: maps.lsuagcenter.com/floodmaps

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,390	31,334	84,959
Average age	36.3	35.6	33.7
Average age (Male)	34.7	35.1	31.9
Average age (Female)	38.1	36.4	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,189	10,821	29,150
# of persons per HH	2.9	2.9	2.9
Average HH income	\$52,857	\$52,742	\$45,906
Average house value	\$124,945	\$122,677	\$125,070

* Demographic data derived from 2010 US Census

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BROKER BIOS



MATHEW LABORDE

PRESIDENT AND CEO

mlaborde@elifinrealty.com

Direct: 800.895.9329

Cell: 337.326.1368

PROFESSIONAL BACKGROUND

Elifin Realty won the 2020 Business Growth Award given by the Baton Rouge Area Chamber for 200% job growth from 2017 to 2019.

Greater Baton Rouge Association of Realtors

- Board of Directors (2019-current)

Greater Baton Rouge Association of Realtors, Commercial Investment Division (CID)

- Vice President (2019-2020)

- Board of Directors (2017-2020)

Louisiana Commercial Database (LACDB.com)

- Board of Directors (2013, 2019-2020)

Named 40 under 40 by the Baton Rouge Business Report (2017)

Founded Elifin Realty (2016)

Hired as Master broker by \$30+ billion financial institution to right size their facilities portfolio through dispositions, sale leasebacks, lease-up of vacant space (Florida, Tennessee, Arkansas, Mississippi, Louisiana, Alabama).

Commercial Real Estate Agent at Beau Box Commercial Real Estate

- #1 Top Producer (2015), #3 Top Producer (2014), #3 Top Producer (2013), #2 Top Producer (2012)

Baton Rouge TRENDS in Real Estate Conference, Industrial Committee

- Co-Chair, Co-Presenter (2015-2016), Co-Chair(2014), Committee Member (2011-2013)

Earned CCIM designation at the age of 23, becoming one of the youngest people in the world to do so (2013)

MEMBERSHIPS

Emerge Center - Volunteer Activist Award Recipient (2019)

Baton Rouge Area Foundation - Board Member (2017-2018) & Civic Initiatives Committee Member (2019-current)

South LA Super Region Committee - Member (2016-current)

Alzheimer's Services/Charlie's Place - Board Member (2019-current)

Theatre Baton Rouge - Board Member, Finance Chair (2016-current)

Baton Rouge Area Chamber - Leadership Class Graduate (2017)

Rotary Club of Baton Rouge - Social Media Committee Chair (2018-current)

Forum 35, Young Professionals - President (2017-2018)

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