



DEVELOPMENT OPPORTUNITY WITH TRIPLE FRONTAGE NEAR WALMART

MONTEGUDO BLVD AT BOB ODOM DR ZACHARY, LA 70791



+5.03 ACRES | +218,891 SF

SALE PRICE: \$750,000

5.03 ACRES

- ±1,277.84 ft of frontage across three streets
- Strong development opportunity for office, retail, or mixed-use projects
- ±500 ft from Walmart and Zachary-Slaughter Hwy (LA 19)

CONTACT:

PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for sale, Lots 6-A and 7-A at Montegudo Blvd and Bob Odom Dr offer a combined ± 5.03 acres of land in the heart of Zachary.
- The two adjacent lots are situated within Zachary Commercial Park and feature a total of $\pm 1,277.84$ ft of frontage across Montegudo Blvd, Bob Odom Dr, and Old Slaughter Rd, allowing for multiple points of ingress and egress.
- This is a strong development opportunity for office, retail, or mixed-use projects.
- Located just ± 500 ft from Walmart and Zachary-Slaughter Hwy (LA 19) and nearby major national retailers including Cane's, Taco Bell, McDonald's, Sonic, and Take 5.
- Zoned CG (General Commercial).

CONTACT:

PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

FRONTAGE PHOTOS



CONTACT:
PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

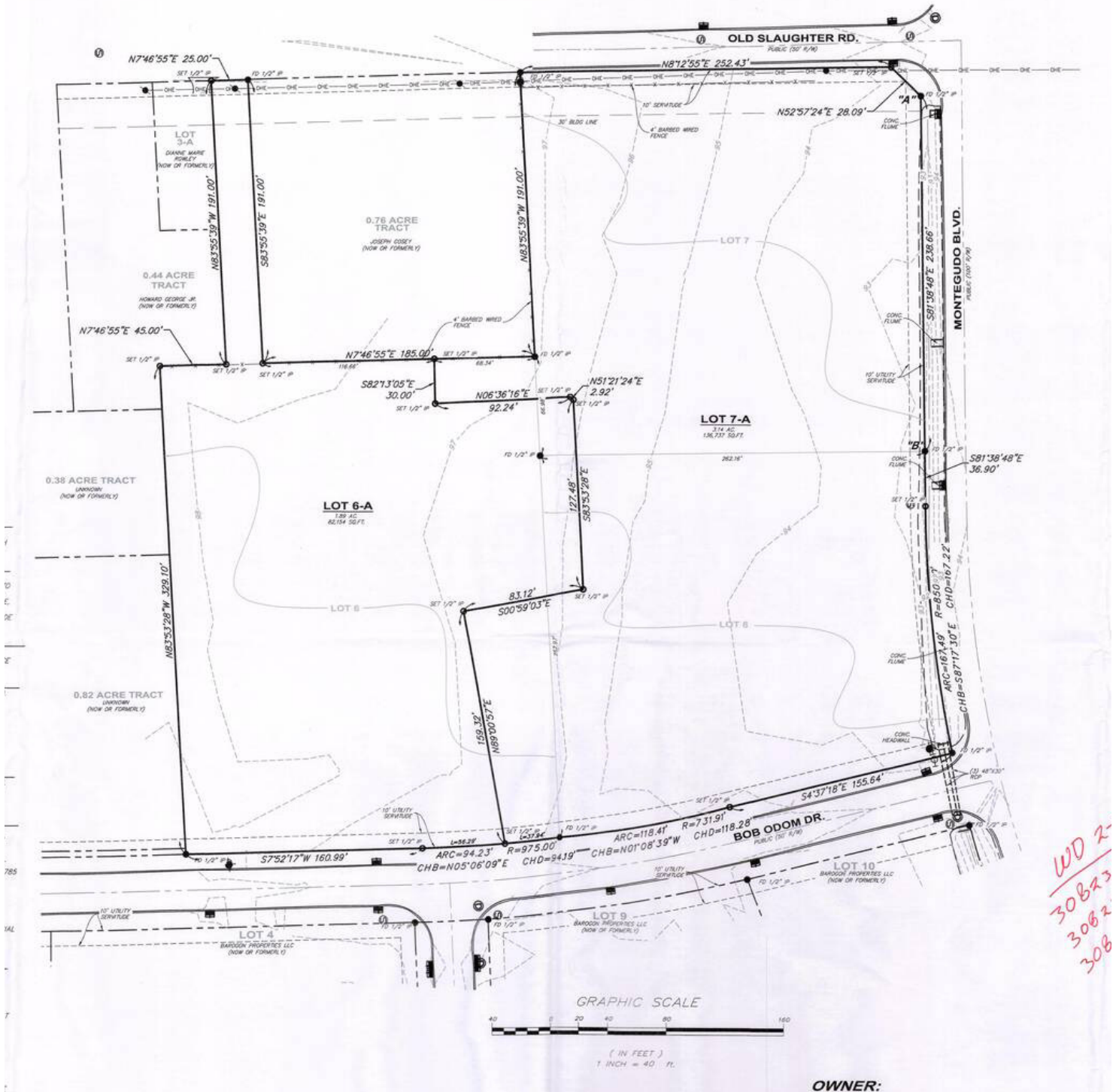
AERIAL PHOTOS



CONTACT:
PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

SURVEY



CONTACT:
PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	Montegudo Blvd at Bob Odom Dr
City, State, Zip	Zachary, LA 70791
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Subdivision	Zachary Commercial Park
Nearest Intersection	Montegudo Blvd at Bob Odom Dr
Location Description	Lot 6-A, 7-A
Township	4S
Range	1E
Section	31
Side Of The Street	Southwest
Road Type	Paved
Nearest Highway	Zachary-Slaughter Hwy (LA 19)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

