

OFFERING MEMORANDUM

4+/- ACRES FOR SALE IN ZACHARY

18930 OLD SCENIC HIGHWAY, ZACHARY, LA 70791



LAND FOR SALE

CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806



18930 Old Scenic Hwy, Zachary, La

MIGUEL CASTRO, JR

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995703492, Louisiana

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PROPERTY SUMMARY

18930 Old Scenic Highway
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Property Summary

Price:	\$650,000
Lot Size:	3.95 Acres
Zoning:	Rural
Frontage:	260 Feet
Depth:	650 Feet
Flood Zone:	X
Parcel ID:	1462059

Property Overview

Castro Real Estate Services LLC is pleased to present the exclusive opportunity to acquire a 4.0± acre tract of land located on Old Scenic Highway in Zachary, Louisiana. This strategically positioned property is poised for immediate commercial development, capitalizing on the high-growth trajectory of the surrounding residential market.

The subject property offers exceptional value through its imminent rezoning potential. While currently zoned Rural, its location is flanked by two of Zachary's most significant residential developments, making a Commercial designation the highest and best use.

Location Overview

Zachary, Louisiana is the premier, high-growth suburb north of Baton Rouge, defined primarily by its exceptional quality of life and academic prowess. The city is home to the consistently top-ranked public school district in Louisiana, making it a major magnet for young families and a driver of high demand for residential housing. This influx of residents is reflected in the community's strong economic profile, boasting one of the highest median household incomes in the capital region (around \$90,507), a high rate of homeownership (over 82%), and a low poverty rate, distinguishing it as an affluent and stable market for investment.

The city is currently experiencing significant residential and commercial expansion, with new, high-end developments like Copper Mill and Cheval Trails creating substantial demand for supporting services. While preserving a sense of small-town charm, Zachary maintains excellent connectivity to the Baton Rouge MSA via Old Scenic Highway, positioning it as a strategic location for commercial developers looking to capitalize on this ongoing, population-driven growth.



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Key Commercial Drivers:

Surrounding Density: The property is situated directly between the established, high-end Copper Mill Golf Community and the major new development, Cheval Trails (Alvarez Construction). This confluence of affluent and rapidly expanding residential population ensures built-in demand for retail, medical, office, or service-based commercial facilities.

Infrastructure Catalyst: The tract sits just north of a segment of the Comite River Diversion Canal—a significant infrastructure investment designed to permanently improve regional drainage. This project enhances the long-term viability and stability of all development within the corridor.

Access & Visibility: Excellent frontage on Old Scenic Highway, providing key arterial access for residents commuting to and from the primary growth areas of Zachary.

