

TBD Royal Street

LAND FOR SALE
Baton Rouge
Community College...

TBD Royal Street Baton Rouge, LA

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com



PROPERTY SUMMARY



Property Description

0.25 +/- Acre Lot located on Royal Street Between Myrtle Ave and South Blvd. Majority of the site is flood zone X, the rear portion along the canal is flood zone A. Zoned A-4 General Residential The purpose of A4 Districts is to permit compact multifamily developments.

Lot 4 Square 257 Swart Subdivision

Property Highlights

- 0.25 +/- Acres
- Zoned A-4 General Residential
- Suitable for residential or multi-family

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Offering Summary

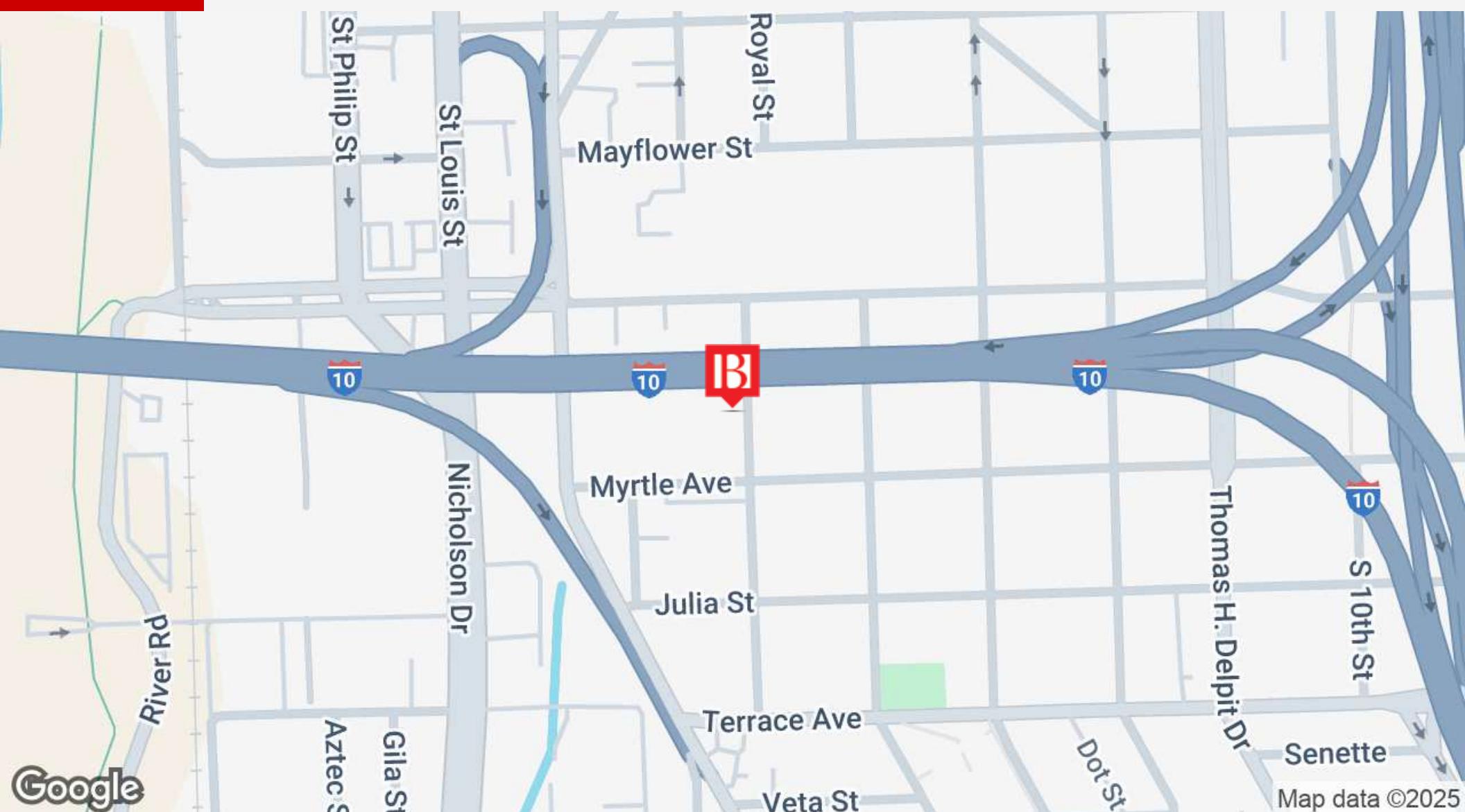
Sale Price: \$10,000

Lot Size: 0.25 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,081	24,202	55,828
Total Population	6,154	59,955	134,066
Average HH Income	\$57,568	\$70,277	\$72,404

TBD Royal Street
Baton Rouge, LA 70802

LOCATION MAP



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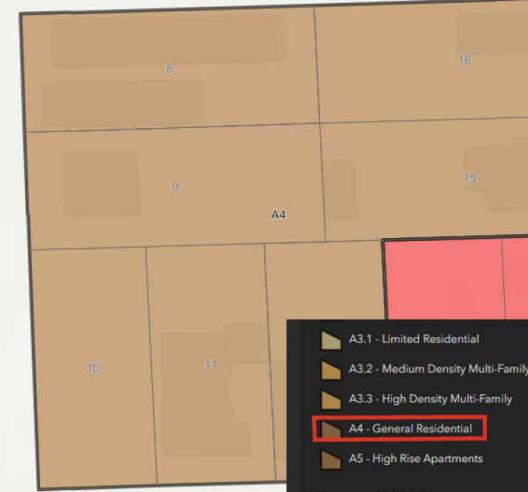
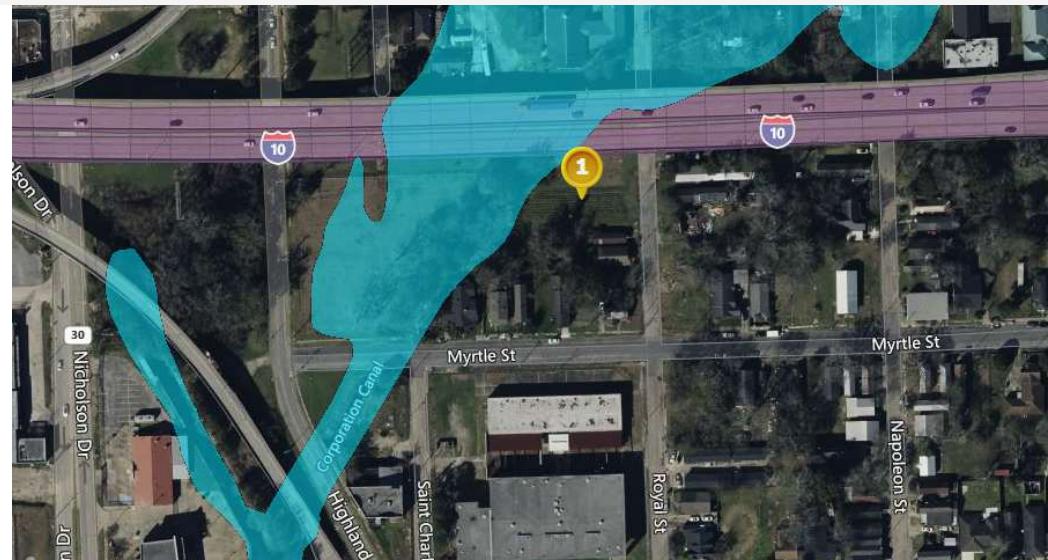
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ADDITIONAL PHOTOS



