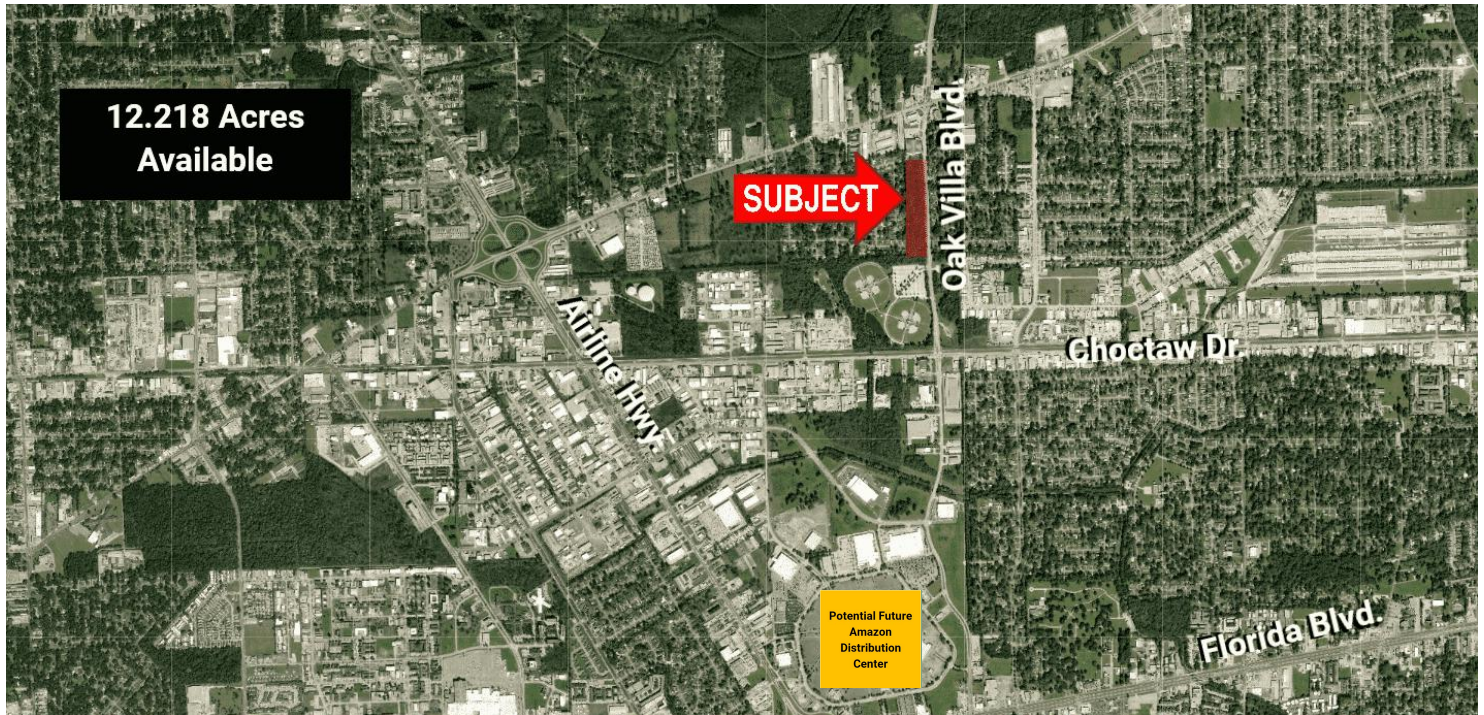


MULTI-PURPOSE LAND AVAILABLE

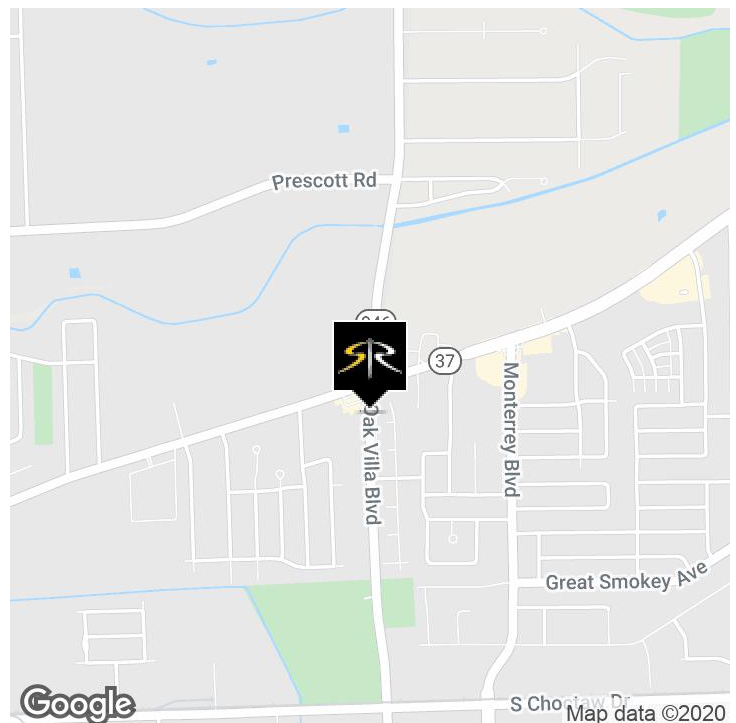
3100-3200 OAK VILLA BLVD., BATON ROUGE, LA 70814

12.218 ACRES | ZONED C-1**OFFERING SUMMARY**

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