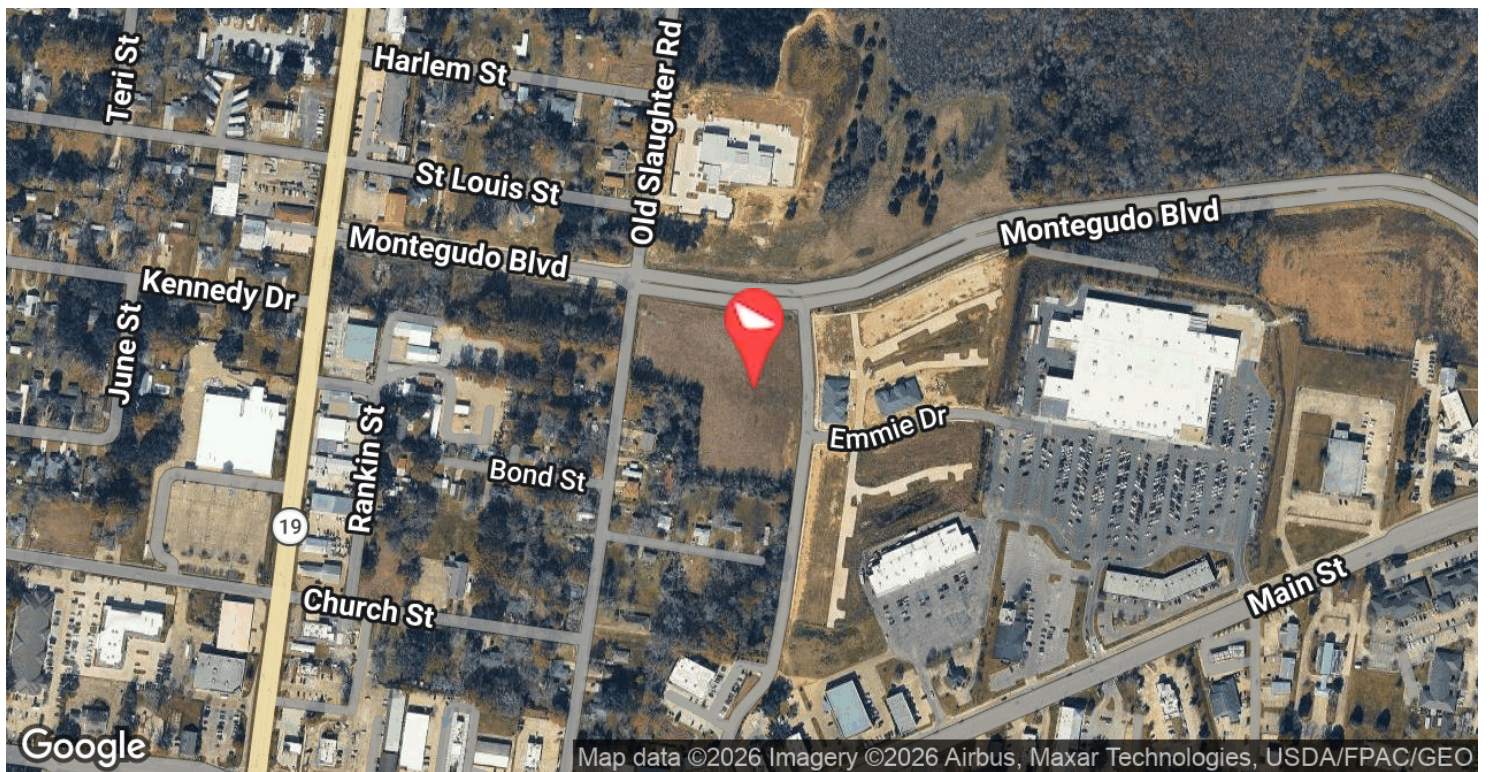
