



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR SALE - REDUCED!

## VACANT LAND ON JONES CREEK RD.

3135 JONES CREEK RD, BATON ROUGE, LA 70816

**LOT B-4 | 2.268 ACRES**



### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$7.90 PSF</b>
<b>Lot Size:</b>	<b>2.268 Acres</b>
<b>Zoning:</b>	<b>RURAL</b>

### PROPERTY HIGHLIGHTS

- 144' Frontage by 504' Depth
- Up to 11.34 Total Acres Available
- Zoned Rural
- Ideal for Assisted Living Site, Senior Housing, Multi-Family, Church Site, Day Care Facility, Office/Retail or Residential Development Site
- Total of 5 Adjacent Lots Available for Sale



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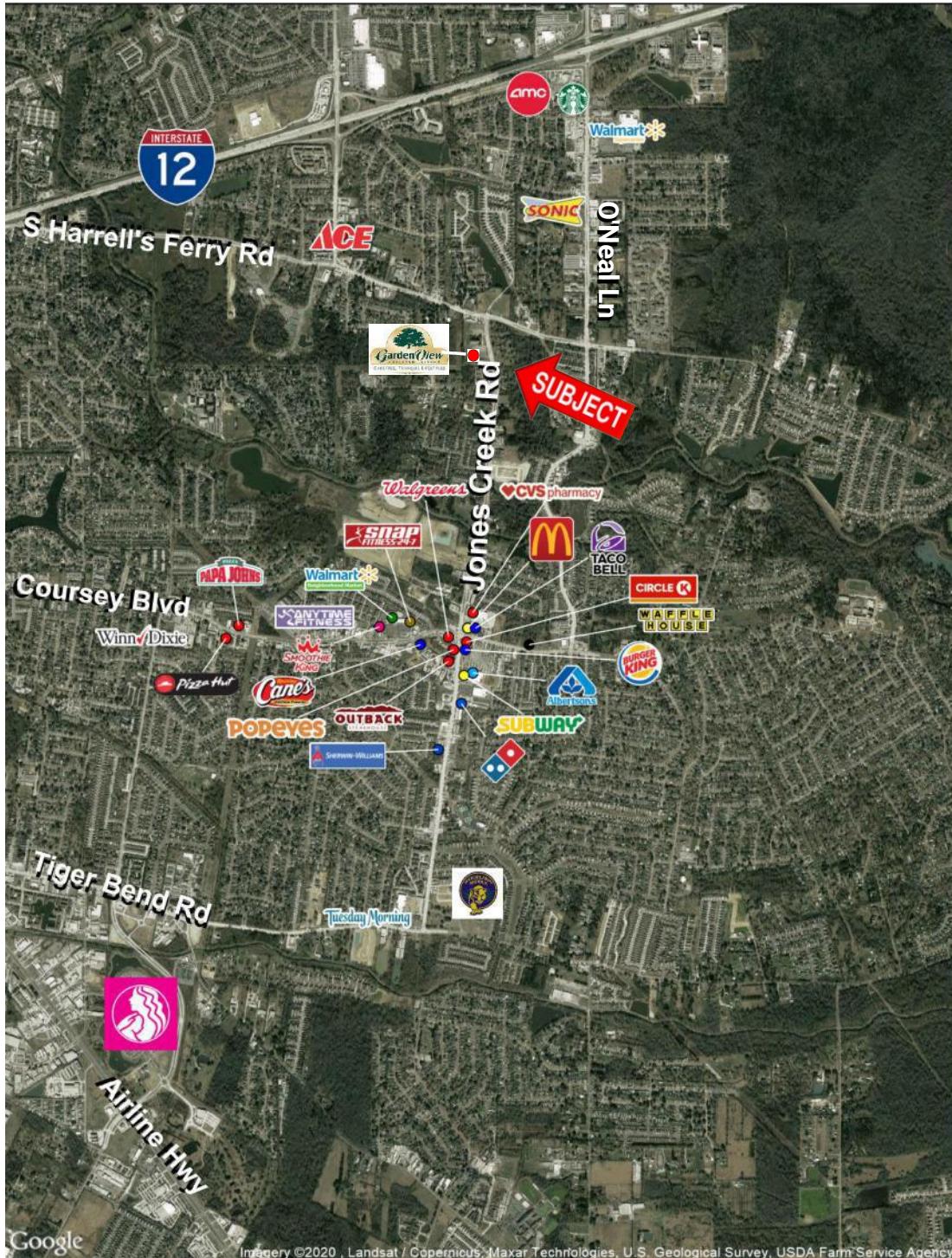
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RETAIL MAP

