

## ± 12.3 Acres For Sale

285 Sharp Rd, Baton Rouge, Louisiana 70815

### Property Highlights

- Excellent Single-Family Residential Tract
- High Traffic Counts
- Easy Access to Florida Blvd & Airline Hwy
- Zoned A-1

### Sale Price

\$1,050,000



For more information

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**CALL OR EMAIL FOR MORE INFORMATION**

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## Property Overview

The ±12.3 Acre Tract is on the corner of Sharp Rd and Mollylea Dr. The tract is zoned A-1, Single-Family Residential Development. A1 zoning allows for low density residential development with a max density of 4.1 units per acre. The site has great potential for a developer due to the growth in this area with the Broadmoor, Sherwood Forest, and specifically near and on Goodwood Blvd. Airline Hwy and Florida Blvd provide for efficient retail shopping- Hammond Aire Plaza, Broadmoor Center Shopping Center, Academy Sports, and Home Depot, to name a few. The Average Day Traffic count is approximately 53,892 at Airline Hwy and Florida Blvd and will continue to be a busy corridor for Baton Rouge.

## Location Overview

Approximately ±12.3 Acres on the corner of Sharp Rd and Mollylea Dr. The subject parcel is 0.2 miles from the heavily trafficked Florida Blvd and 2.2 miles from Airline Hwy. The tract is located near Cortana Mall and Bon Carre Business Center.