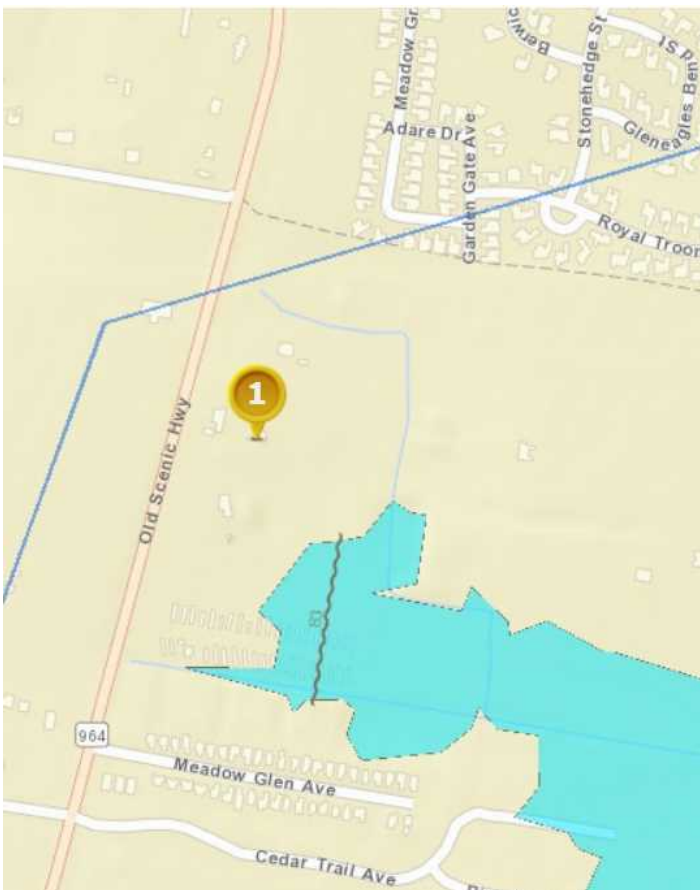
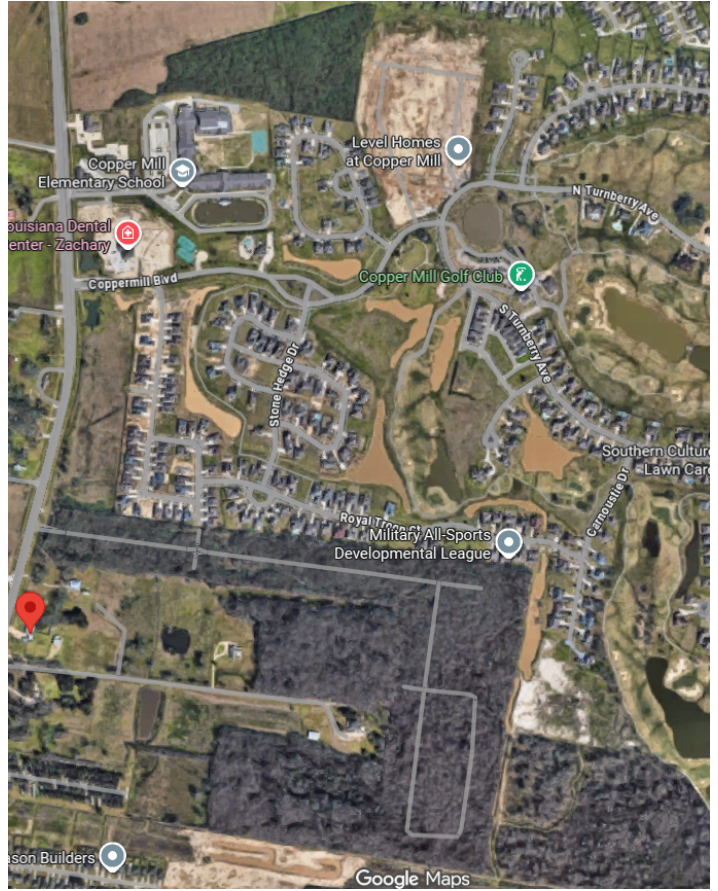
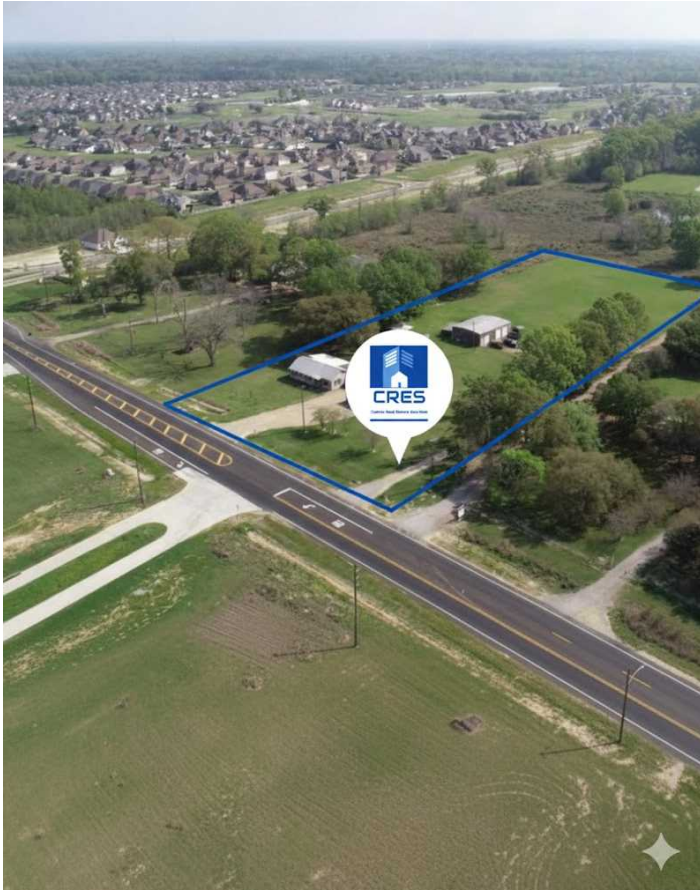
This property is a time-sensitive acquisition for a developer prepared to execute a commercial rezoning strategy in a highly liquid market. Interested principals are required to sign the Confidentiality Agreement (CA) to receive the full Offering Memorandum, including due diligence materials, pricing guidance, and the preliminary rezoning analysis.

