

Renovated Office Buildings For Sale

1710 & 1714 Erin Street, Jackson, LA 70748

PROPERTY SUMMARY



Property Description

1710 & 1714 Erin Street presents a rare opportunity to acquire two standalone office buildings in Jackson, Louisiana. Situated on a combined ± 0.52 -acre lot, the property includes $\pm 1,100$ SF (corner building) and $\pm 1,350$ SF (inline building), offering flexibility for a variety of users. The buildings have recently undergone a full interior and exterior remodel for daycare use and are now vacant, allowing for immediate occupancy.

The layout and recent improvements make the property well-suited for professional office users, medical services, or continued childcare operations. With two separate structures, the site provides optionality for an owner-user to occupy one building while leasing the other, or for a single user to utilize both.

Located just outside the Jackson Historic District, the property benefits from proximity to one of the most well-preserved historic town centers in Southeast Louisiana, just north of Baton Rouge.

Cade Bogan

225.333.9807
cbogan@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | March 27, 2026

Offering Summary

Sale Price:	\$280,000
Lot Size:	0.52 Acres
Building Size:	2,450 SF

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	107	1,601	5,662
Total Population	960	7,274	18,432
Average HH Income	\$54,194	\$94,690	\$112,105



Renovated Office Buildings For Sale

1710 & 1714 Erin Street, Jackson, LA 70748

ADDITIONAL PHOTOS



Cade Bogan
225.333.9807
cbogan@beaubox.com

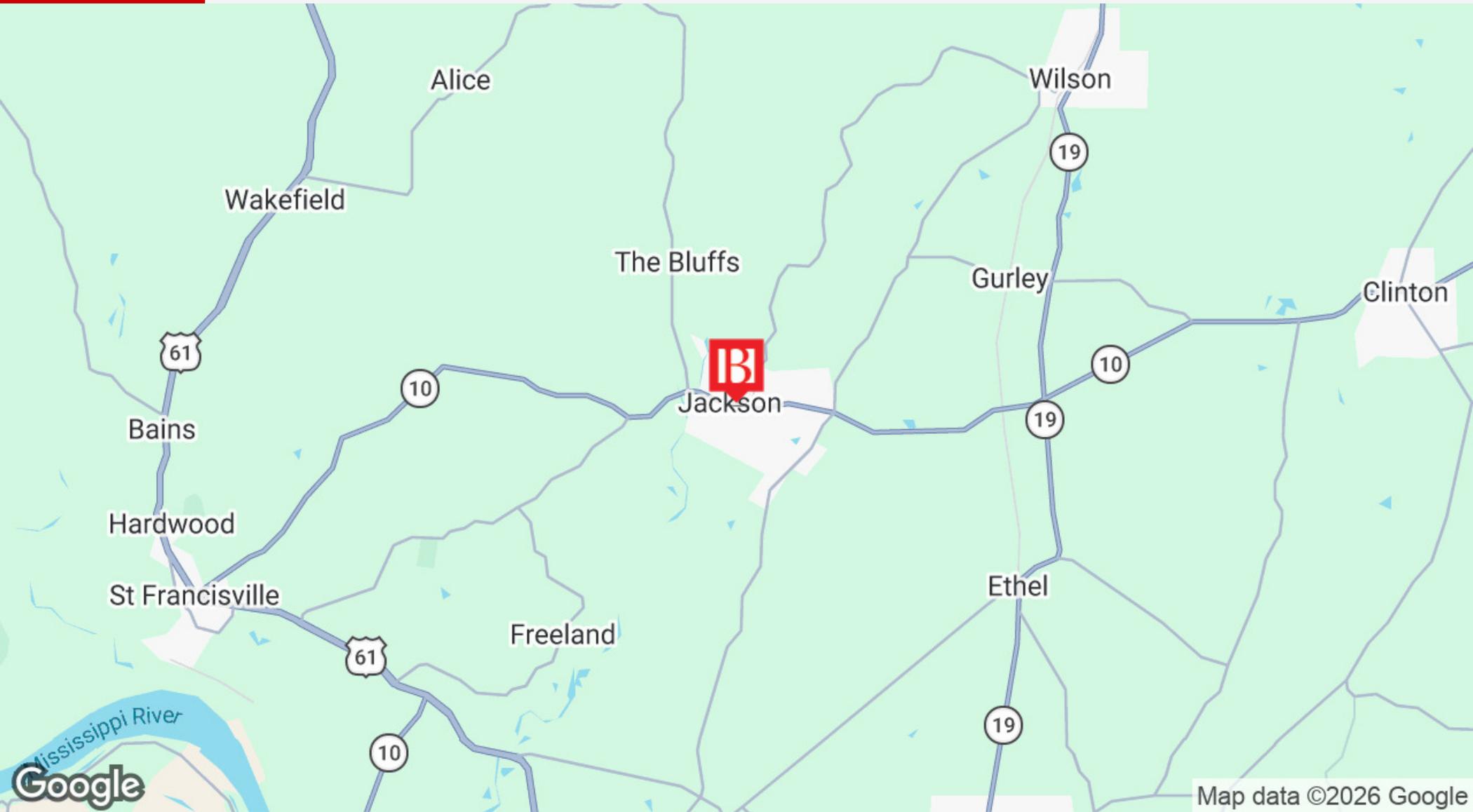
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | March 27, 2026