SALE PRICE: **\$1,050,000**

PRICE PER ACRE: **\$85,365.85/ACRE**

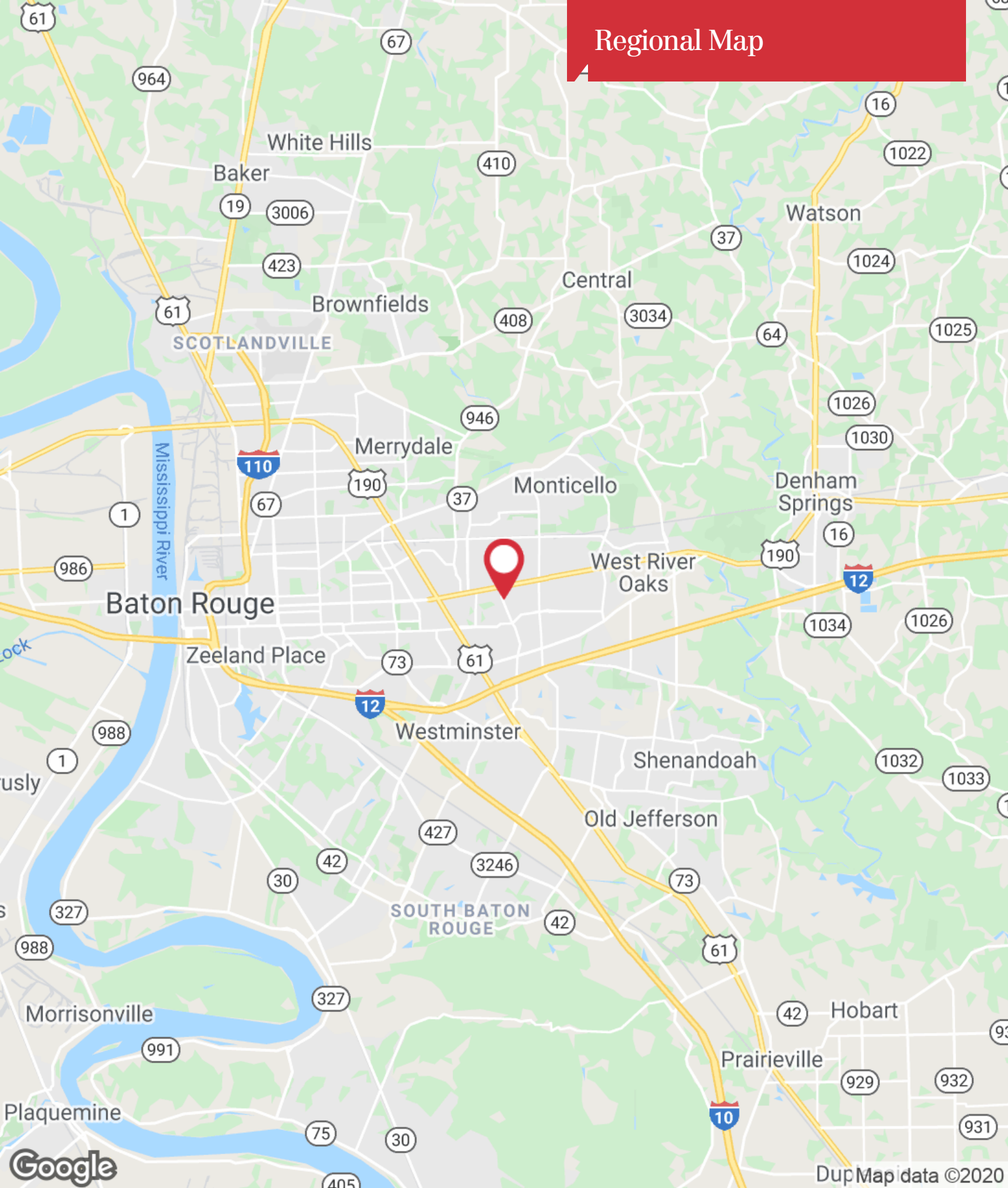
PRICE PER SF: **\$1.96/SF**

LOT SIZE: **±12.3 Acres**

