



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

1.76 ACRE TRACT ON GROOM RD.

4038 GROOM RD, BAKER, LA 70714

\$199,000

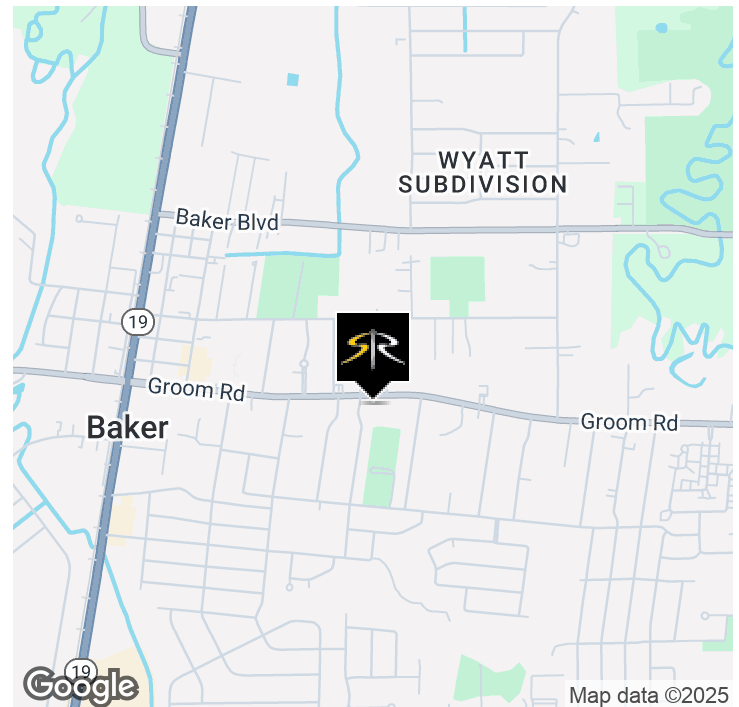


OFFERING SUMMARY

Sale Price:	\$199,000
Lot Size:	1.76 Acres

PROPERTY HIGHLIGHTS

- Two (2) tracts totaling 1.76 acres on Groom Rd.
- Plans for a gas station/c-store with retail center have been approved and filed with the city. Seller can provide all copies of proposed development.
- Business on property currently generating \$1,000/month in rent (m-t-m lease).
- Month-to-month lease income is included in the sales price.



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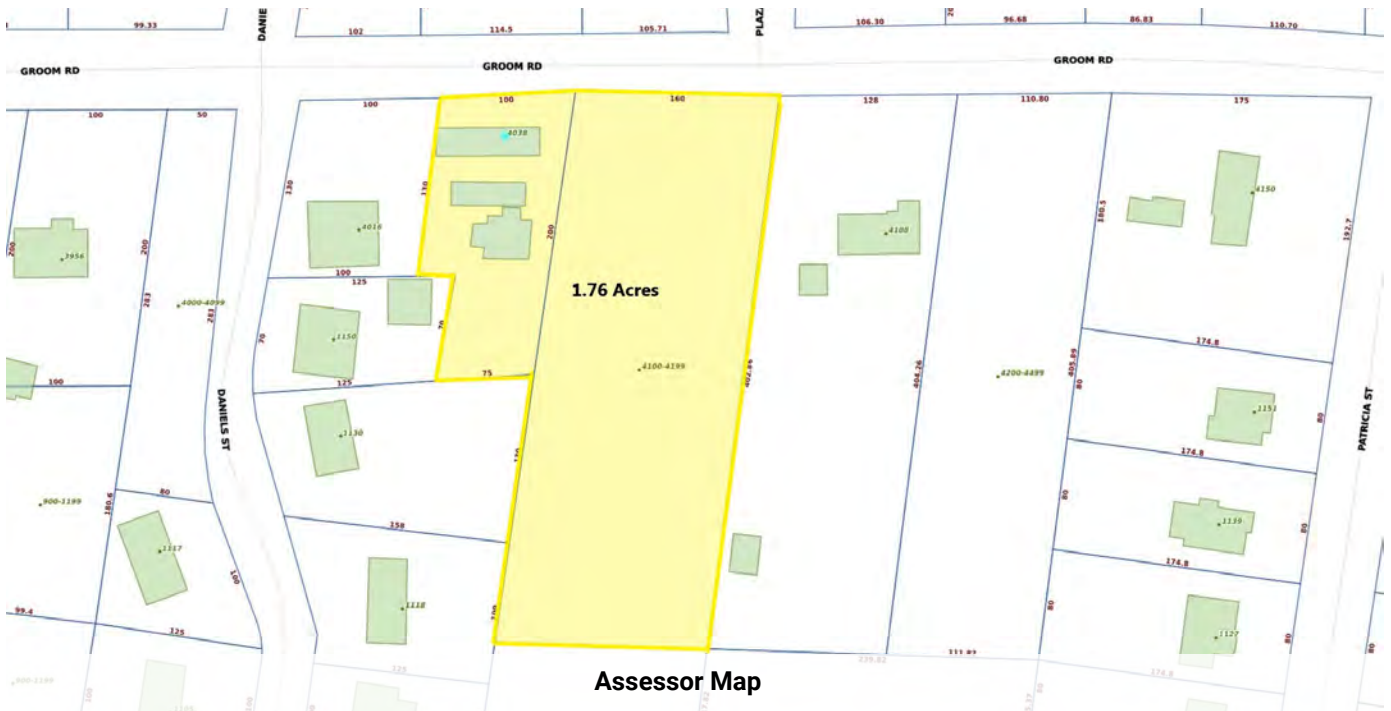
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Assessor Aerial