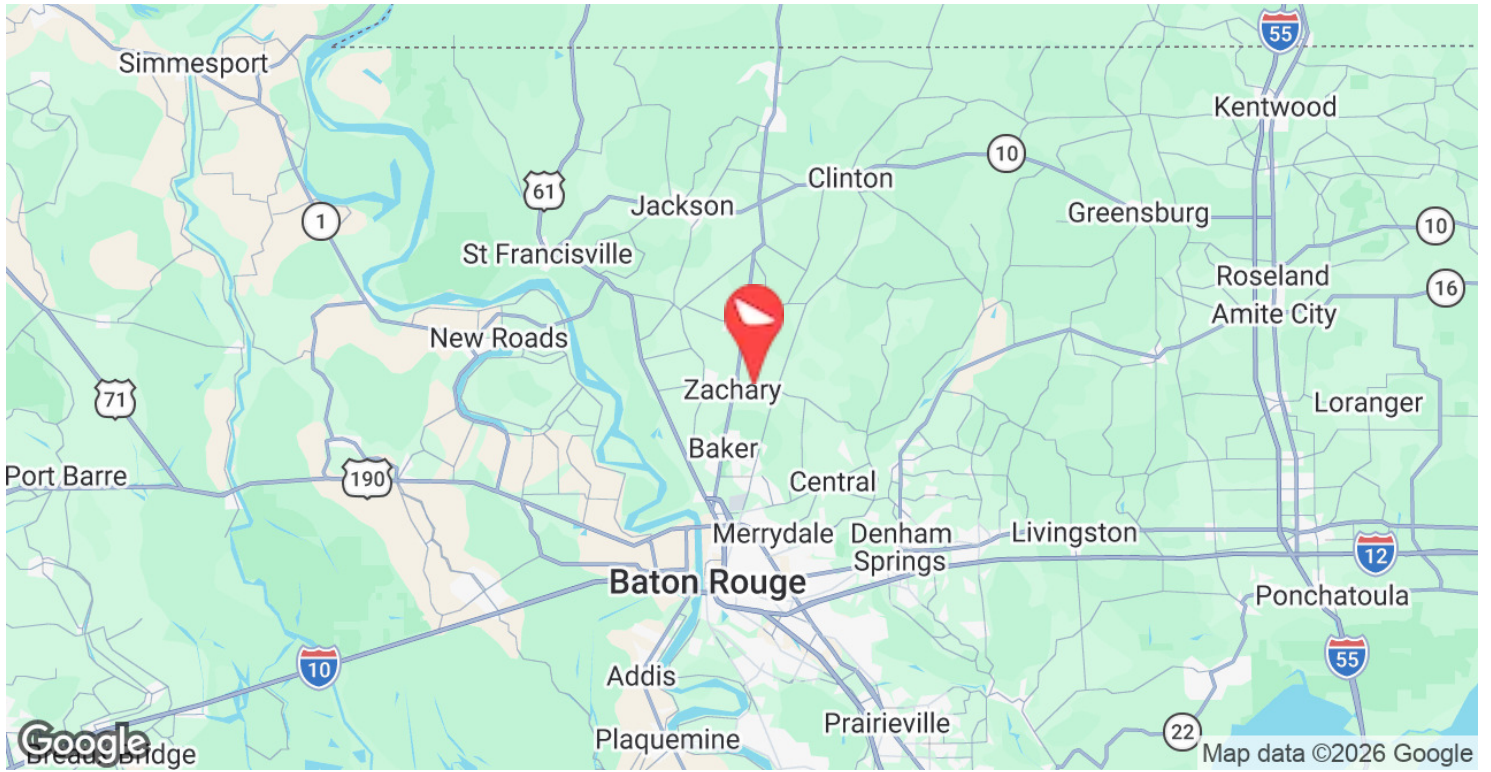
PROPERTY INFORMATION

