

LAND FOR SALE OR BUILD TO SUIT

4467 ARNOLD LN, BATON ROUGE, LA 70809

.95 AC | \$498,000



OFFERING SUMMARY

Sale Price:	\$498,000
Lot Size:	0.95 Acres
Price / SF:	\$131.05
Zoning:	C-1

PROPERTY HIGHLIGHTS

- Land For Sale or Build to Suit
- Great Development Opportunity in Great Location
- .95 Acre Lot
- One Block from Jefferson Highway
- Traffic Exposure from Airline and Jefferson Highway
- 225 FT Frontage on Arnold Lane
- Existing 200 Year Old House on Property, 3,800 SF, **Can be Moved**
- ****Owner/Agent****



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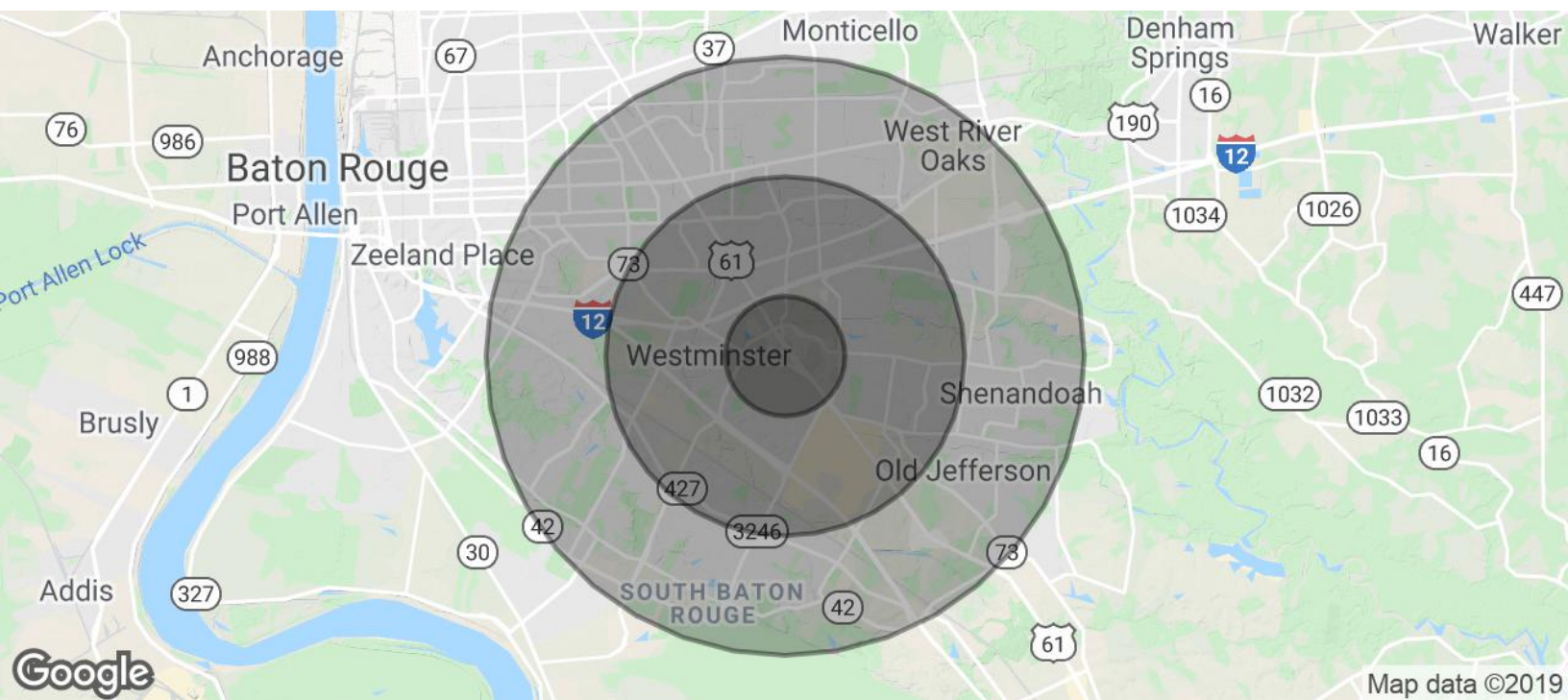
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,356	72,136	178,634
Median Age	35.3	37.3	36.3
Median Age (Male)	33.3	34.7	34.0
Median Age (Female)	35.4	39.3	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,772	31,643	74,321
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$60,557	\$73,646	\$76,297
Average House Value	\$201,548	\$232,621	\$240,501

** Demographic data derived from 2010 US Census*

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