Renovated Office Buildings For Sale

1710 & 1714 Erin Street, Jackson, LA 70748

LOCATION MAP



Cade Bogan
225.333.9807
cbogan@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | March 27, 2026



Renovated Office Buildings For Sale

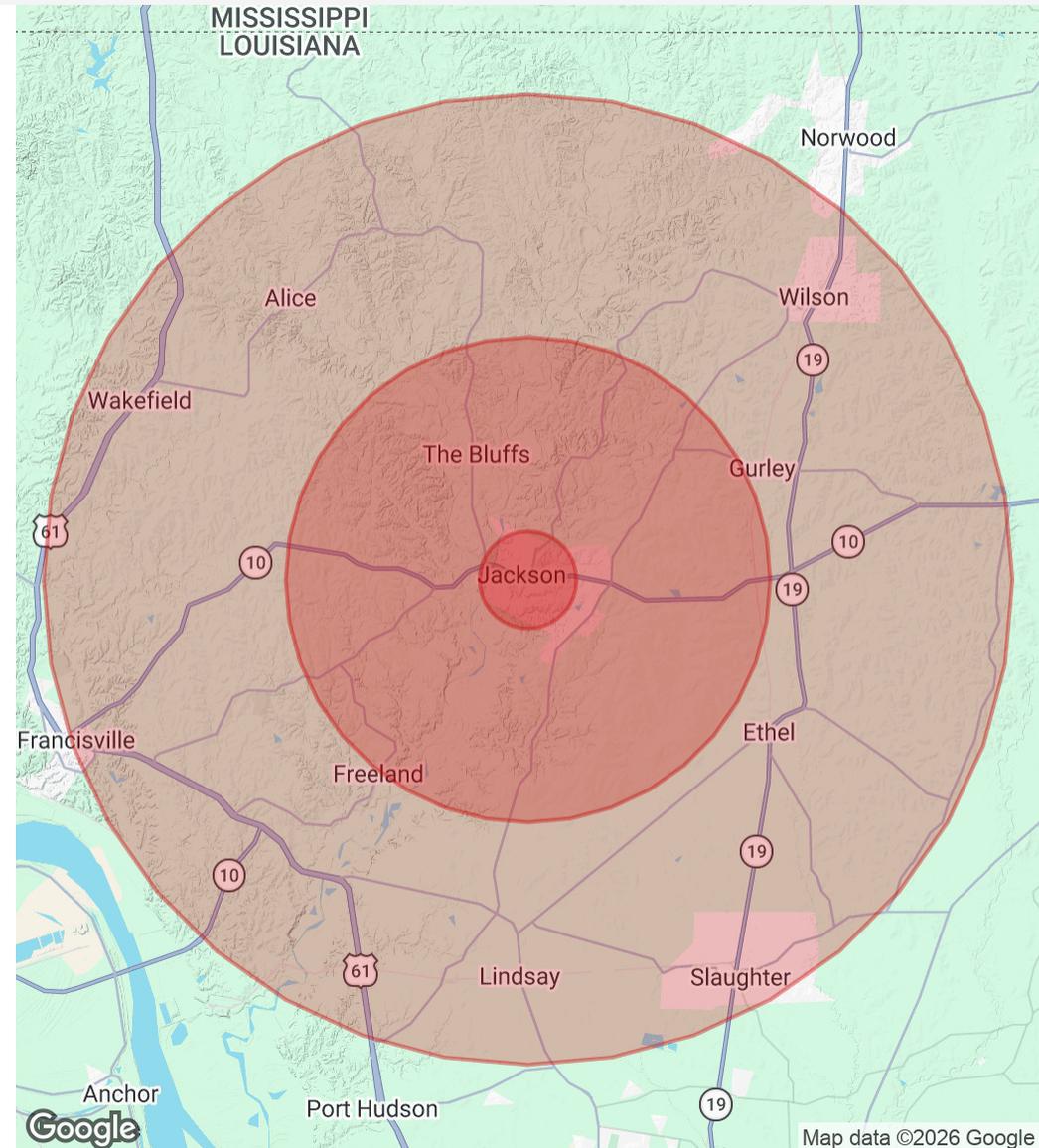
1710 & 1714 Erin Street, Jackson, LA 70748

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	960	7,274	18,432
Average Age	40.3	44.0	44.0
Average Age (Male)	39.6	43.2	41.9
Average Age (Female)	45.1	46.0	44.8

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	107	1,601	5,662
# Of Persons Per HH	9.0	4.5	3.3
Average HH Income	\$54,194	\$94,690	\$112,105
Average House Value	\$129,258	\$203,165	\$266,786

2023 American Community Survey (ACS)



Cade Bogan
 225.333.9807
 cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | March 27, 2026