Property Type	Land
Zoning	CG - General Commercial
Lot Size	±5.03 Acres
APN #	30852764, 30852765
Lot Frontage	±1,277.84 ft
Lot Depth	±507.43 ft
Corner Property	Yes
Traffic Count	±6,070

CONTACT:

PETER LAVILLE
225.276.7561

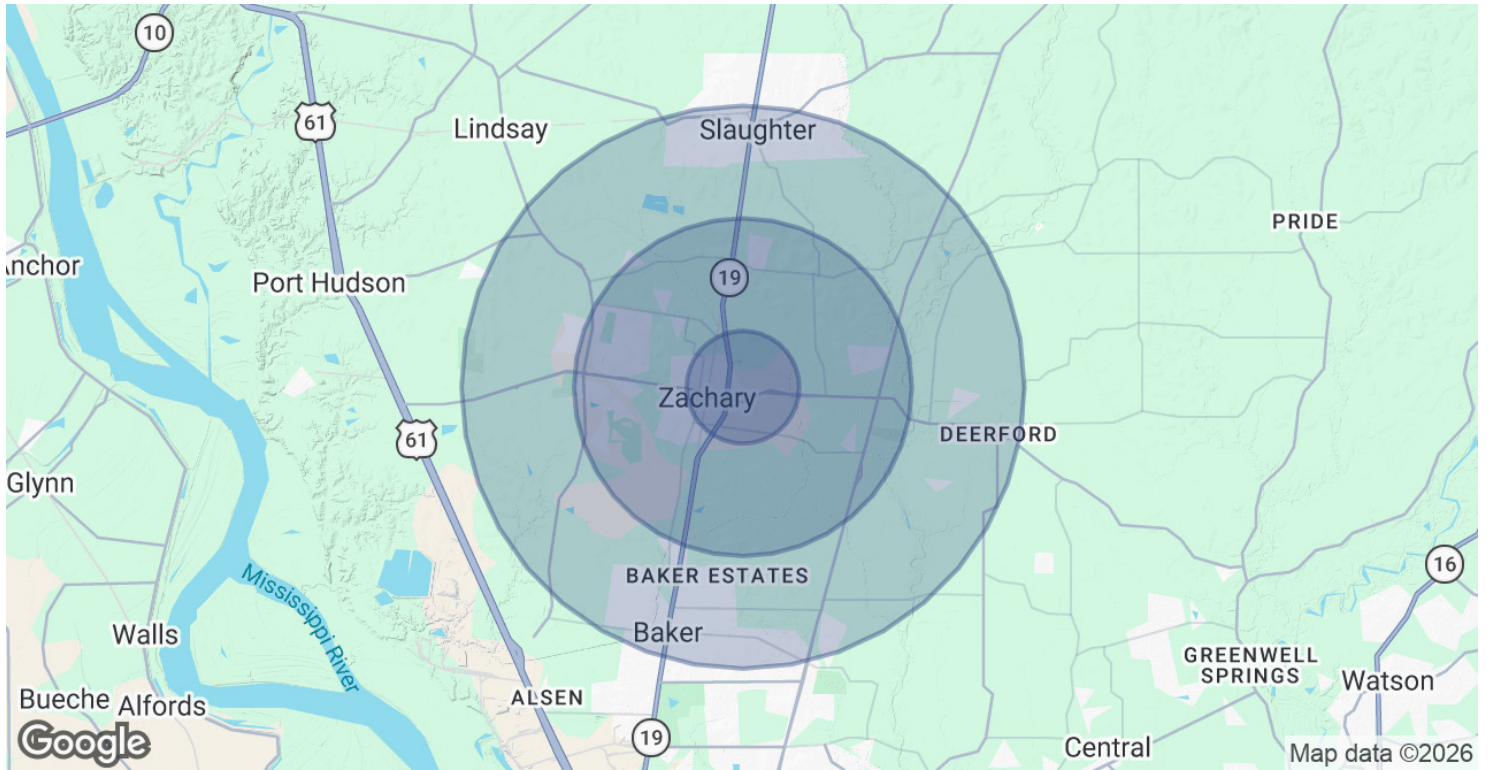
LOCATION MAP



CONTACT:
PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,891	18,397	36,024
Average Age	42	37	38
Average Age (Male)	38	36	37
Average Age (Female)	44	39	39