Assessor Map

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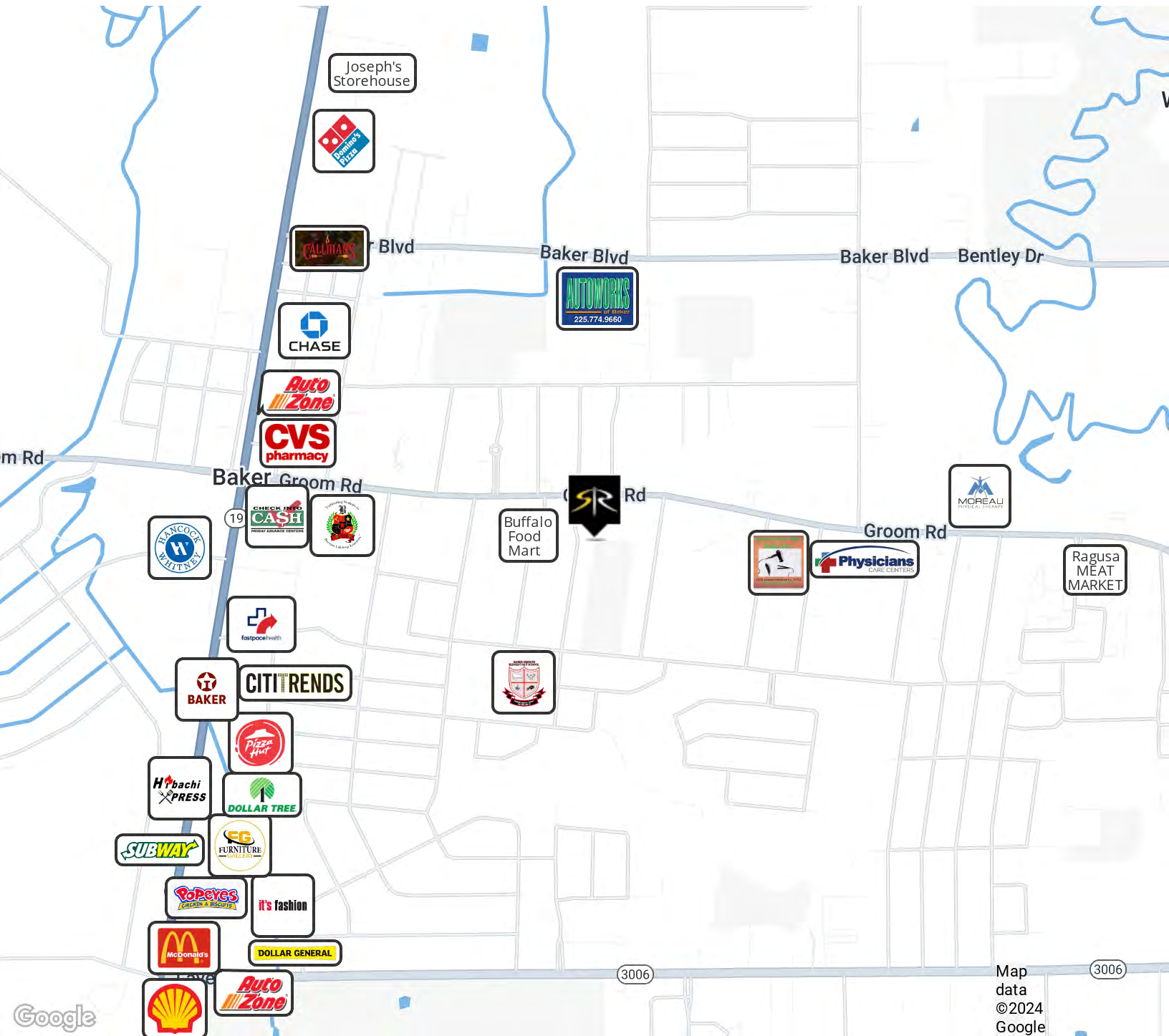
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RETAIL MAP