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"

**BRIAN NICOLICH**

Commercial Sales & Leasing

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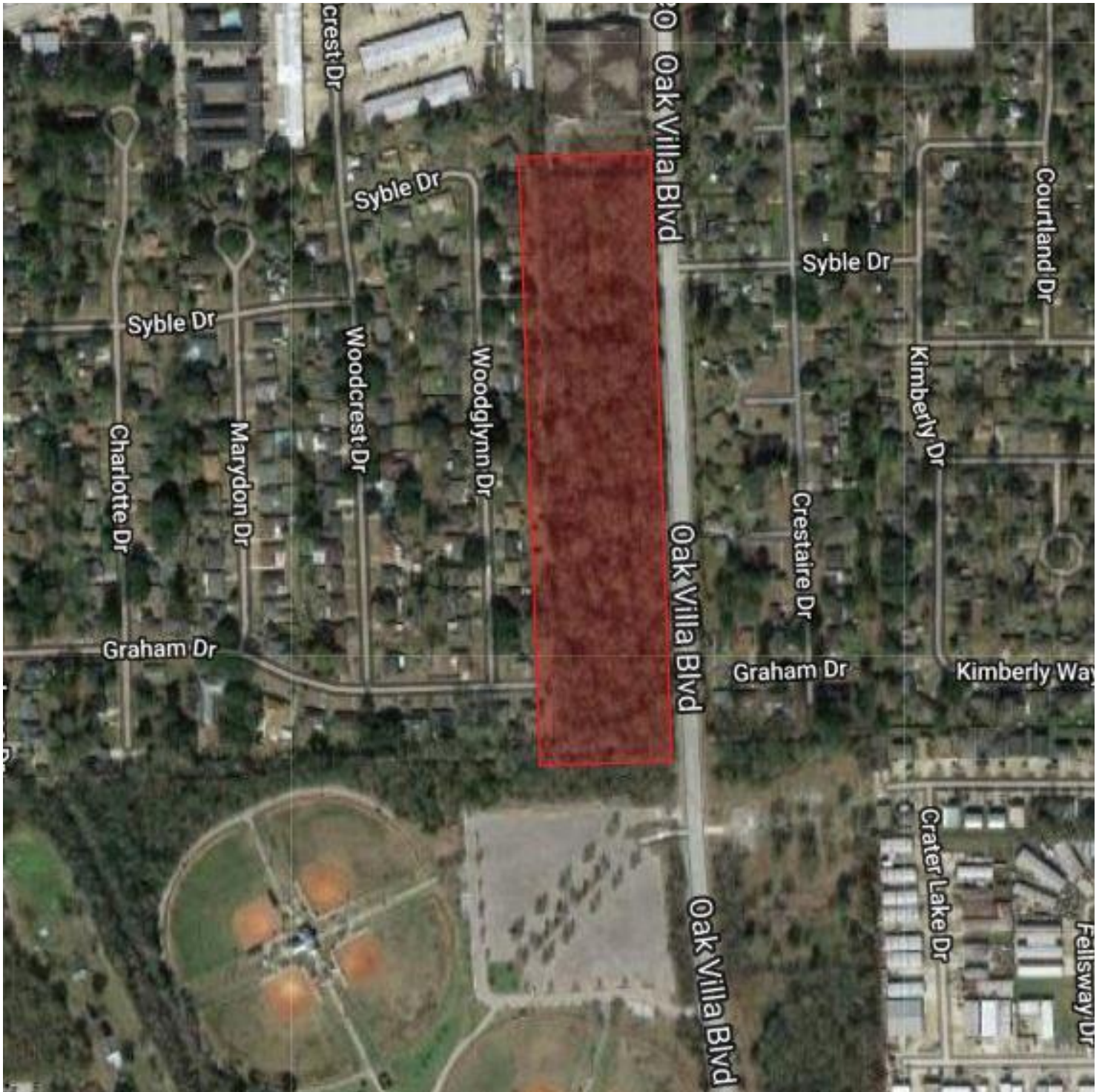
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AERIAL - CLOSE UP

