



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

1.57 ACRES W/ 233 FT. FRONTAGE ON S. CHOCTAW

8794 S CHOCTAW DR, BATON ROUGE, LA 70815

\$279,000



OFFERING SUMMARY

Sale Price:	\$279,000
Lot Size:	1.57 Acres
Zoning:	M-1

PROPERTY HIGHLIGHTS

- 1.57 Acres on Coveted S. Choctaw and Chatawa Corner Lot
- Excellent Visibility on S. Choctaw and within close proximity to Cortana Mall
- 233 Ft of Frontage on S. Choctaw
- Ready to Build!



LAUREN BUCKHOLTZ, MBA
Commercial Sales & Leasing
(D)225.326.3893
lauren@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

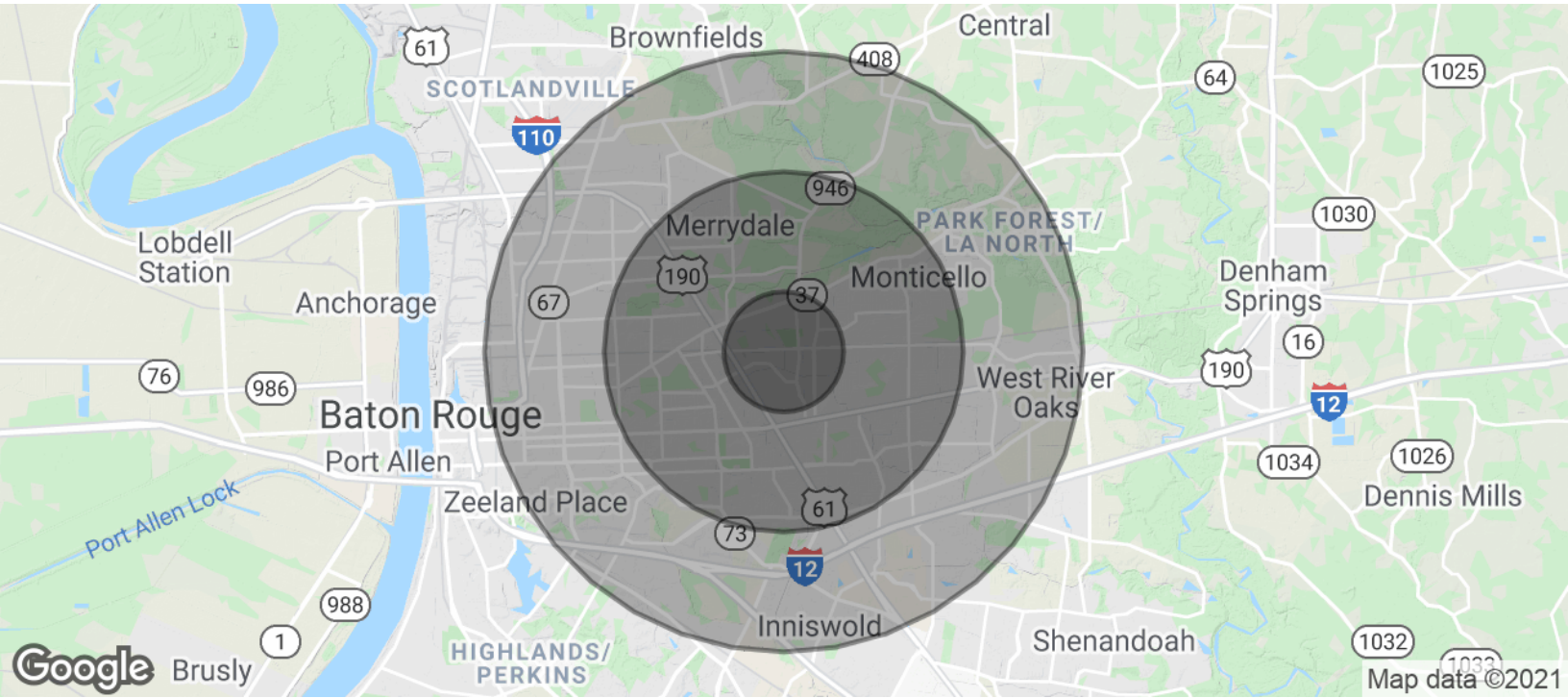


SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

1.57 ACRES W/ 233 FT. FRONTAGE ON S. CHOCTAW

8794 S CHOCTAW DR, BATON ROUGE, LA 70815

\$279,000



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,288	69,082	193,851
Average Age	35.6	34.0	34.4
Average Age (Male)	33.1	31.1	31.7
Average Age (Female)	37.2	36.4	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,337	26,561	75,979
# Of Persons Per HH	2.7	2.6	2.6
Average HH Income	\$52,685	\$52,719	\$56,903
Average House Value	\$152,774	\$161,602	\$200,304

* Demographic data derived from 2010 US Census

LAUREN BUCKHOLTZ, MBA
Commercial Sales & Leasing
(D)225.326.3893
lauren@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com