ZONING: **A-1**

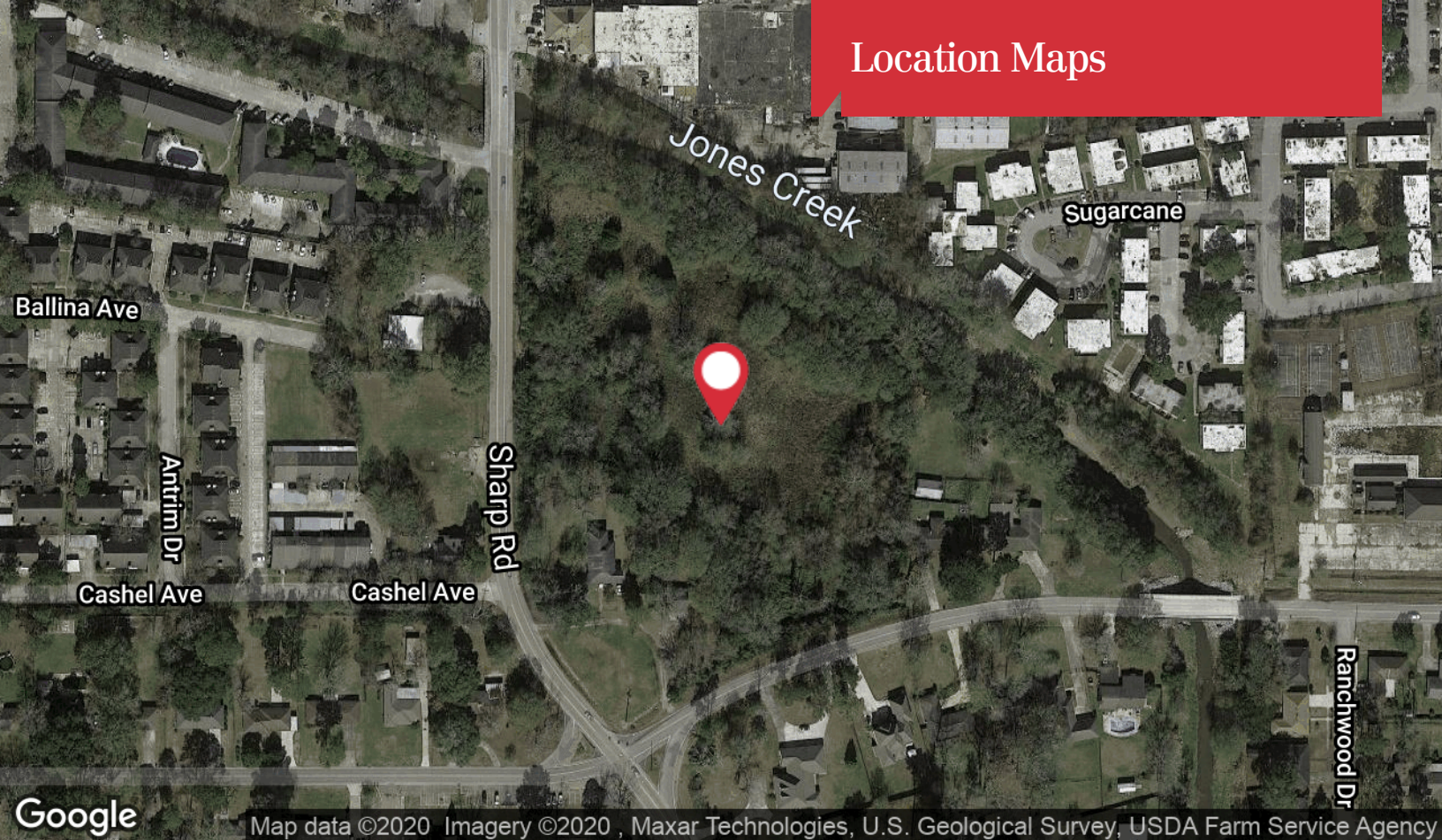


## Regional Map





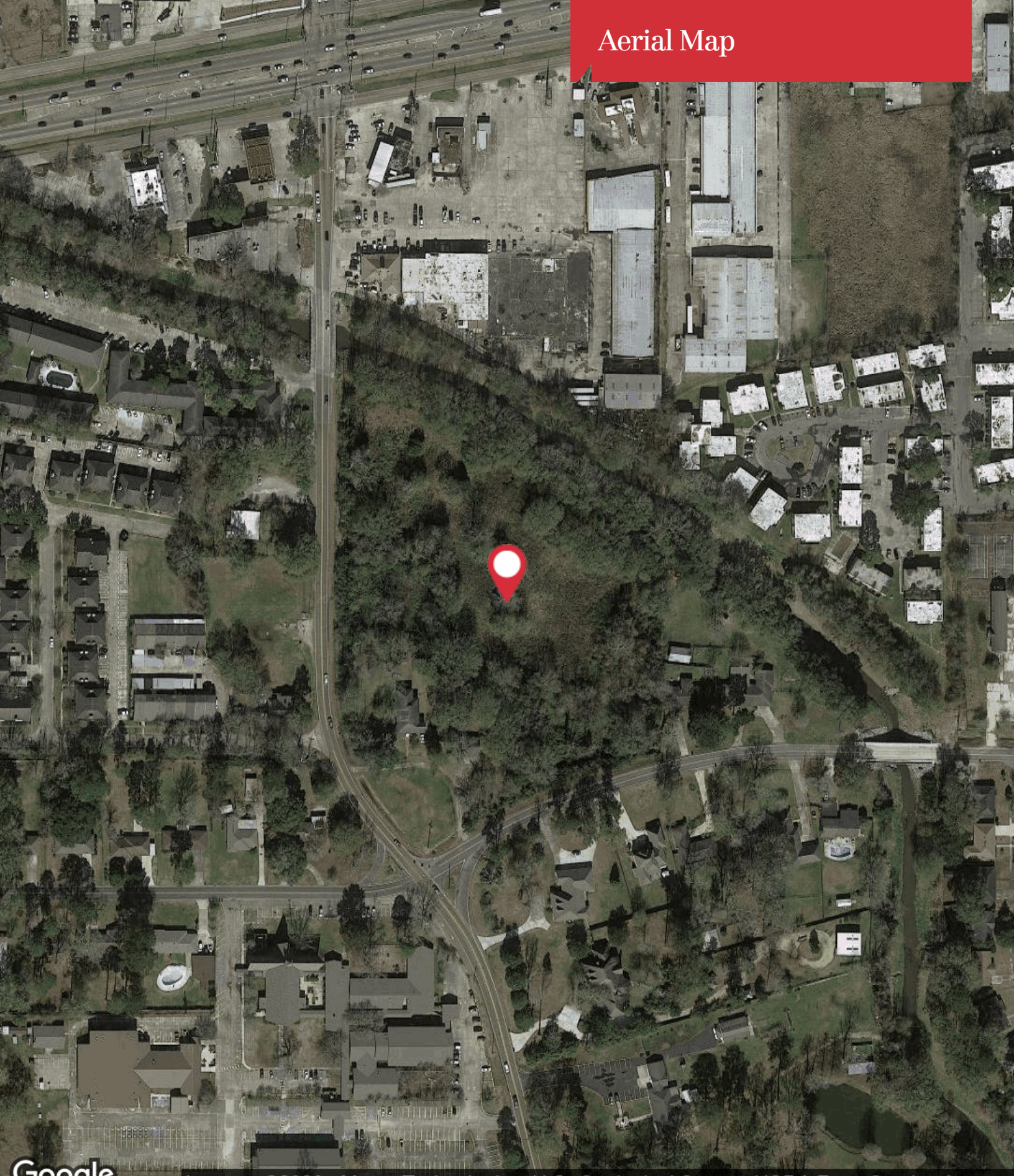
## Location Maps



