



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

VACANT LAND ON JONES CREEK RD

3323 JONES CREEK RD, BATON ROUGE, LA 70816

1.953 ACRES



OFFERING SUMMARY

Sale Price:	\$340,350
Lot Size:	1.953 Acres
Price / Acre:	\$174,270
Zoning:	R (RURAL)

PROPERTY HIGHLIGHTS

- 1.953 Acres Vacant Land on Jones Creek Rd. For Sale
- 194.25' Frontage
- Rear of Lot is wooded and elevation drops to the creek level.
- Ideal for a variety of Commercial Uses; Medical, Retail, Restaurant, Office, Self-Storage, Daycare, Residential, Multifamily, etc...



BILL JEANSONNE

Commercial Investment Specialist
225.802.2932
bill@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



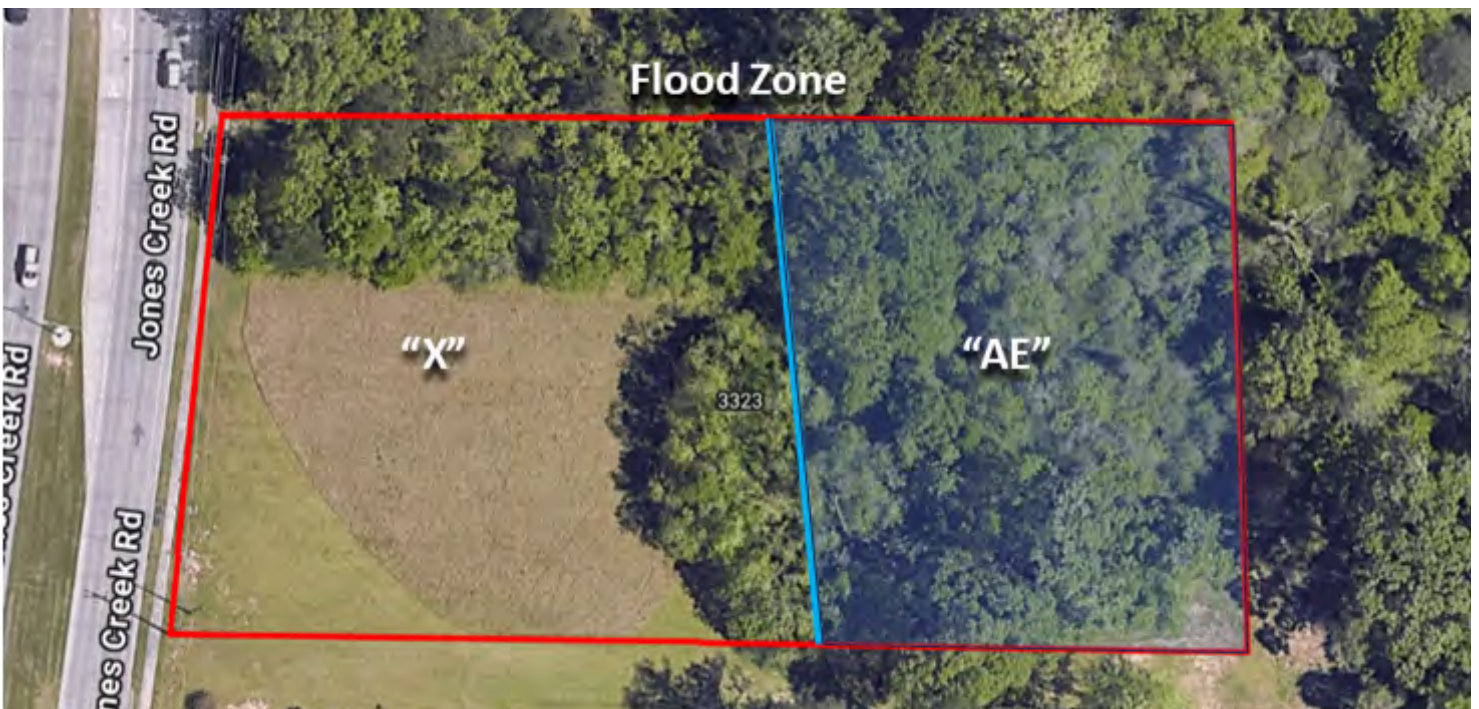
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

VACANT LAND ON JONES CREEK RD

3323 JONES CREEK RD, BATON ROUGE, LA 70816

1.953 ACRES



BILL JEANSONNE
Commercial Investment Specialist
225.802.2932
bill@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