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LOT DIMENSIONS

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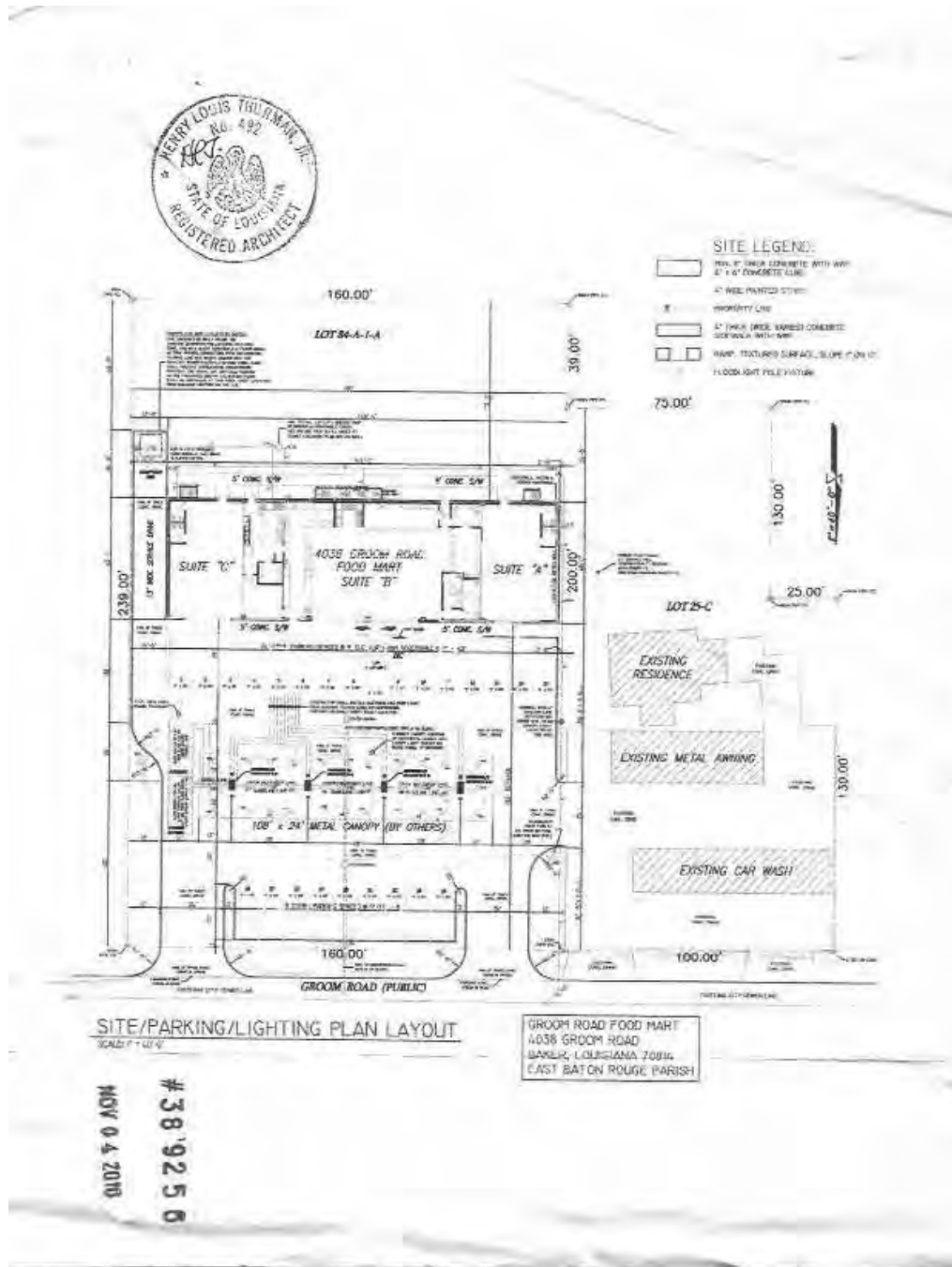