FOR IMMEDIATE CONFIDENTIAL INQUIRY AND FULL OM ACCESS, PLEASE CONTACT THE EXCLUSIVE AGENT:
Miguel Castro Jr

PROPERTY PHOTOS

18930 Old Scenic Highway
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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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BUSINESS MAP

18930 Old Scenic Highway
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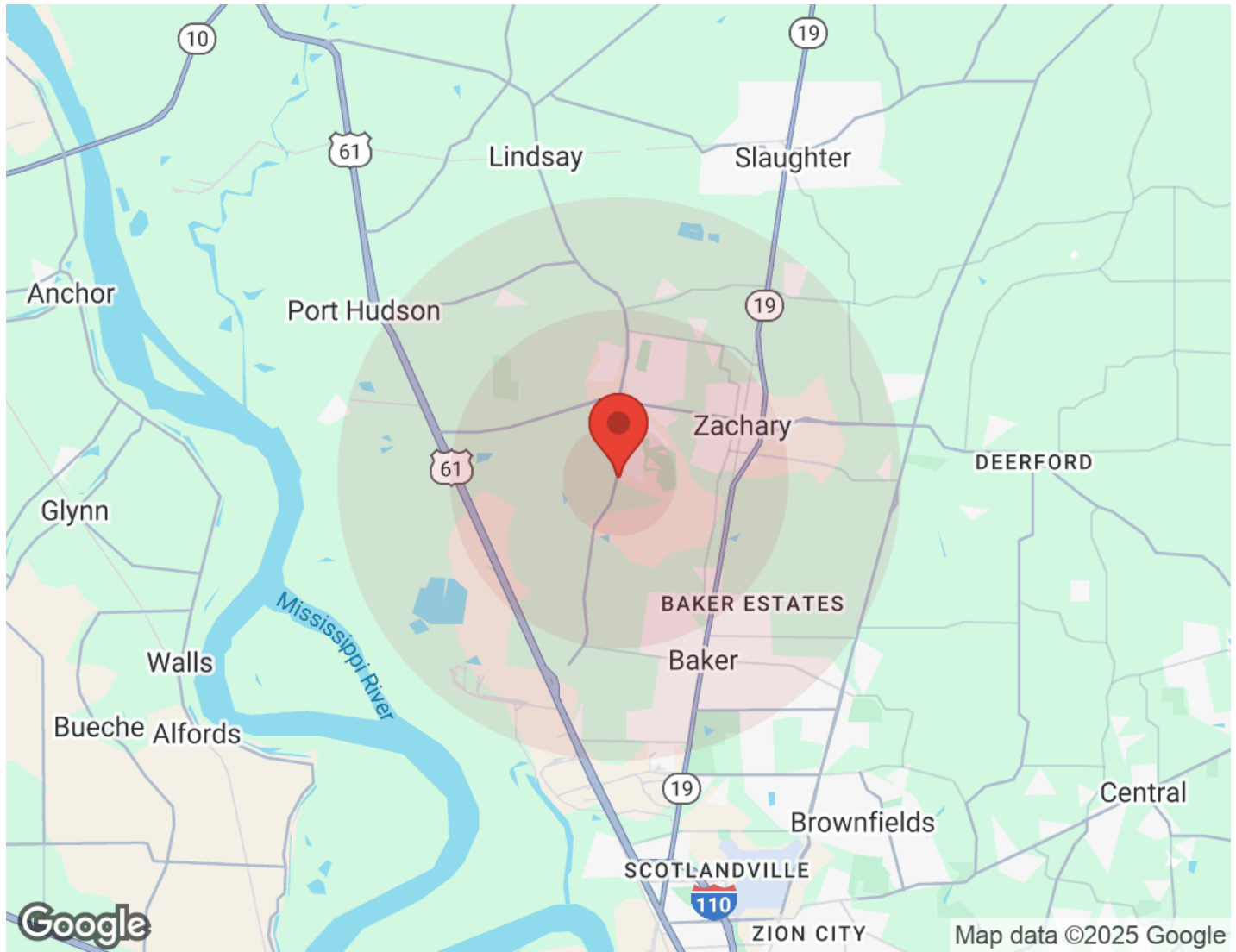
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DETAILED DEMOGRAPHICS