RETAIL MAP

VACANT LAND ON JONES CREEK RD

3323 JONES CREEK RD, BATON ROUGE, LA 70816

1.953 ACRES



BILL JEANSONNE
Commercial Investment Specialist
225.802.2932
bill@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



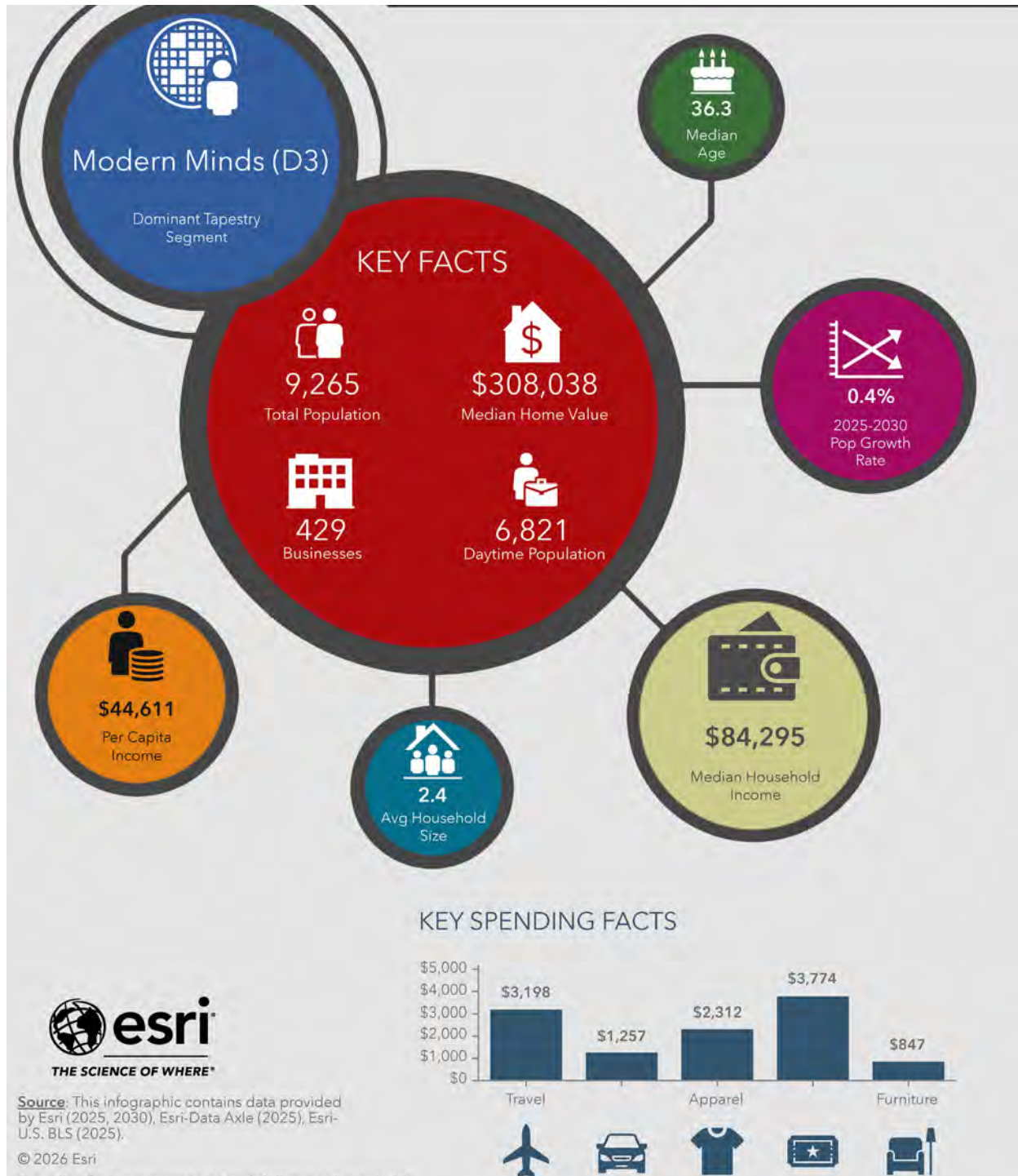
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY: 1 MILE RADIUS

VACANT LAND ON JONES CREEK RD

3323 JONES CREEK RD, BATON ROUGE, LA 70816

1.953 ACRES



BILL JEANSONNE
Commercial Investment Specialist
225.802.2932
bill@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