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PROPOSED SITE PLAN 1.76 ACRE TRACT ON GROOM RD.

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Approved Plans for Gas Station / C-Store

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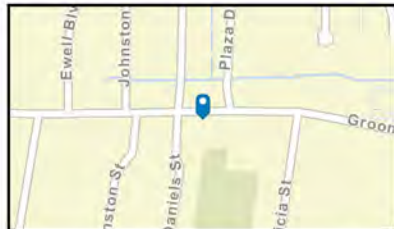
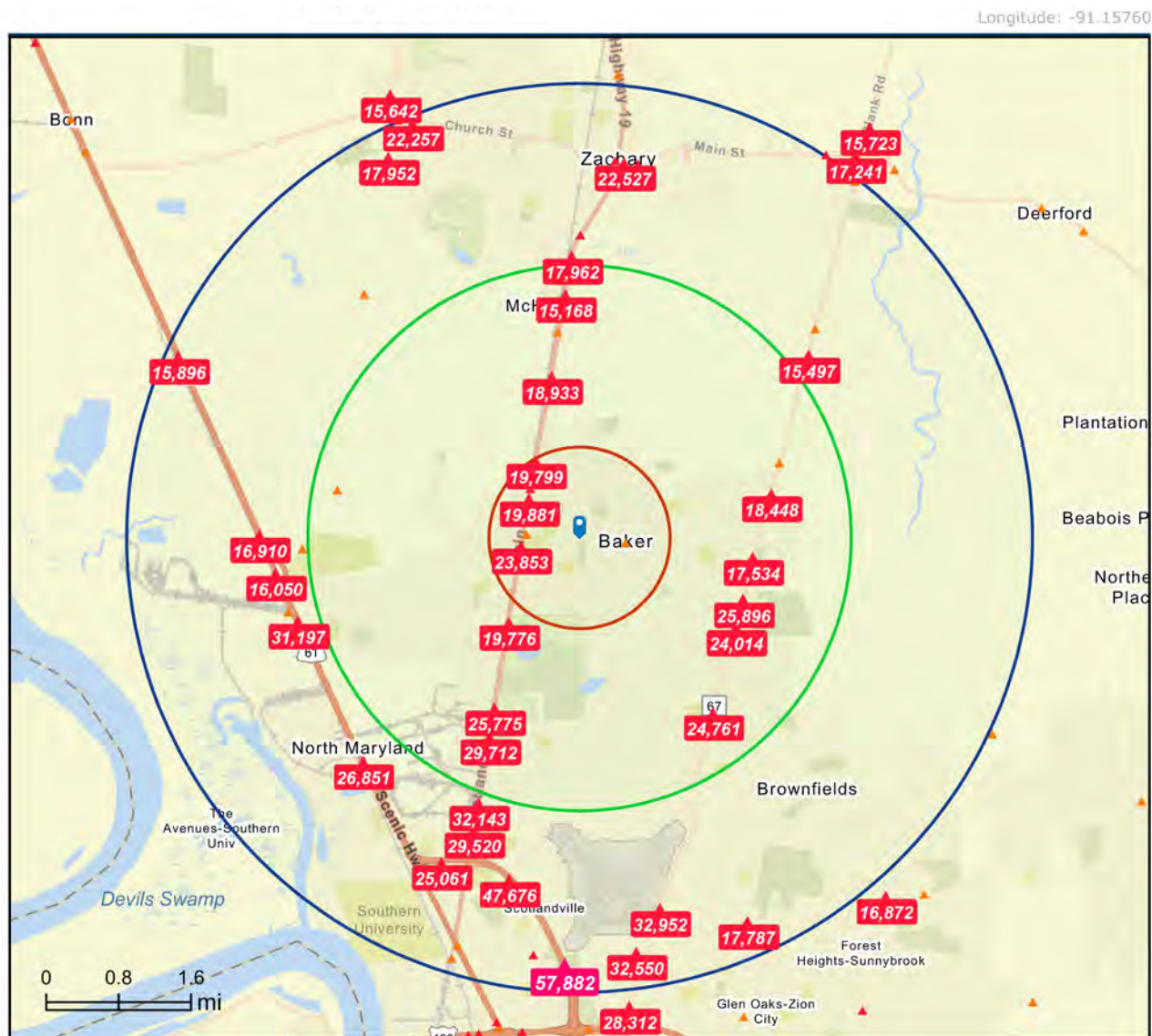
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TRAFFIC COUNT MAP

