

# Interstate 12 Frontage Build Ready Development Site

LAND FOR SALE

Commercial Avenue Baton Rouge, LA 70816

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### PROPERTY SUMMARY



### Property Description

4.8 Acres +/- Interstate 12 Frontage Build Ready Development Site For Sale

This build ready site is located on the North side of Interstate 12, and is accessed by the O'Neal Ln exit in Baton Rouge. This parcel has all utilities, sewer and water available. Owner will consider a subdivision. The property is fully visible from Interstate 12, and is surrounded by multiple businesses including: Pro Source Wholesale Floorings, Capitol City Produce, Peterbuilt, and many others. Ochsner Hospital is directly across Interstate 12 from this site.

### Property Highlights

- 4.8 Acres (owner will subdivide)
- I-12 frontage
- All Utilities, City Sewer, City Water
- Zoned C-2
- Sale Price: \$7.50 PSF

### Offering Summary

Sale Price:	\$7.50/Sqft.
Lot Size:	1 - 4.8 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,269	19,687	53,472
Total Population	5,780	51,256	137,136
Average HH Income	\$68,028	\$69,258	\$68,687

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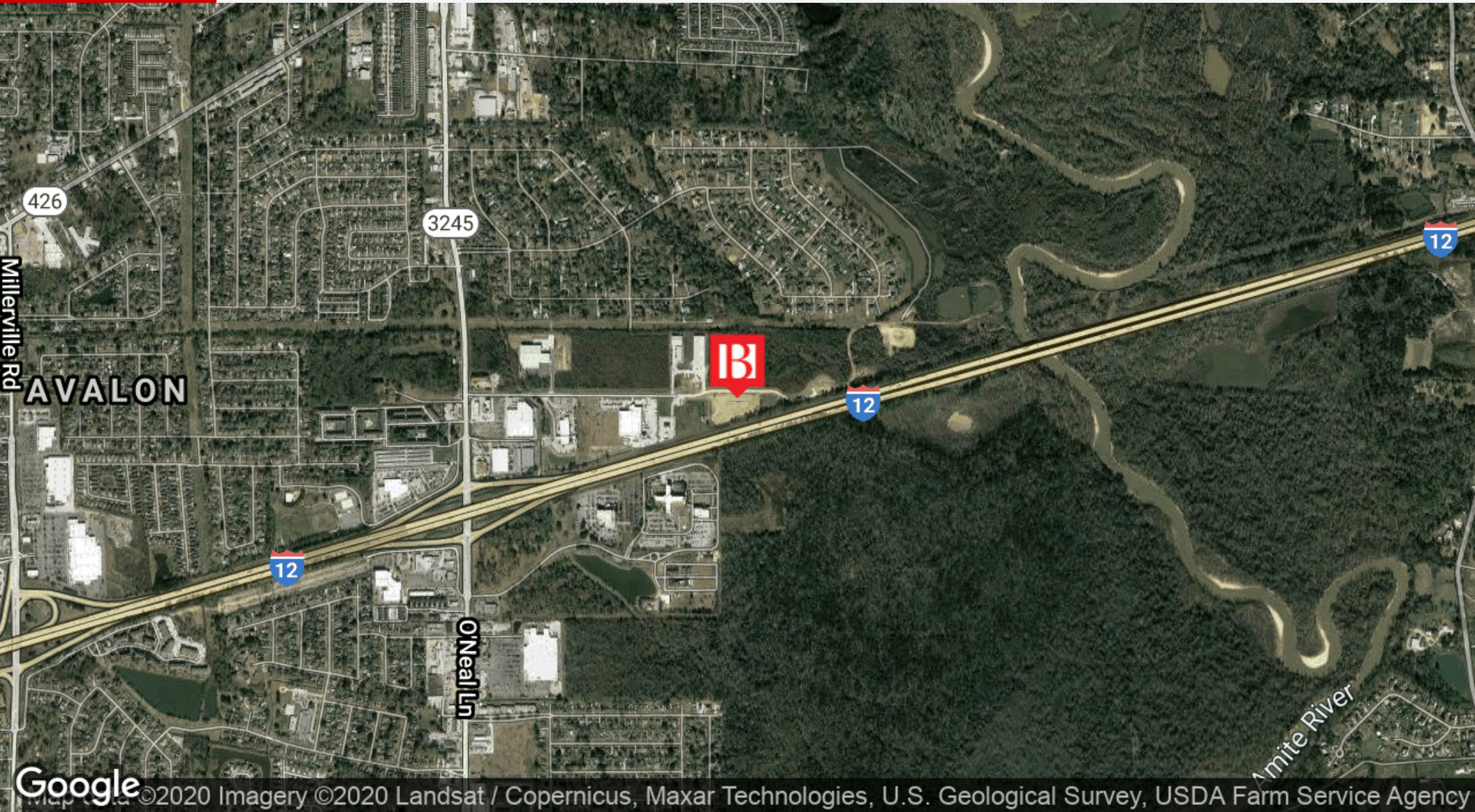
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LOCATION MAPS