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## Aerial Map



Google

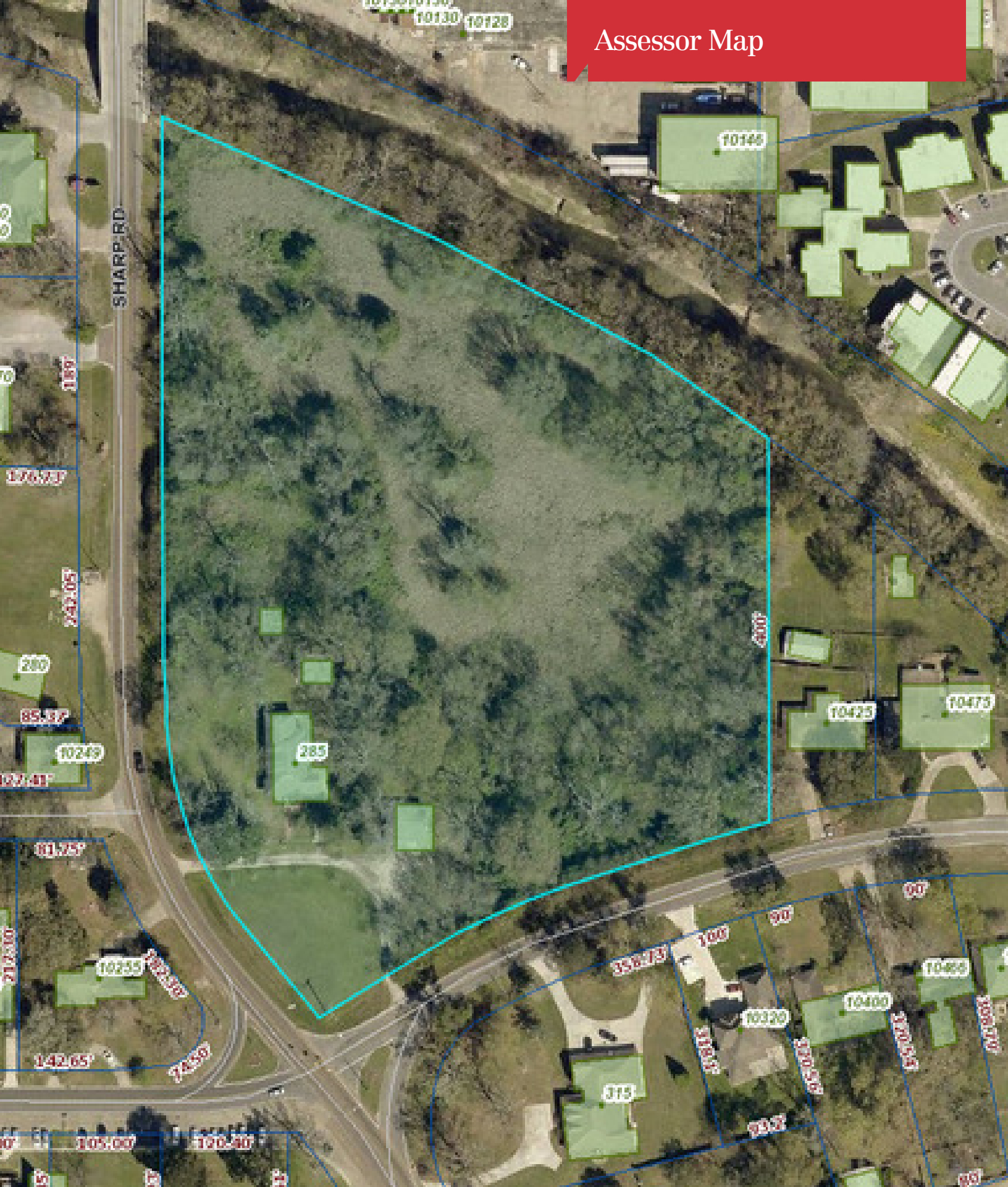
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## Assessor Map



