



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE
+/- 1.47 ACRES M1 & C2 - FENCED/STABILIZED - DOWNTOWN EAST
BETWEEN N 13TH AND N 15TH ST, BATON ROUGE, LA 70802

\$422,000

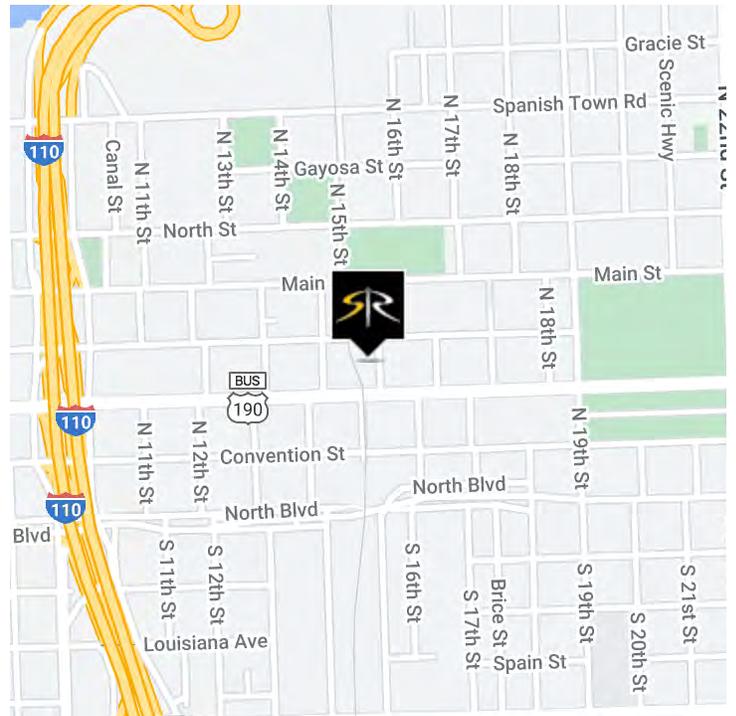


OFFERING SUMMARY

Sale Price:	\$422,000
Lot Size:	+/- 1.47 Acres
Price / Acre:	\$287,075
Zoning:	M1 & C2

PROPERTY HIGHLIGHTS

- Two (2) Tracts totaling approx. 1.47 Acres.
- +/- 0.99 Acre stabilized & fenced tract (zoned majority M1). Multiple points of ingress/egress (Florida St., N. 15th and Laurel St.)
- +/- 0.48 Acre tract (zoned C2).
- Utilities all on site (Entergy and City Water/Sewer). 3 Phase and high voltage available. All located within Flood Zone "X"
- Located across the street from the proposed Devon Self Storage redevelopment of 150,000 sqft building. (<https://www.devonselfstorage.com/>)
- All located within Qualified Census Tract (QCT) 57.



MATTHEW SHIRLEY
Associate Broker
(D)225.907.5214
matthew@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.



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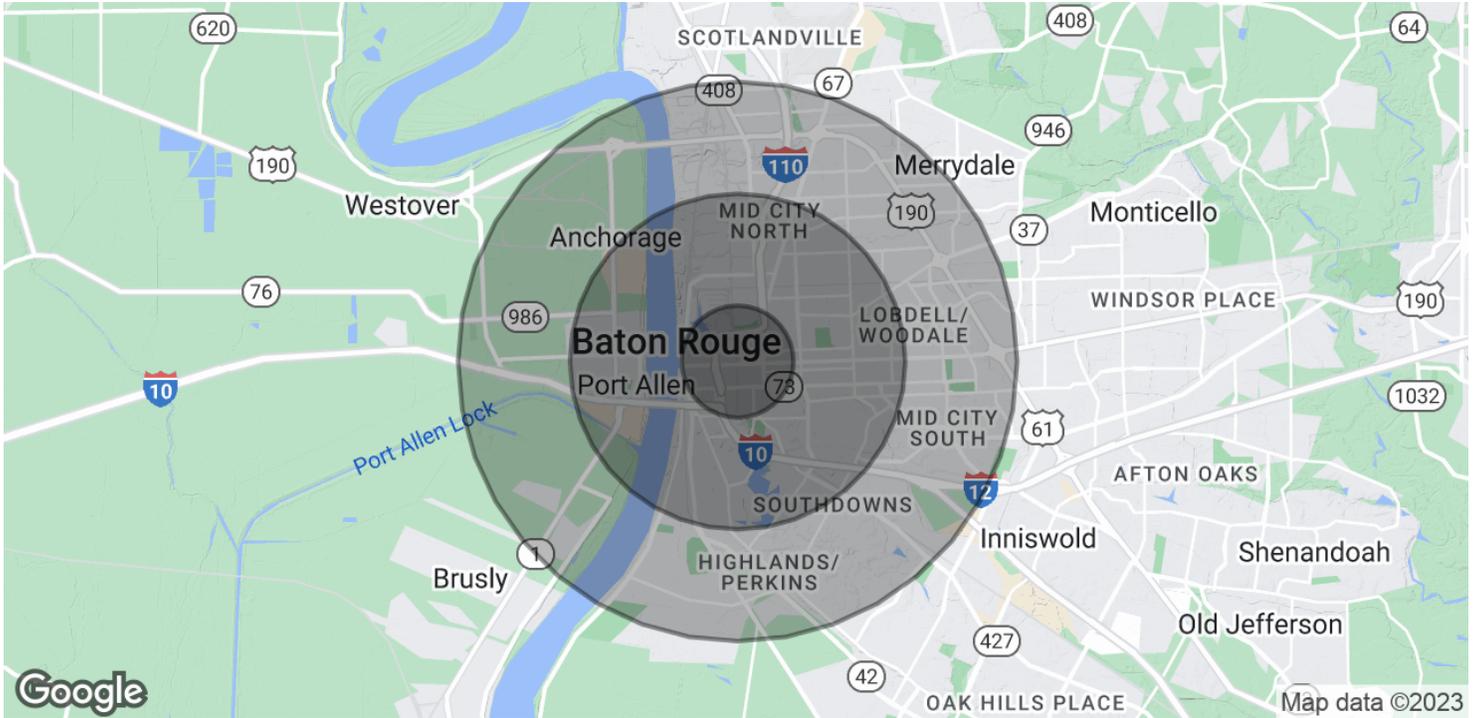
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,975	71,286	151,224
Average Age	35.0	36.2	34.5
Average Age (Male)	35.3	34.8	33.4
Average Age (Female)	34.5	36.6	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,895	36,079	73,323
# Of Persons Per HH	1.8	2.0	2.1
Average HH Income	\$47,005	\$64,127	\$61,249
Average House Value	\$110,536	\$171,098	\$180,369

* Demographic data derived from 2020 ACS - US Census

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