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Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

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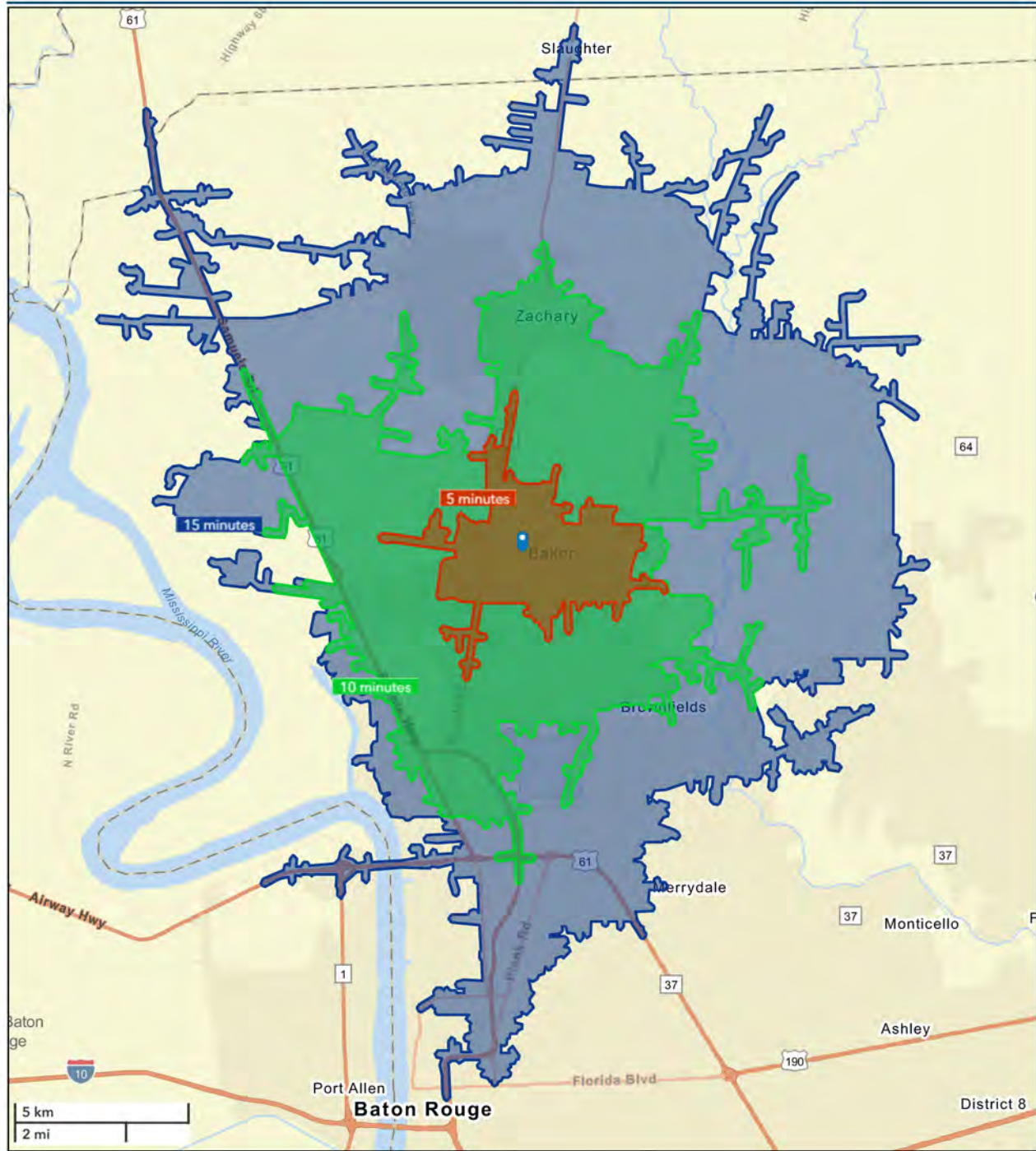
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DRIVE TIME MAP