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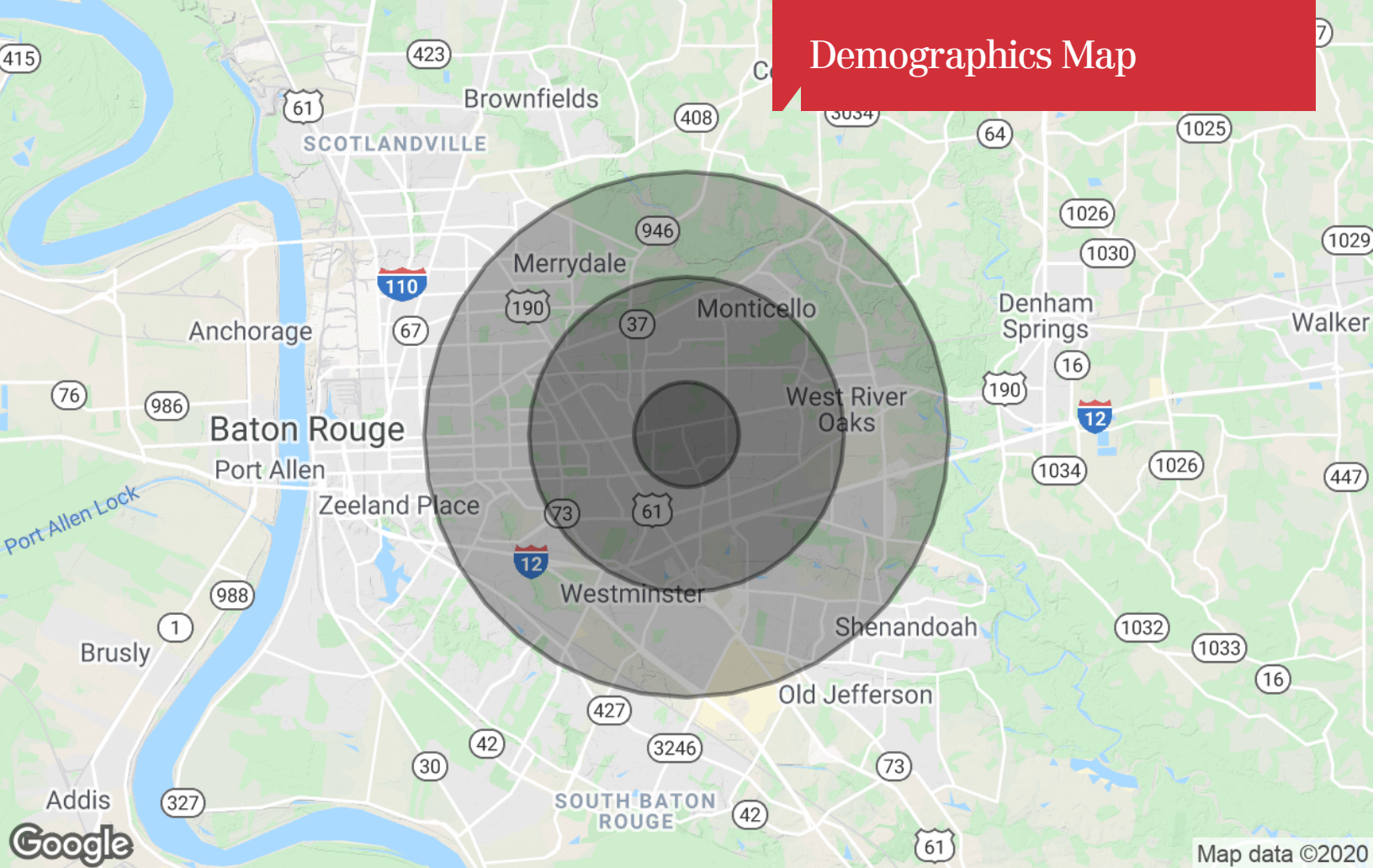


## Zoning/Flood Maps





# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,444	77,366	175,891
MEDIAN AGE	35.5	35.3	34.9
MEDIAN AGE (MALE)	32.5	32.6	32.7
MEDIAN AGE (FEMALE)	39.0	37.7	36.9

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,666	31,646	71,210
# OF PERSONS PER HH	2.6	2.4	2.5
AVERAGE HH INCOME	\$57,791	\$59,857	\$63,678
AVERAGE HOUSE VALUE	\$142,067	\$155,400	\$209,806

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	53.1%	45.7%	48.7%
% BLACK	41.4%	47.9%	46.4%
% ASIAN	5.1%	5.3%	3.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	0.4%	1.0%	0.8%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	3.0%	4.3%	4.3%

\* Demographic data derived from 2010 US Census