HOUSEHOLDS & INCOME

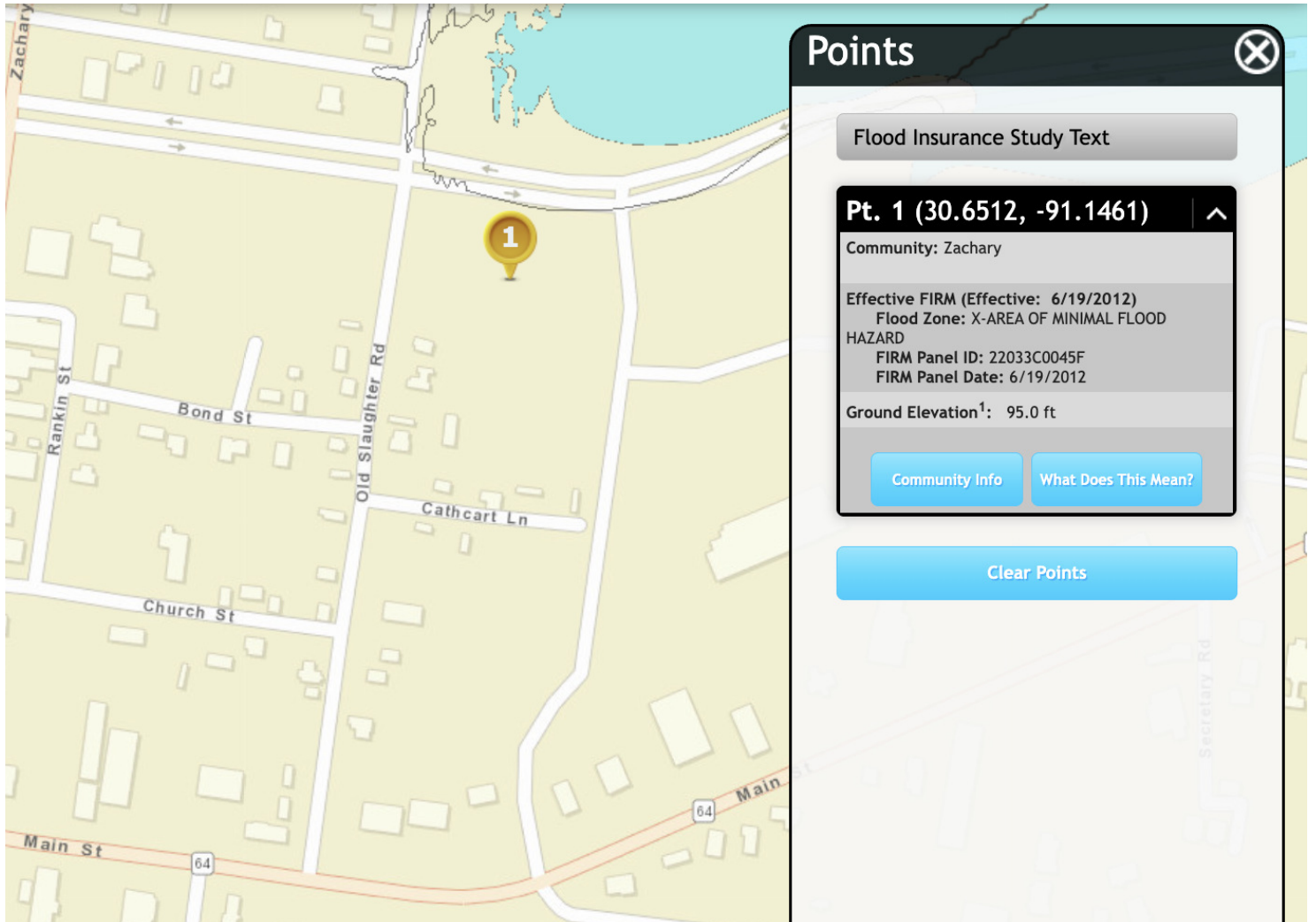
	1 MILE	3 MILES	5 MILES
Total Households	1,168	6,584	13,154
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$81,298	\$104,858	\$92,592
Average House Value	\$250,040	\$305,172	\$281,469

2020 American Community Survey (ACS)

CONTACT:

PETER LAVILLE
225.276.7561

FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

CONTACT:
PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.