

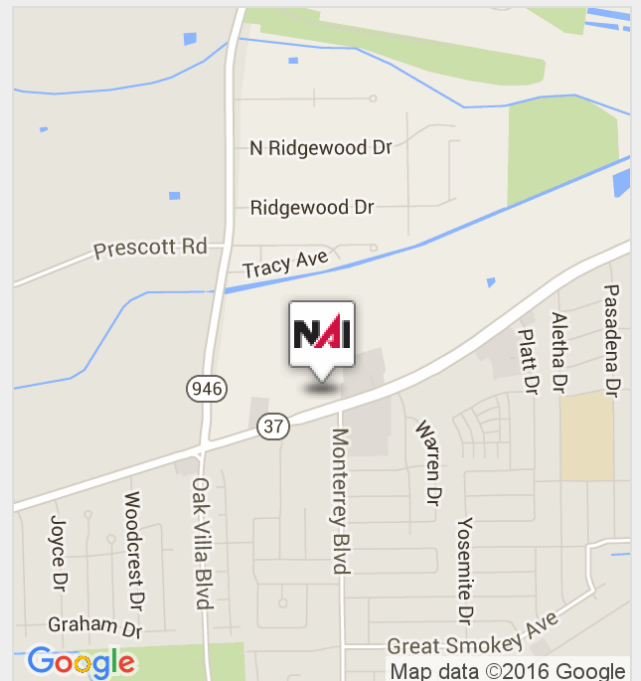


## 9409 Greenwell Springs Road

Baton Rouge, Louisiana 70814

### Property Features

- 2.76 Acres
- Well located for a Convenience Store, Gas Station, and Car Wash
- C-1 Zoning
- \$395,000



For more information:

**Evan Scroggs**

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For Sale

9409 Greenwell Springs Road



### Property Summary

Sale Price: \$395,000

Lot Size: 2.76 Acres

Zoning: C-1

Market: Baton Rouge

Cross Streets: Monterey Blvd

### Property Overview

- \$395,000

- \$143,115 per acre

- Great location at corner of Greenwell Springs & Monterey

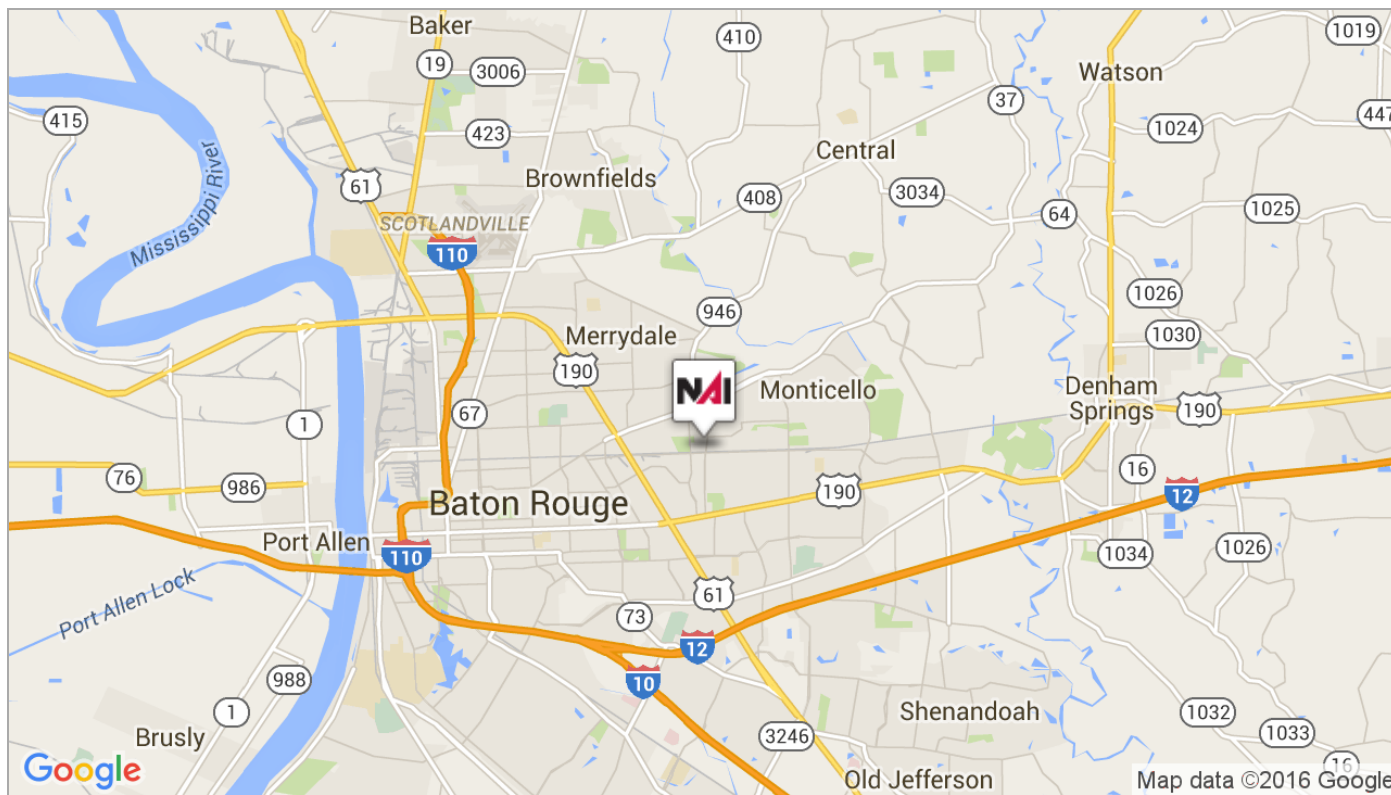
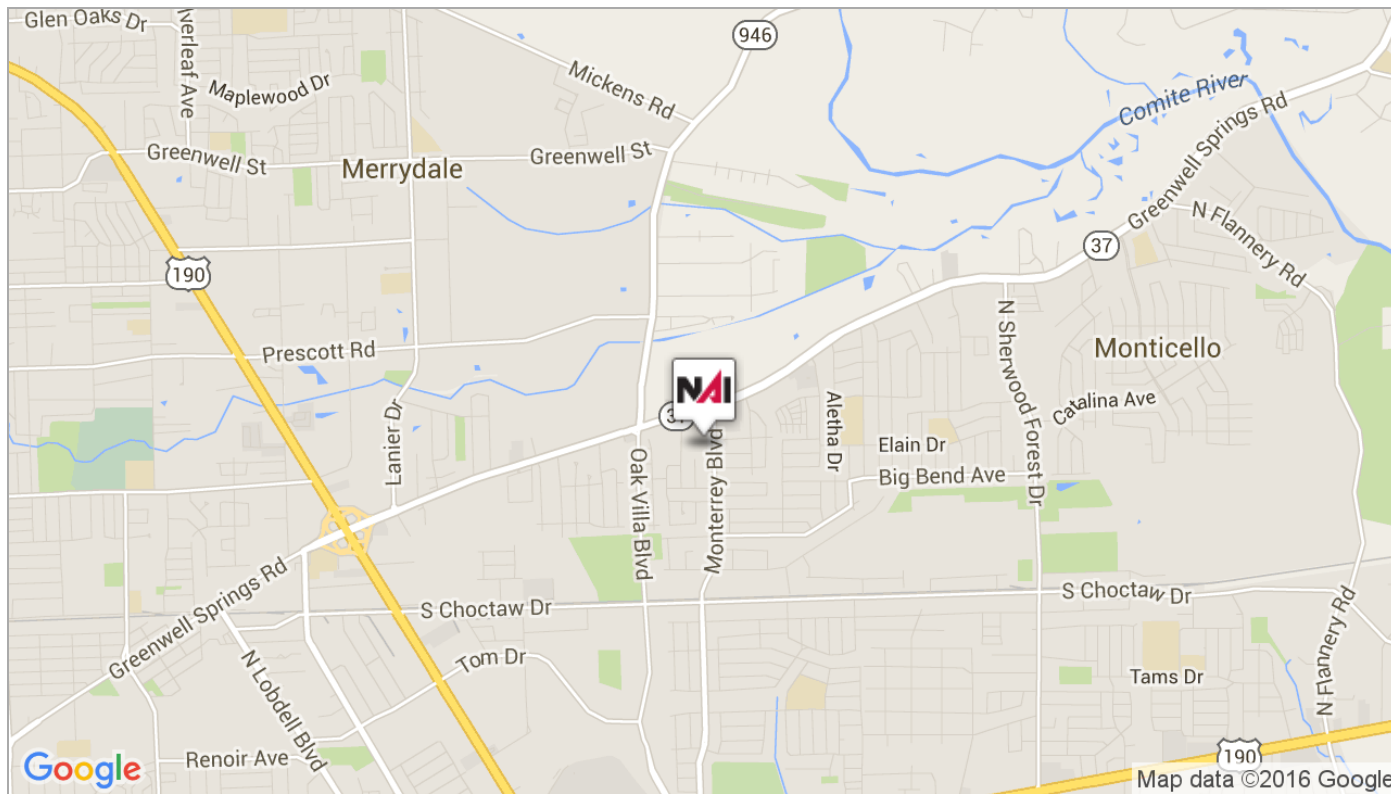
### Location Overview

2.76 Acre tract on Greenwell Springs Road and Monterey. C-1 Commercial Zoning - Great location for commercial development.