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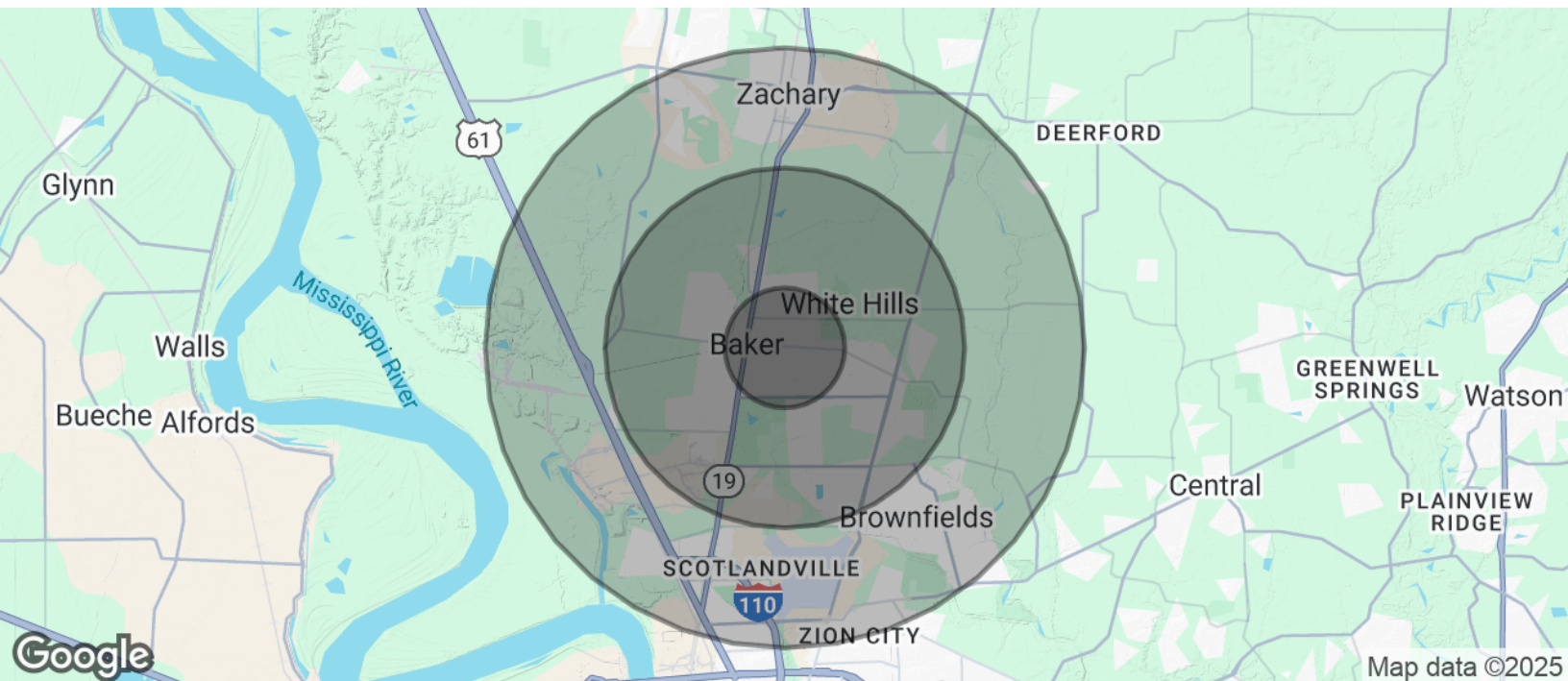
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,823	19,492	52,846
Average Age	39	40	39
Average Age (Male)	38	39	37
Average Age (Female)	40	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,603	7,339	19,215
# Of Persons Per HH	2.6	2.7	2.8
Average HH Income	\$69,759	\$64,066	\$65,851
Average House Value	\$170,440	\$182,107	\$199,473

Demographics data derived from AlphaMap

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