

# Vacant Land For Sale - I-10 Frontage

## Bluebonnet Centre Blvd, Baton Rouge, LA 70809

### PROPERTY SUMMARY



### Property Highlights

- .92 Acres at Bluebonnet and I-10
- +/- 223' of frontage on I-10
- Zoned C-2
- Contact agents for additional information

### Offering Summary

Sale Price: \$750,000

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	834	3,501	8,733
Total Population	1,663	6,692	16,938
Average HH Income	\$90,291	\$83,194	\$81,051

**Austin Lolan**

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**Cade Bogan**

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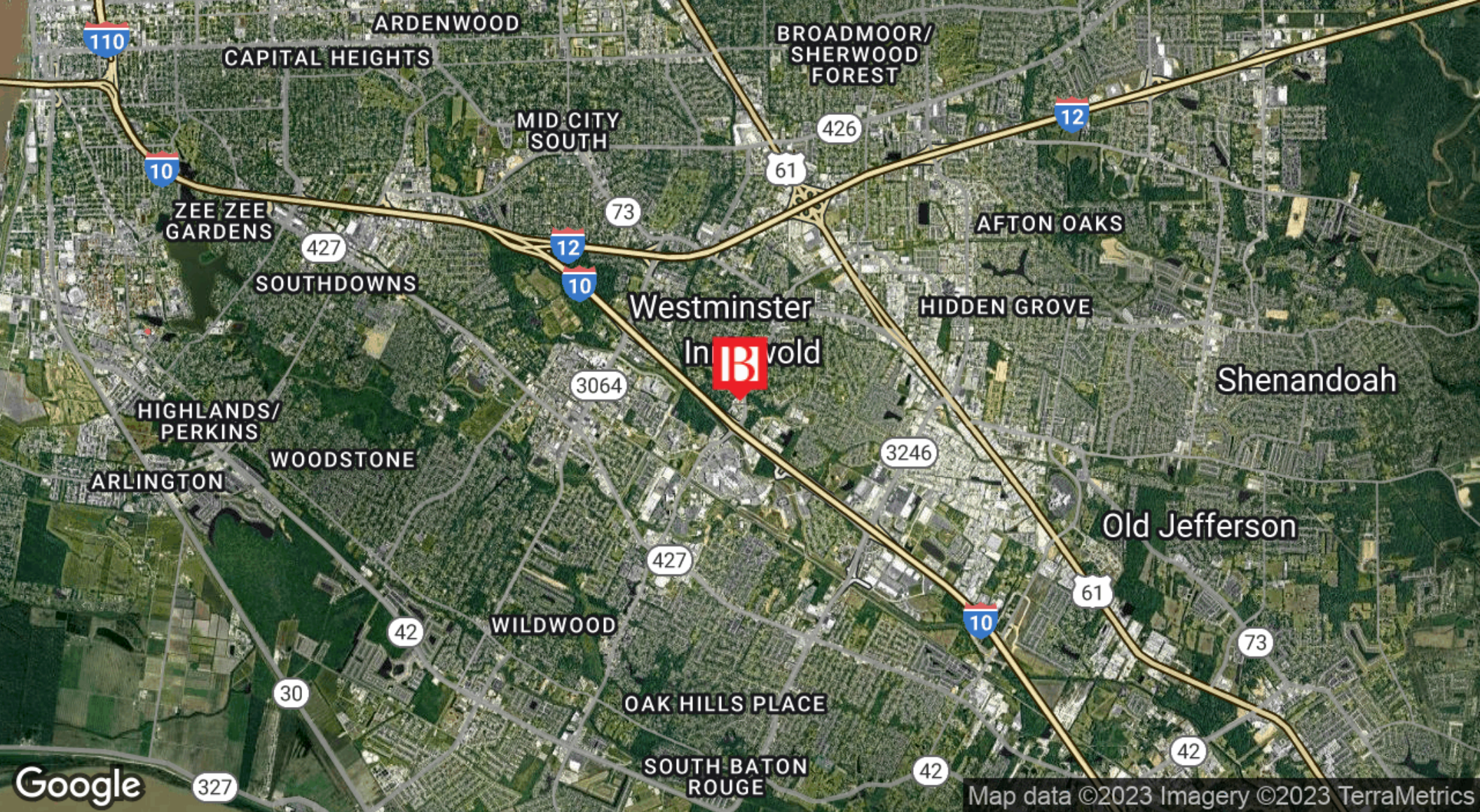




