

**MULTI-PURPOSE LAND AVAILABLE**

3100-3200 OAK VILLA BLVD., BATON ROUGE, LA 70814

**12.218 ACRES | ZONED C-1**

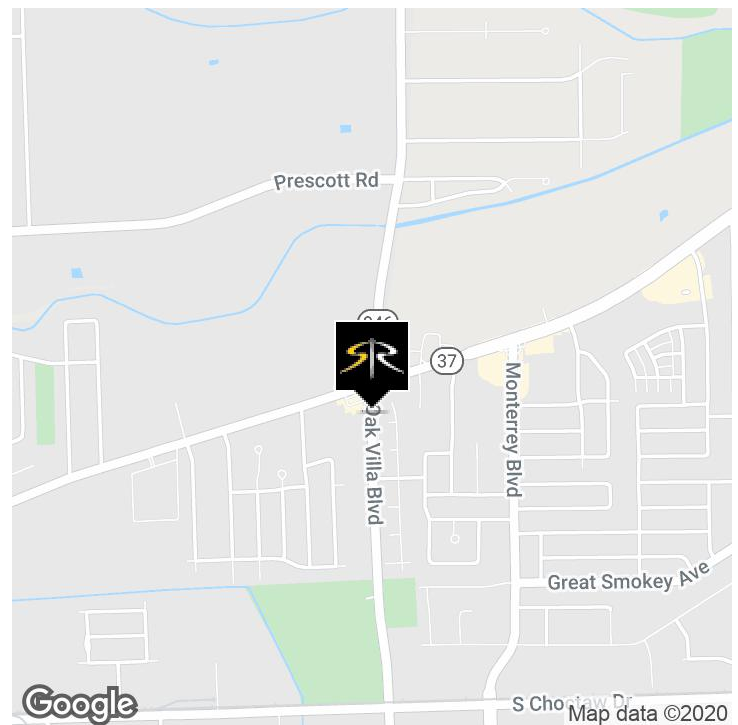


**OFFERING SUMMARY**

<b>Sale Price:</b>	<b>\$999,000</b>
<b>Lot Size:</b>	<b>12.218 Acres</b>
<b>Price / Acre:</b>	<b>\$98,216</b>
<b>Zoning:</b>	<b>C-1</b>

**PROPERTY HIGHLIGHTS**

- 12 Acres on Commercially Zoned Property
- Great Location for Multi-family Development, Retirement Community, Distribution Center, or Retail business
- Ideal for Rec Center or Soccer Complex
- Short Driving Distance from Airline Hwy & Florida Blvd.
- Flood Zone "X"



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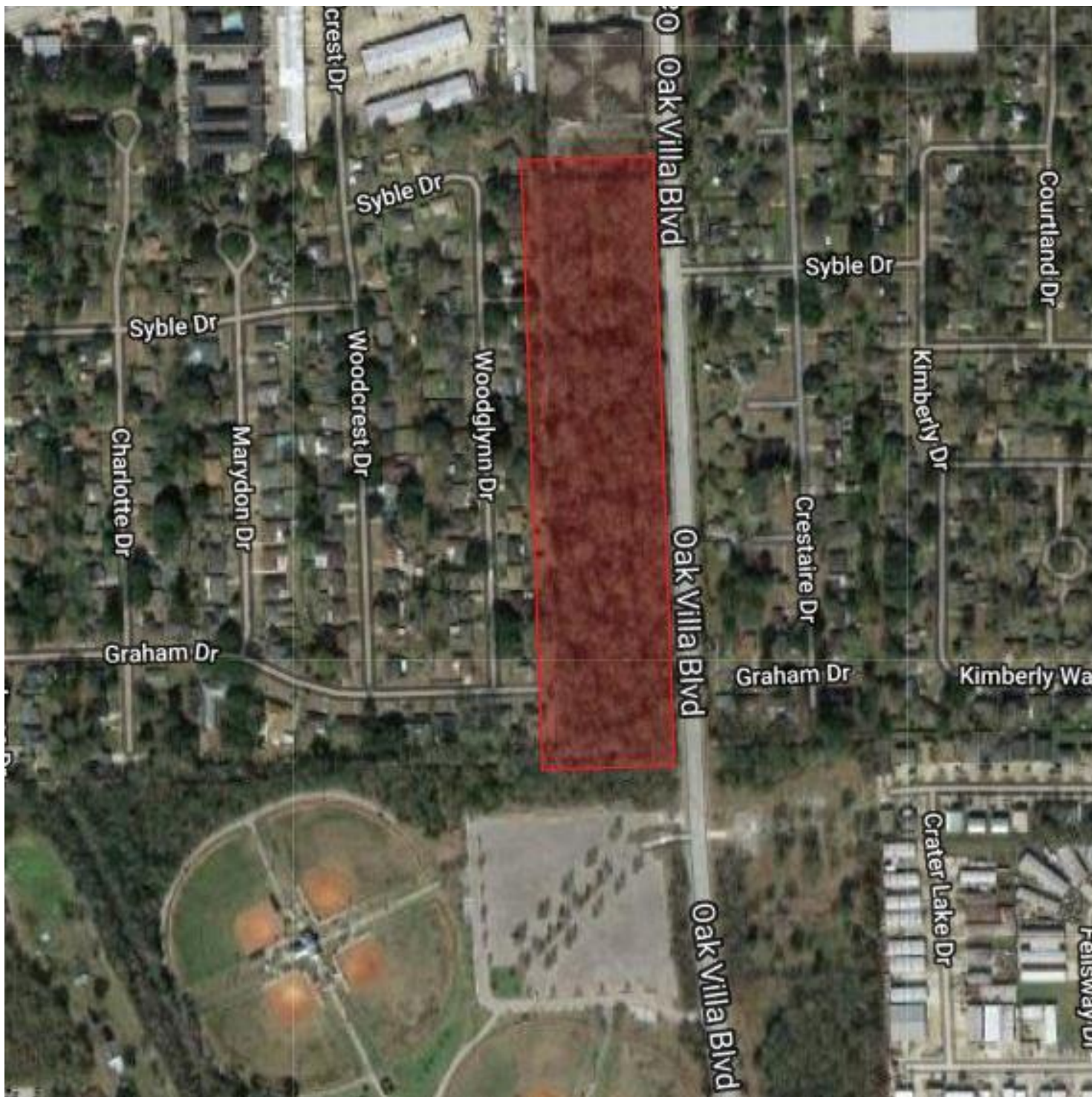
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AERIAL - CLOSE UP