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TBD Royal Street

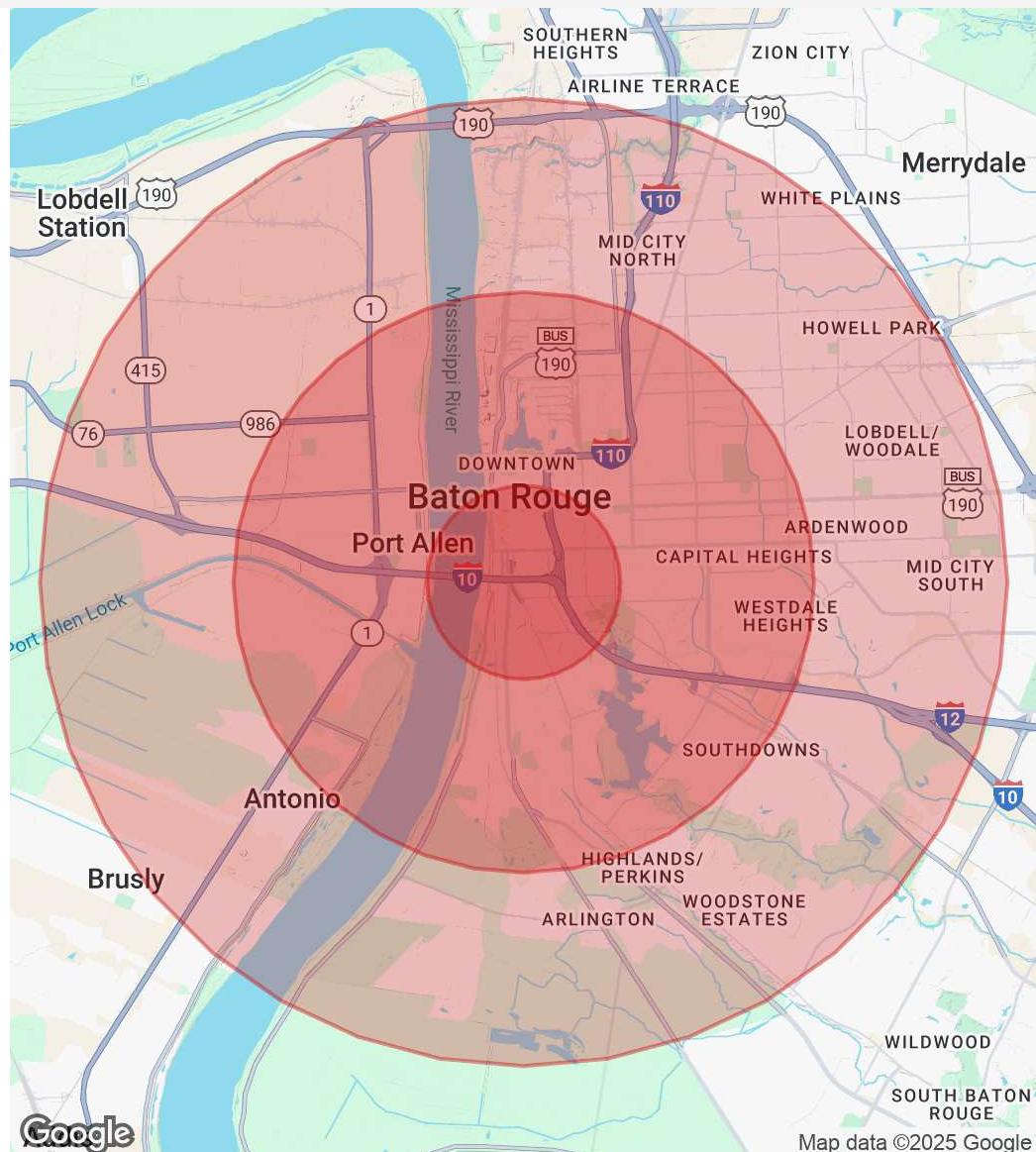
Baton Rouge, LA 70802

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	6,154	59,955	134,066
Average Age	39	36	37
Average Age (Male)	38	36	36
Average Age (Female)	40	37	37

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,081	24,202	55,828
# Of Persons Per HH	2	2.5	2.4
Average HH Income	\$57,568	\$70,277	\$72,404
Average House Value	\$259,700	\$329,632	\$316,630

Demographics data derived from AlphaMap



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