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LOCATION MAP



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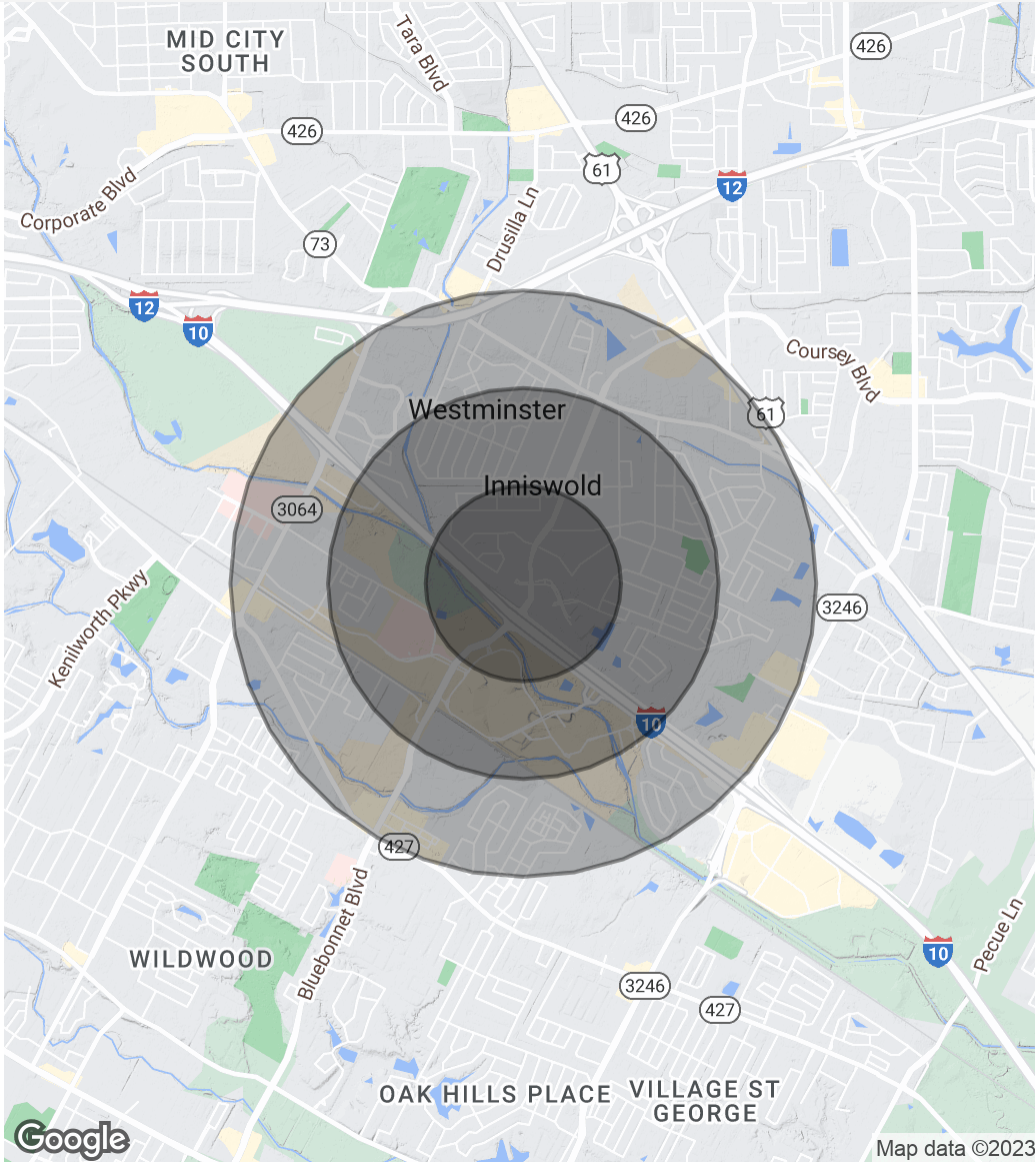
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**DEMOGRAPHICS MAP & REPORT**

<b>Population</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Population	1,663	6,692	16,938
Average Age	46.5	44.9	41.5
Average Age (Male)	50.4	49.1	41.3
Average Age (Female)	49.7	47.5	43.4

<b>Households &amp; Income</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Households	834	3,501	8,733
# Of Persons Per HH	2.0	1.9	1.9
Average HH Income	\$90,291	\$83,194	\$81,051
Average House Value	\$194,896	\$191,885	\$207,378

*\* Demographic data derived from 2020 ACS - US Census*



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