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RETAIL MAP

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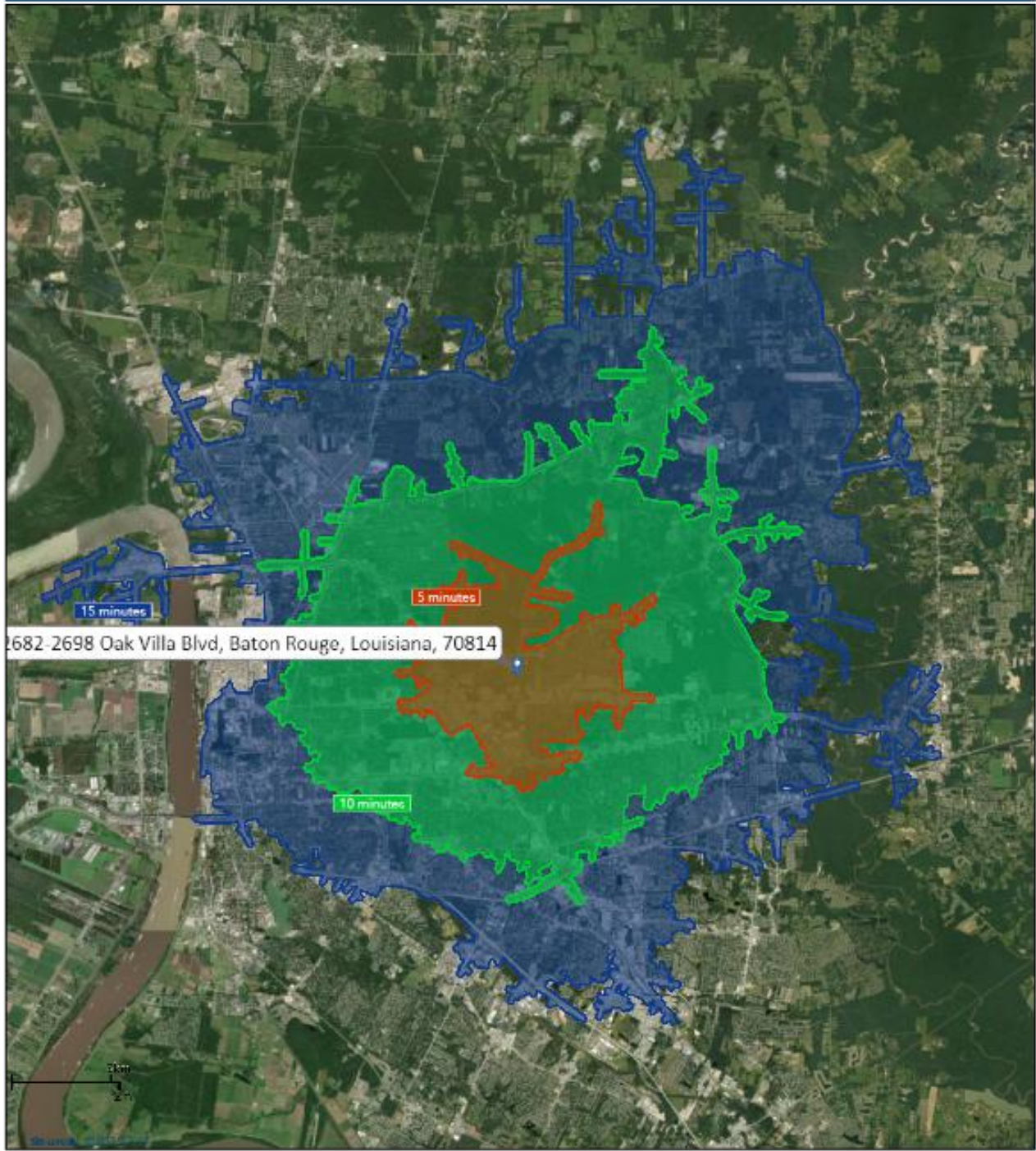
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DRIVE TIME MAP; 5, 10, 15 MINUTES