18930 Old Scenic Highway
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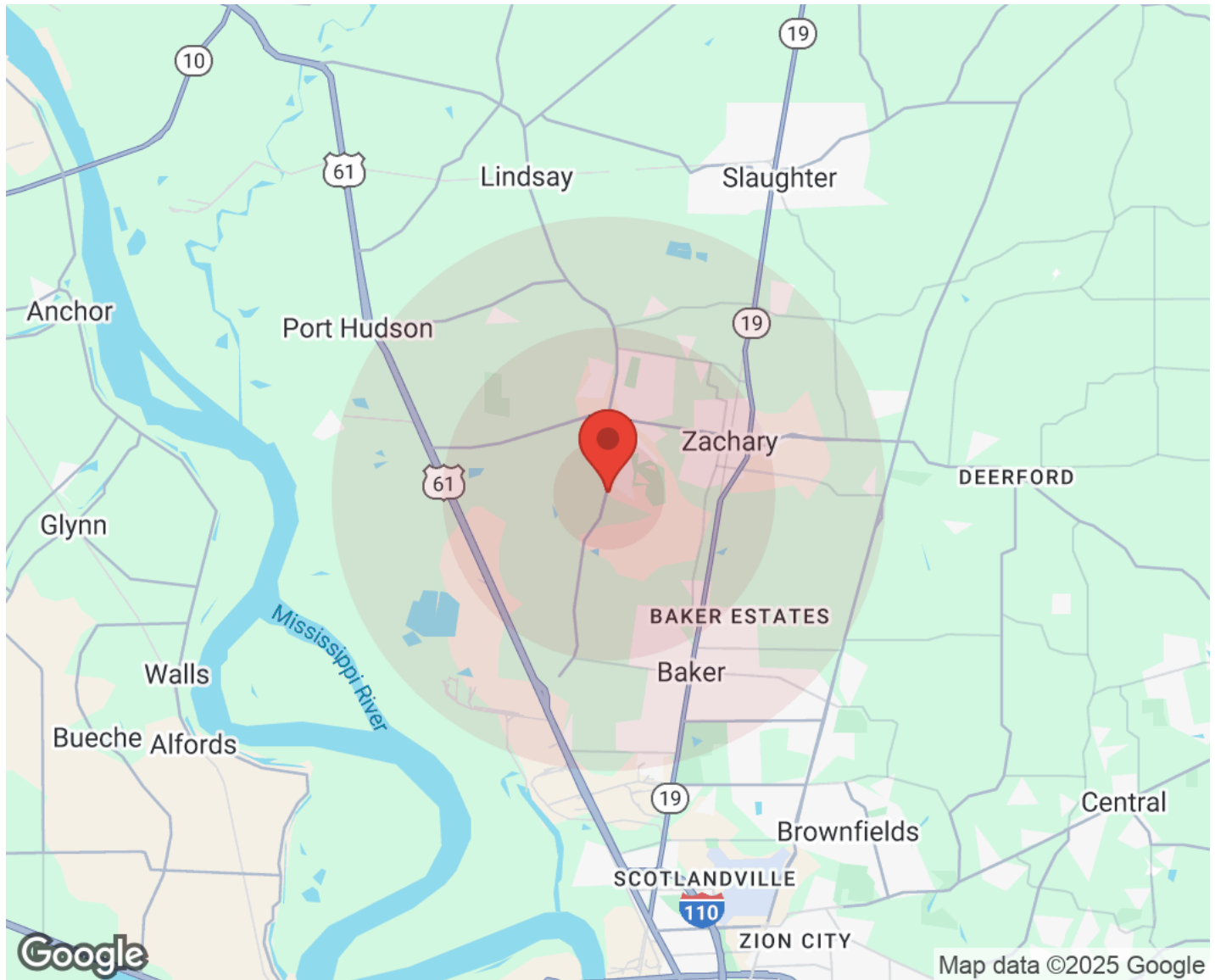


Population	1 Mile	3 Miles	5 Miles
Male	1,356	8,589	17,279
Female	1,463	9,369	18,424
Total Population	2,819	17,958	35,703
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,048	7,211	14,646
Occupied	936	6,371	12,685
Owner Occupied	847	4,976	9,350
