



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE RESIDENTIAL PLANNED DEVELOPMENT

8300 MICKENS ROAD, BATON ROUGE, LA 70811

46.2 ACRES



OFFERING SUMMARY

Sale Price:	\$490,000
Lot Size:	46.2 Acres
Price / Acre:	\$10,606
Zoning:	A-2 (SINGLE FAMILY)

PROPERTY HIGHLIGHTS

- Residential Planned Development on Mickens Rd.
- 108 Lots
- Zoned A-2 (SINGLE FAMILY)
- Flood Zone: X
- All Utilities Available to Site:
- Water: EBRP Water
- Gas: Entergy
- Telephone: AT&T
- Electricity: Entergy/GSU



BRIAN NICOLICH

Commercial Sales & Leasing
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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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.



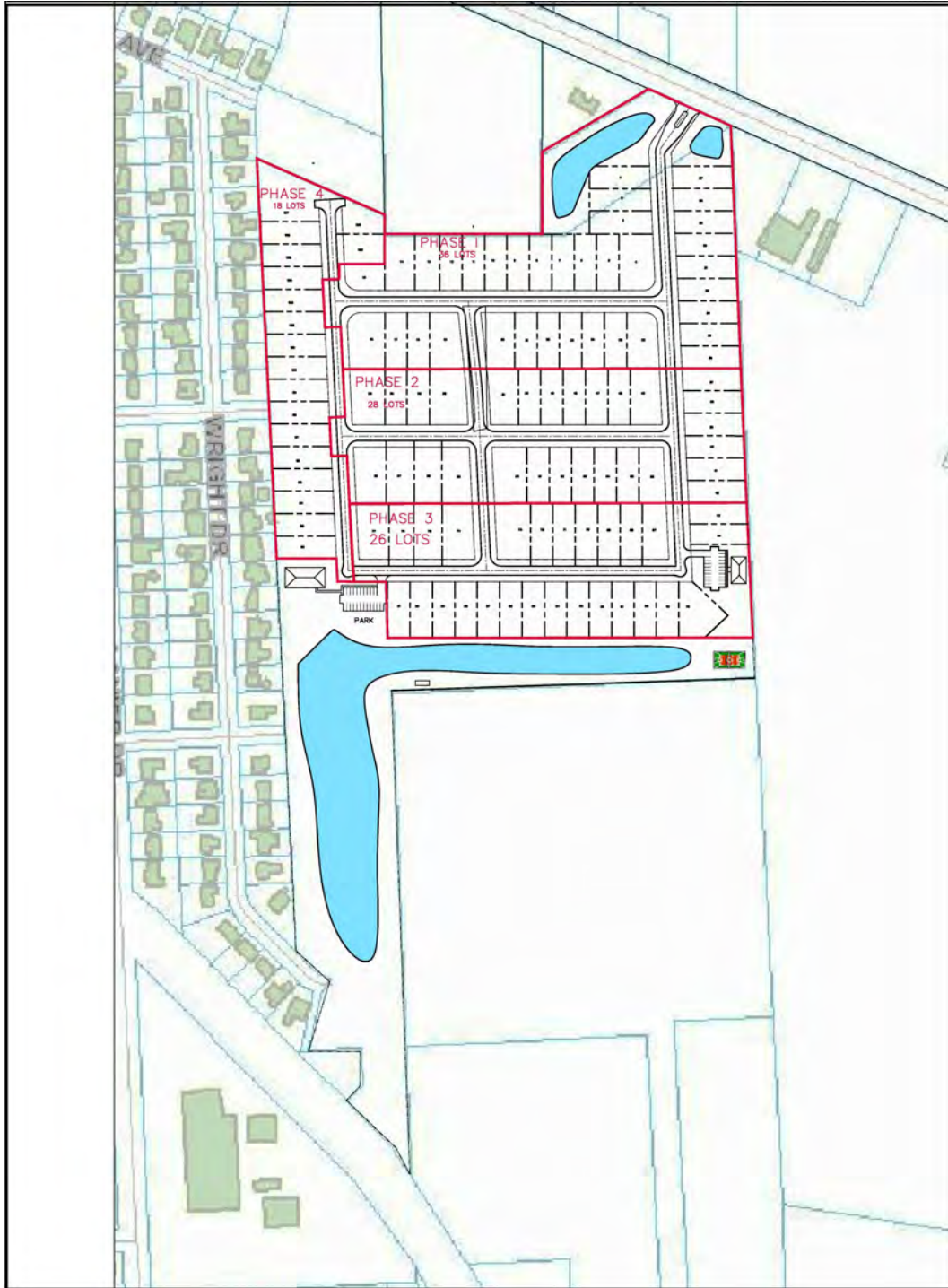
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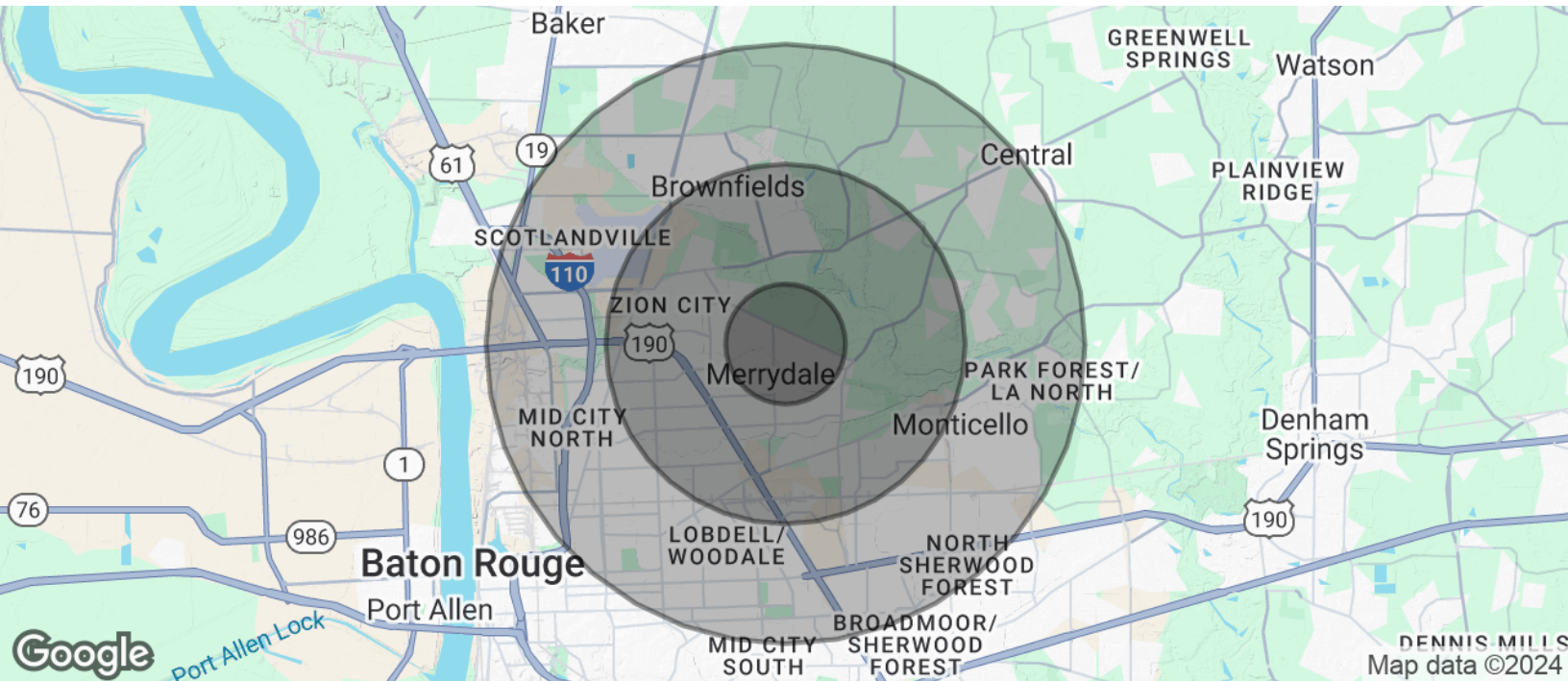
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DEMOGRAPHICS

RESIDENTIAL PLANNED DEVELOPMENT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,064	44,884	125,140
Average Age	38	39	39
Average Age (Male)	36	37	37
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,817	16,976	48,184
# Of Persons Per HH	2.8	2.6	2.6
Average HH Income	\$59,436	\$57,266	\$58,760
Average House Value	\$214,361	\$176,356	\$187,388

Demographics data derived from AlphaMap

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