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ADDITIONAL PHOTOS



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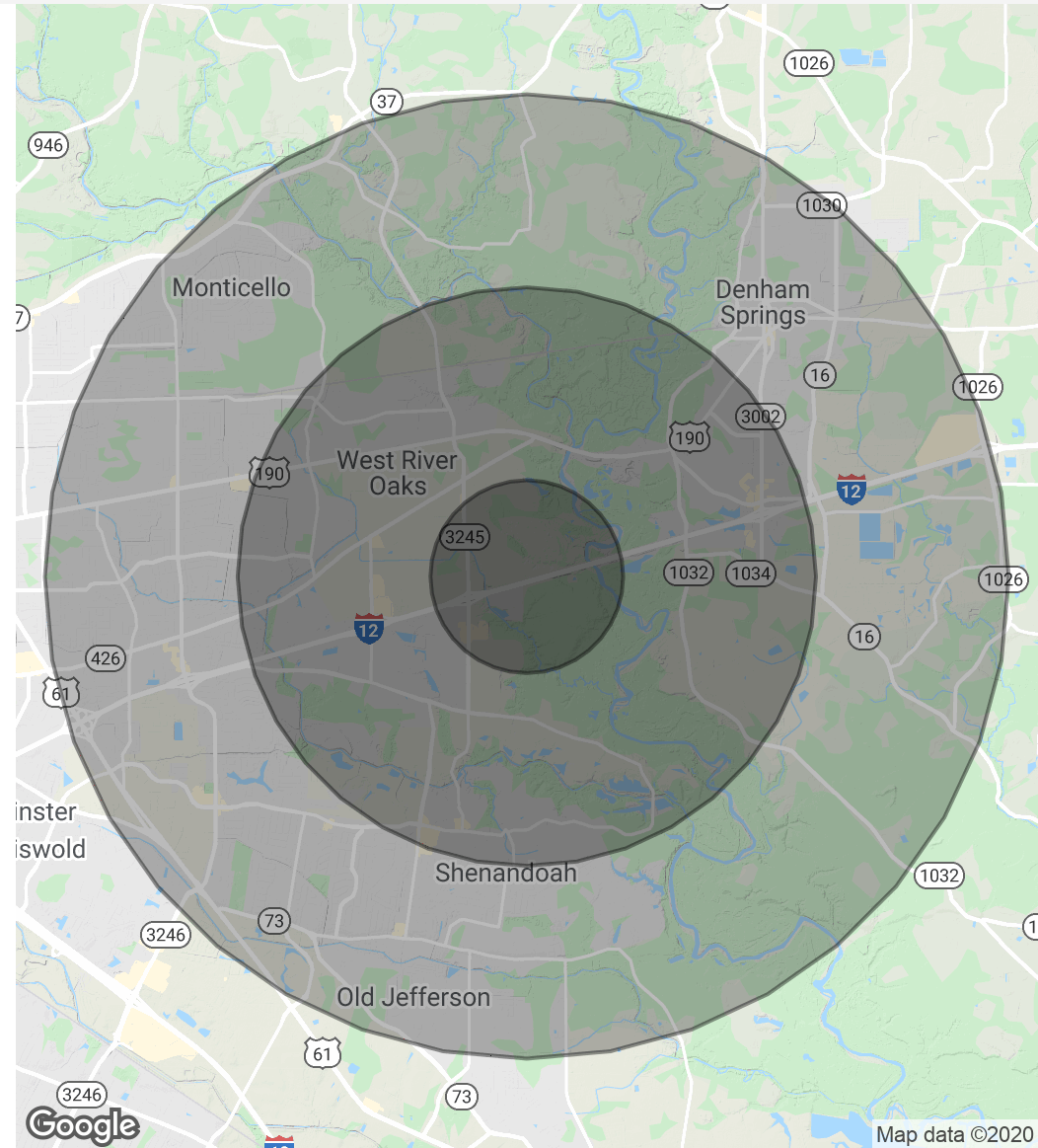
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### DEMOGRAPHICS MAP & REPORT

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	5,780	51,256	137,136
Average Age	32.2	33.4	35.2
Average Age (Male)	28.7	32.4	34.0
Average Age (Female)	35.8	34.9	36.6
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	2,269	19,687	53,472
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$68,028	\$69,258	\$68,687
Average House Value	\$166,924	\$186,580	\$185,628

\* Demographic data derived from 2010 US Census



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