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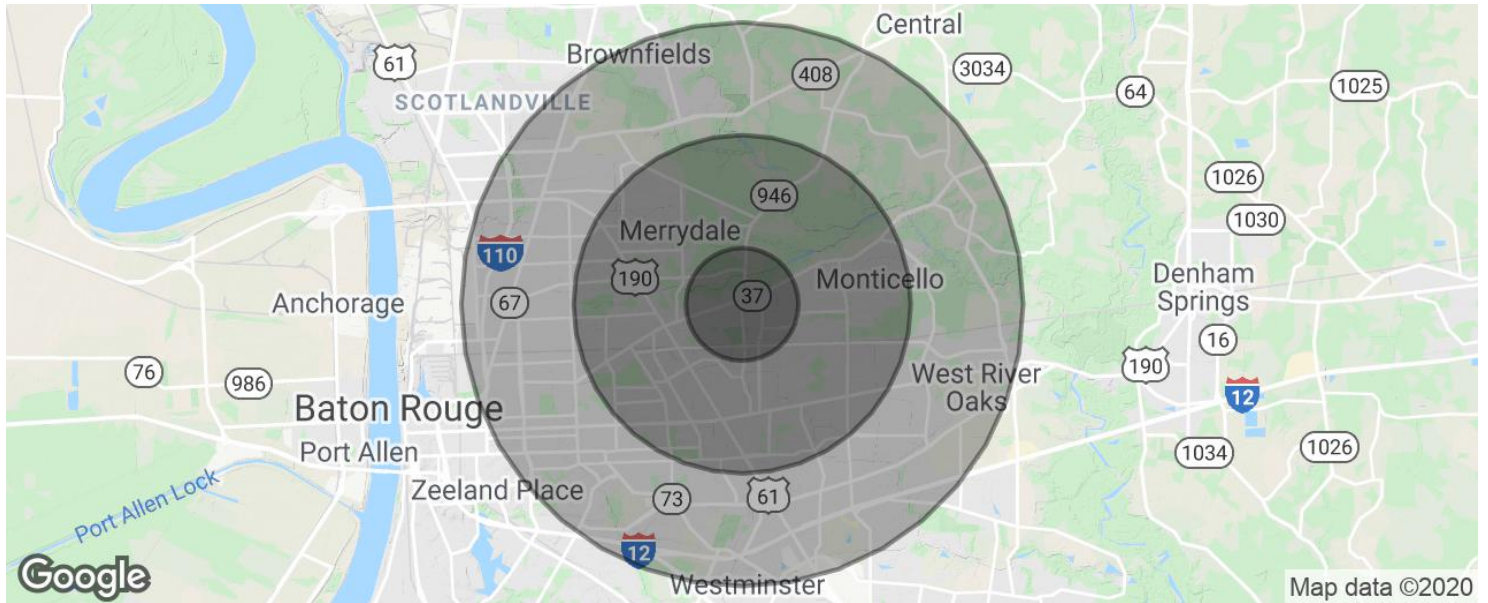
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DEMOGRAPHICS

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,776	61,352	175,914
Median Age	34.8	33.3	34.3
Median Age (Male)	32.4	30.5	31.6
Median Age (Female)	35.9	35.8	36.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,093	22,896	67,653
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$52,448	\$49,548	\$55,288
Average House value	\$152,915	\$135,698	\$184,963

\* Demographic data derived from 2010 US Census

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