MULTI-PURPOSE LAND AVAILABLE

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RETAIL MAP

MULTI-PURPOSE LAND AVAILABLE

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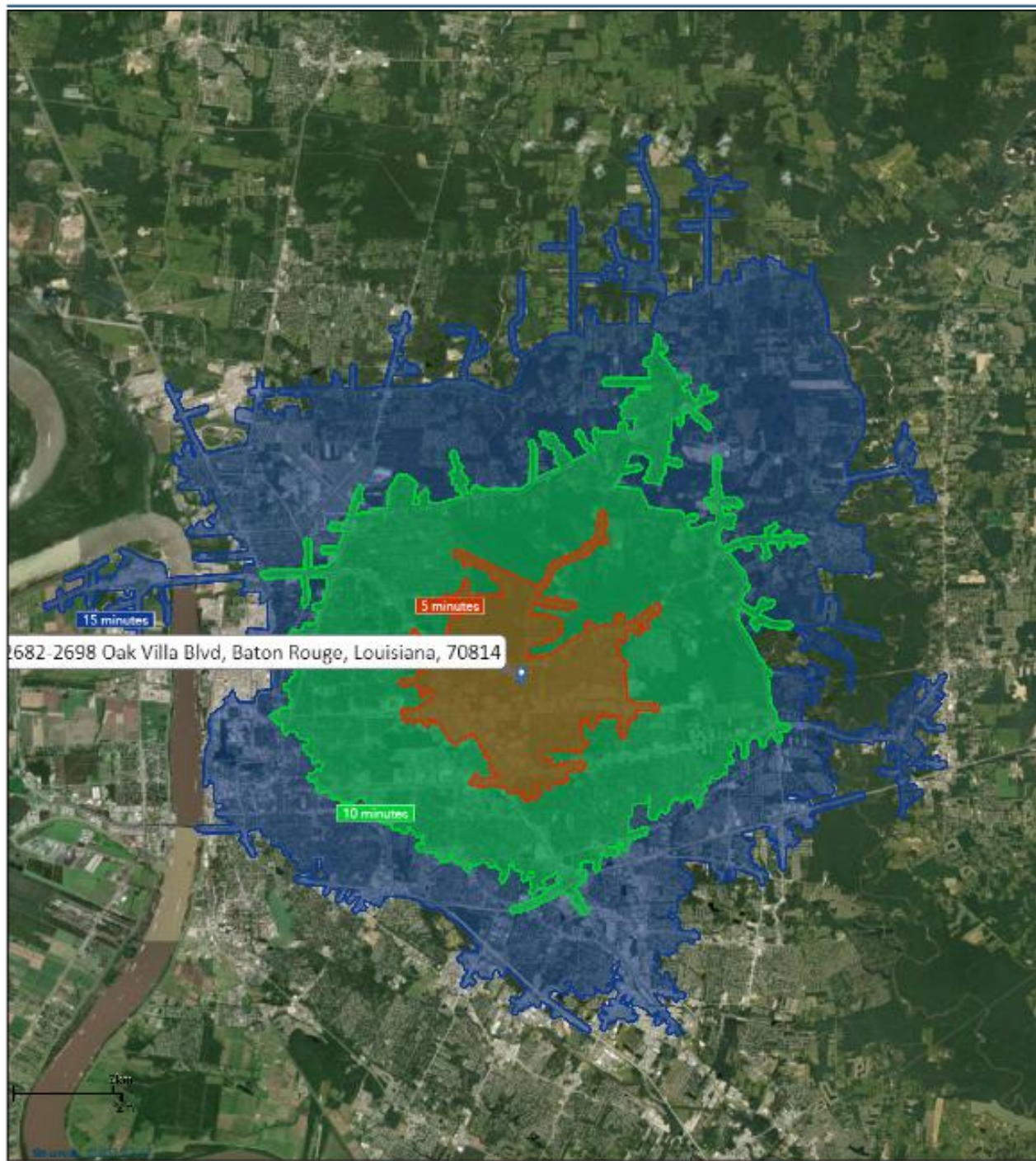
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DRIVE TIME MAP; 5, 10, 15 MINUTES