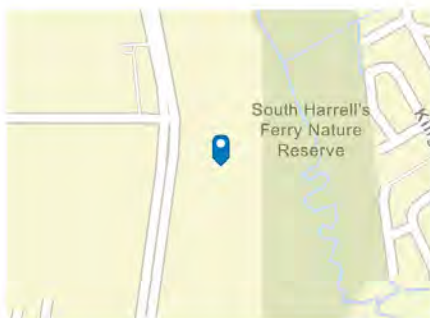
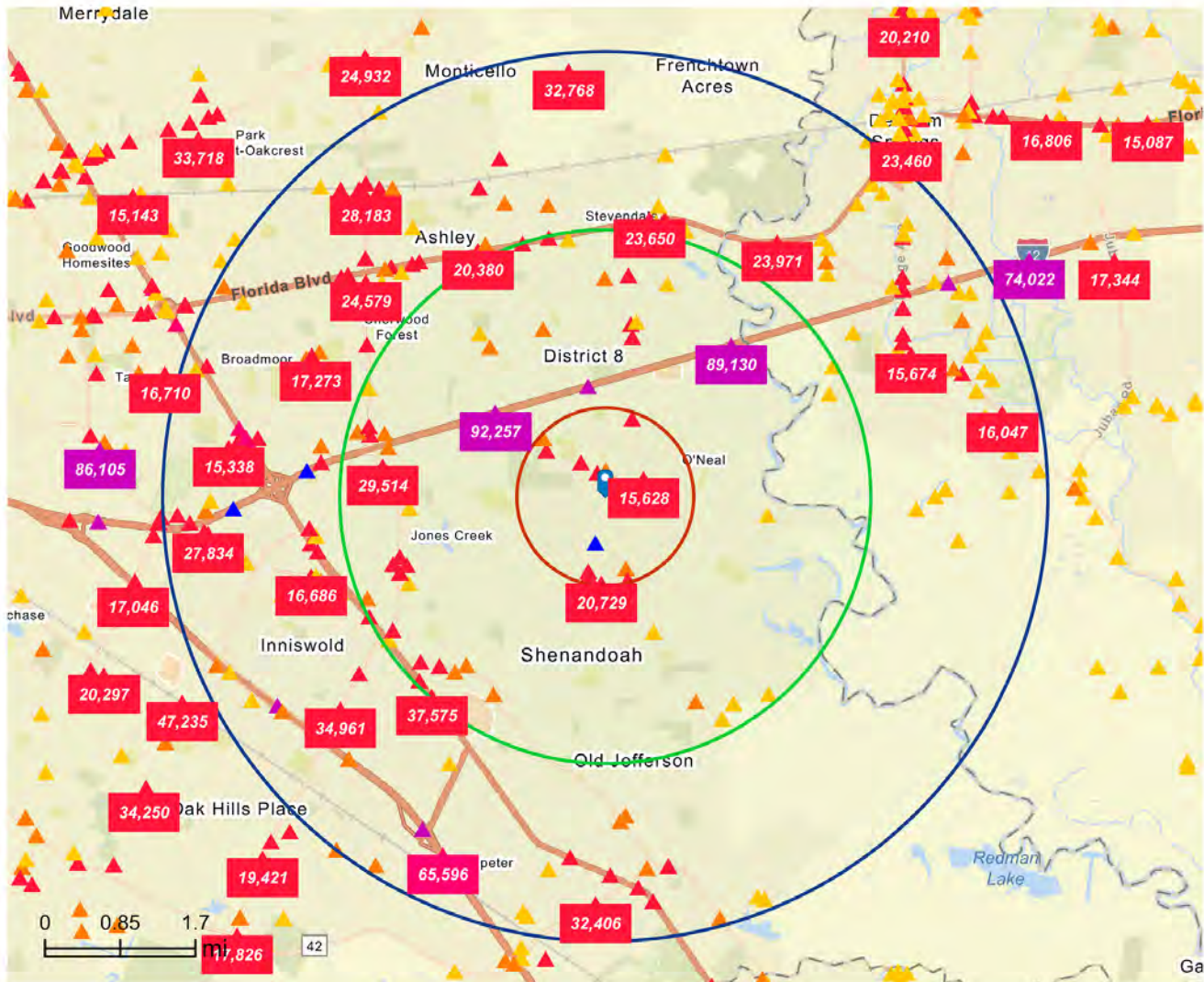
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII

VACANT LAND ON JONES CREEK RD

3323 JONES CREEK RD, BATON ROUGE, LA 70816

1.953 ACRES



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



BILL JEANSONNE
Commercial Investment Specialist
225.802.2932
bill@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



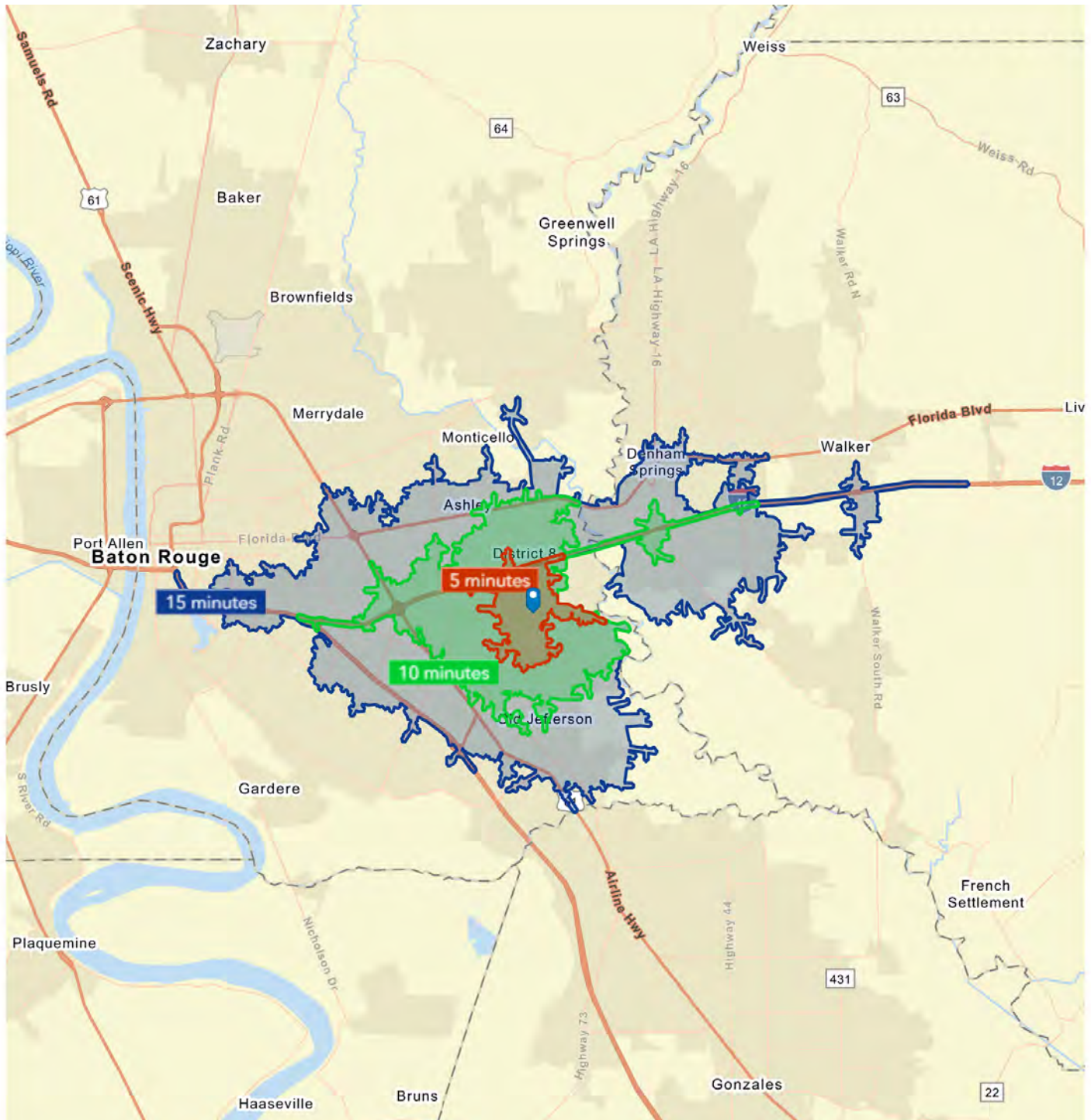
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DRIVE TIME MAP: 5, 10, 15 MINUTE RADII

VACANT LAND ON JONES CREEK RD

3323 JONES CREEK RD, BATON ROUGE, LA 70816

1.953 ACRES



BILL JEANSONNE
Commercial Investment Specialist
225.802.2932
bill@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.