Renter Occupied	89	1,395	3,335
Vacant	111	841	1,961
Race	1 Mile	3 Miles	5 Miles
White	1,211	7,887	13,578
Black	1,374	8,708	19,626
Am In/AK Nat	2	9	25
Hawaiian	N/A	N/A	4
Hispanic	109	688	1,403
Asian	80	357	489
Multi-Racial	43	302	532
Other	N/A	5	46

DETAILED DEMOGRAPHICS

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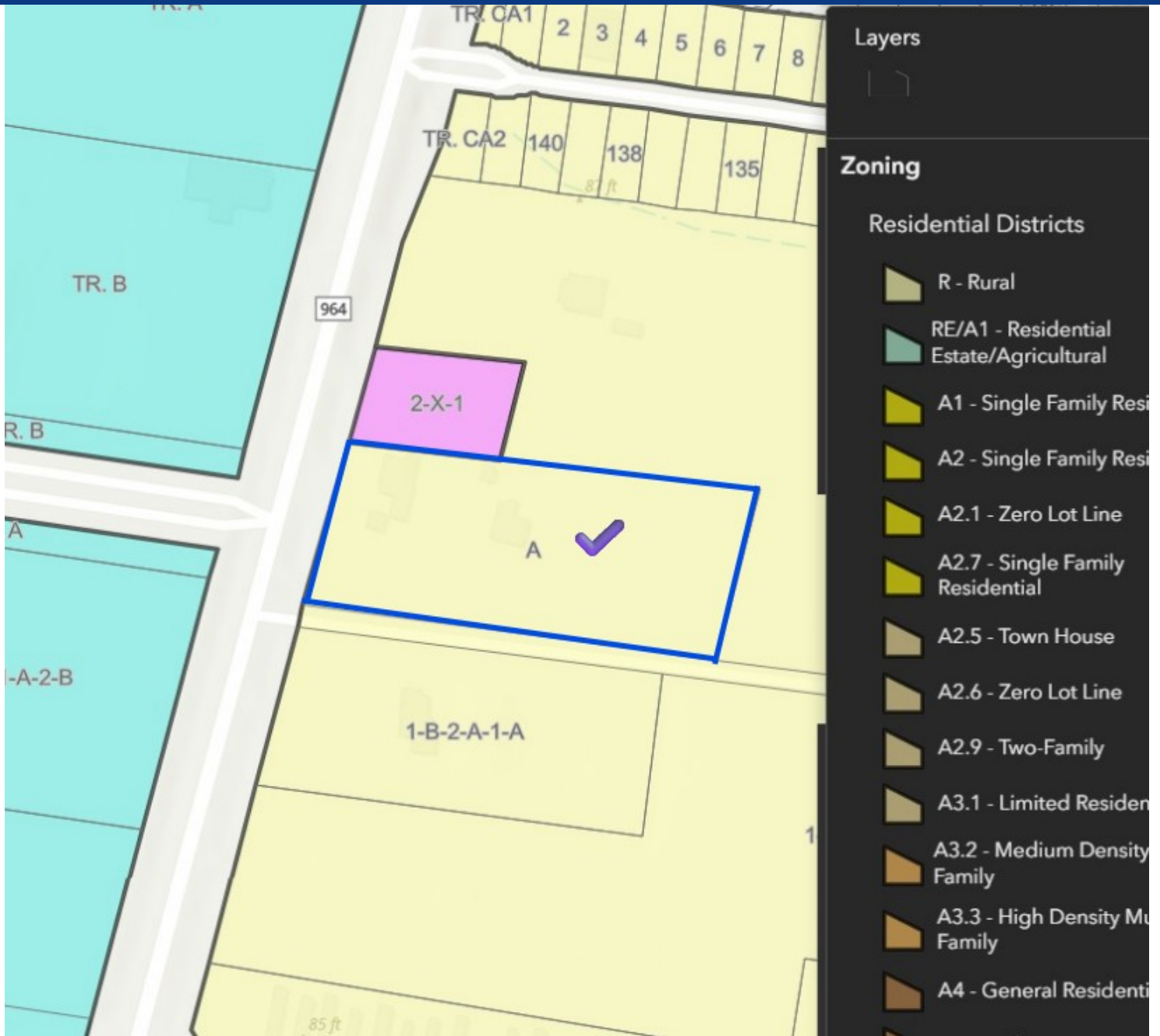


Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	160	1,090	2,034	Median	\$88,087	\$88,183	\$75,377
Ages 5-9	259	1,403	2,550	< \$10,000	6	377	936
Ages 10-14	242	1,502	2,752	\$10,000-\$14,999	12	61	215
Ages 15-19	231	1,364	2,700	\$15,000-\$19,999	59	271	429
Ages 20-24	197	1,278	2,592	\$20,000-\$24,999	1	144	382
Ages 25-29	122	917	1,906	\$25,000-\$29,999	1	113	364
Ages 30-34	138	1,095	2,190	\$30,000-\$34,999	1	204	444
Ages 35-39	214	1,289	2,426	\$35,000-\$39,999	20	175	705
Ages 40-44	258	1,417	2,737	\$40,000-\$44,999	4	38	259
Ages 45-49	219	1,155	2,261	\$45,000-\$49,999	100	317	551
Ages 50-54	191	1,000	2,045	\$50,000-\$59,999	57	262	667
Ages 55-59	127	898	1,997	\$60,000-\$74,999	89	736	1,361
Ages 60-64	107	963	2,122	\$75,000-\$99,999	228	926	1,854
Ages 65-69	123	853	1,812	\$100,000-\$124,999	2	446	906
Ages 70-74	107	709	1,459	\$125,000-\$149,999	82	434	739
Ages 74-79	65	519	1,047	\$150,000-\$199,999	77	900	1,520
Ages 80-84	39	296	595	> \$200,000	198	968	1,352
Ages 85+	20	212	478				

ZONING

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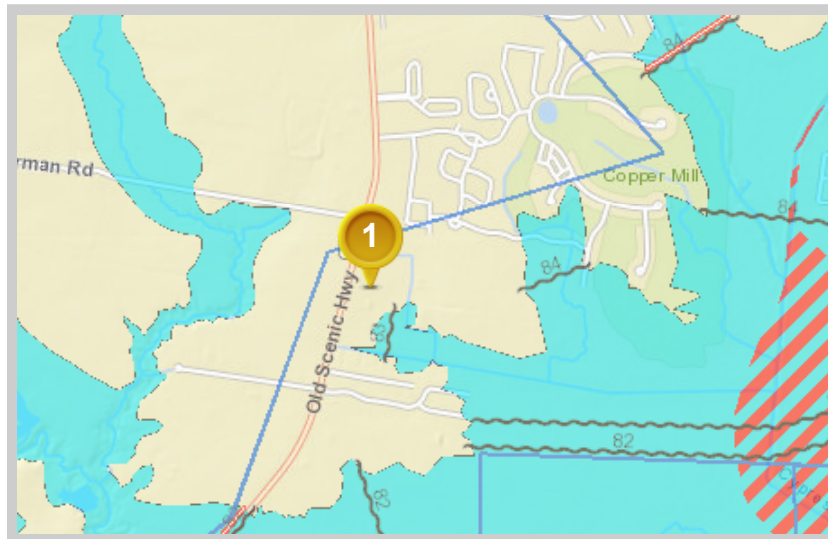


Email

Print

Louisiana Flood Map

18910 Old Scenic Highway Zachary, LA 70791



Visible Layers

Effective FIRM

Streets

Point Coordinates

Point #	Lat., Long.
1	30.6346, -91.1928

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0040E 5/2/2008	X-AREA OF MINIMAL FLOOD HAZARD	out	89.5	08-06-2569P 12-06-3468P

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.



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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and enjoys spending time with friends and family.

He attends Healing Place Church where he always finds an uplifting message.

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