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May 05, 2020

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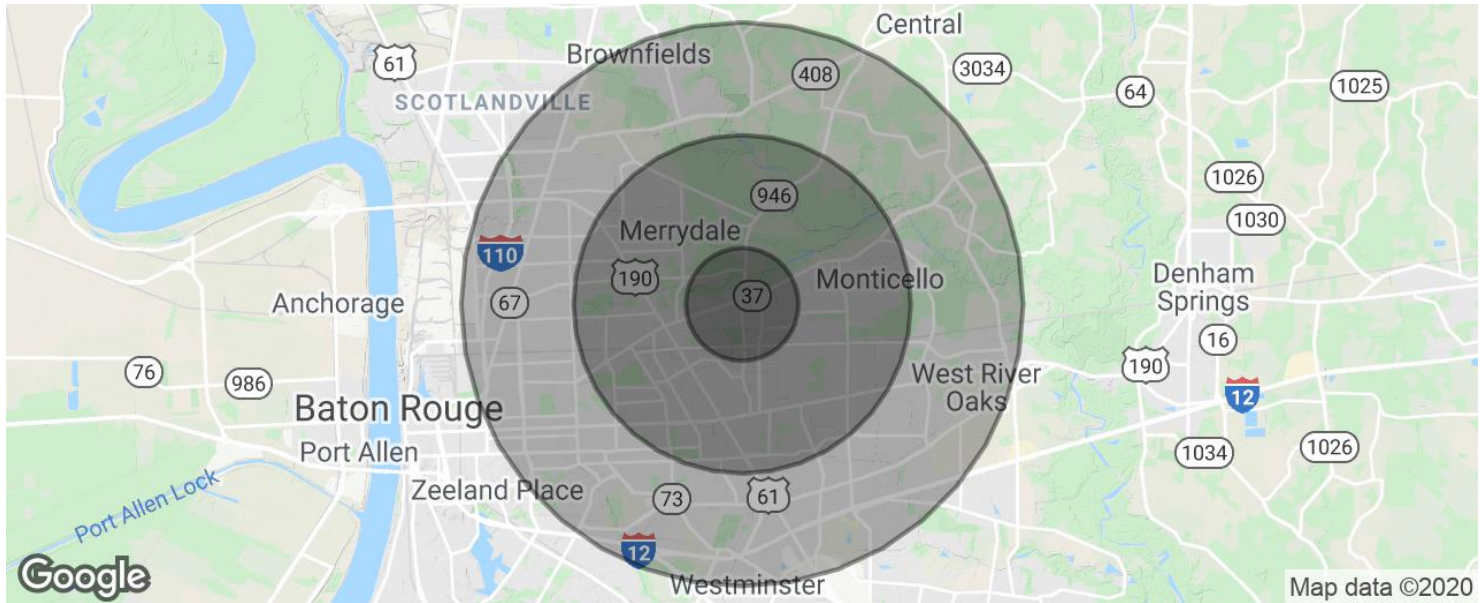
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DEMOGRAPHICS

MULTI-PURPOSE LAND AVAILABLE

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

12.218 ACRES | ZONED C-1



POPULATION	1 MILE	3 MILES	5 MILES
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
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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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