315' frontage. Dimensions are 315' x 370'. Adjacent developments include Benny's Carwash, Jack in the Box, and Kentucky Fried Chicken.

For Sale

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For Sale

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Google

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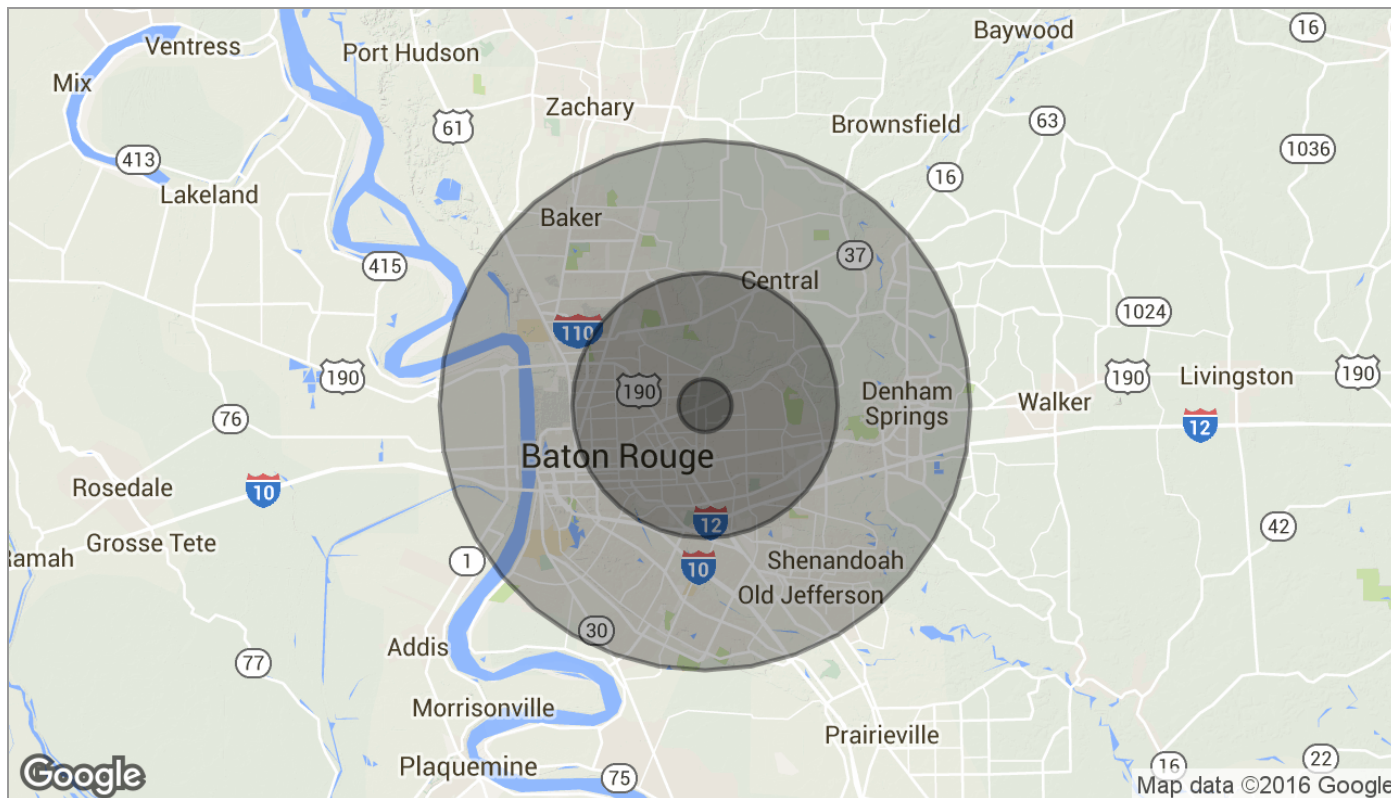
For Sale

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For Sale

# 9409 Greenwell Springs Road



	1 Mile	5 Miles	10 Miles
<b>Population</b>			
TOTAL POPULATION	5,453	167,331	465,864
MEDIAN AGE	35.1	34.2	34.2
MEDIAN AGE (MALE)	32.7	31.6	32.3
MEDIAN AGE (FEMALE)	36.2	36.6	36.0
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	1,978	64,265	178,861
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$53,674	\$55,099	\$63,980
AVERAGE HOUSE VALUE	\$157,216	\$176,625	\$215,117
<b>Race</b>			
% WHITE	16.7%	33.4%	49.7%
% BLACK	78.8%	61.8%	45.6%
% ASIAN	1.2%	2.9%	2.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	2.4%	0.5%	0.6%
<b>Ethnicity</b>			
% HISPANIC	4.5%	3.1%	3.4%

\* Demographic data derived from 2010 US Census

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