## VACANT LAND ON JONES CREEK RD.

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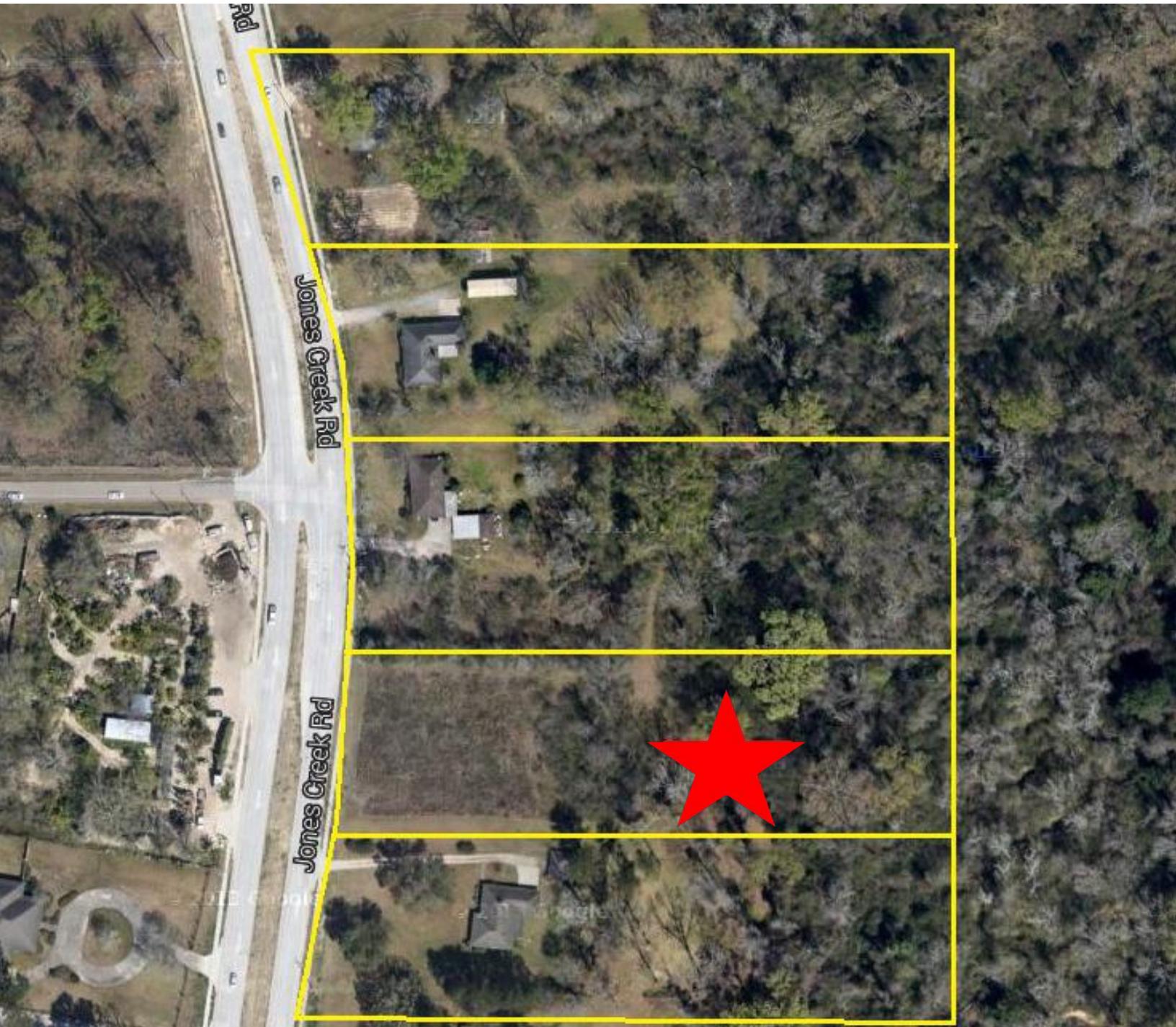
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AERIAL OVERVIEW

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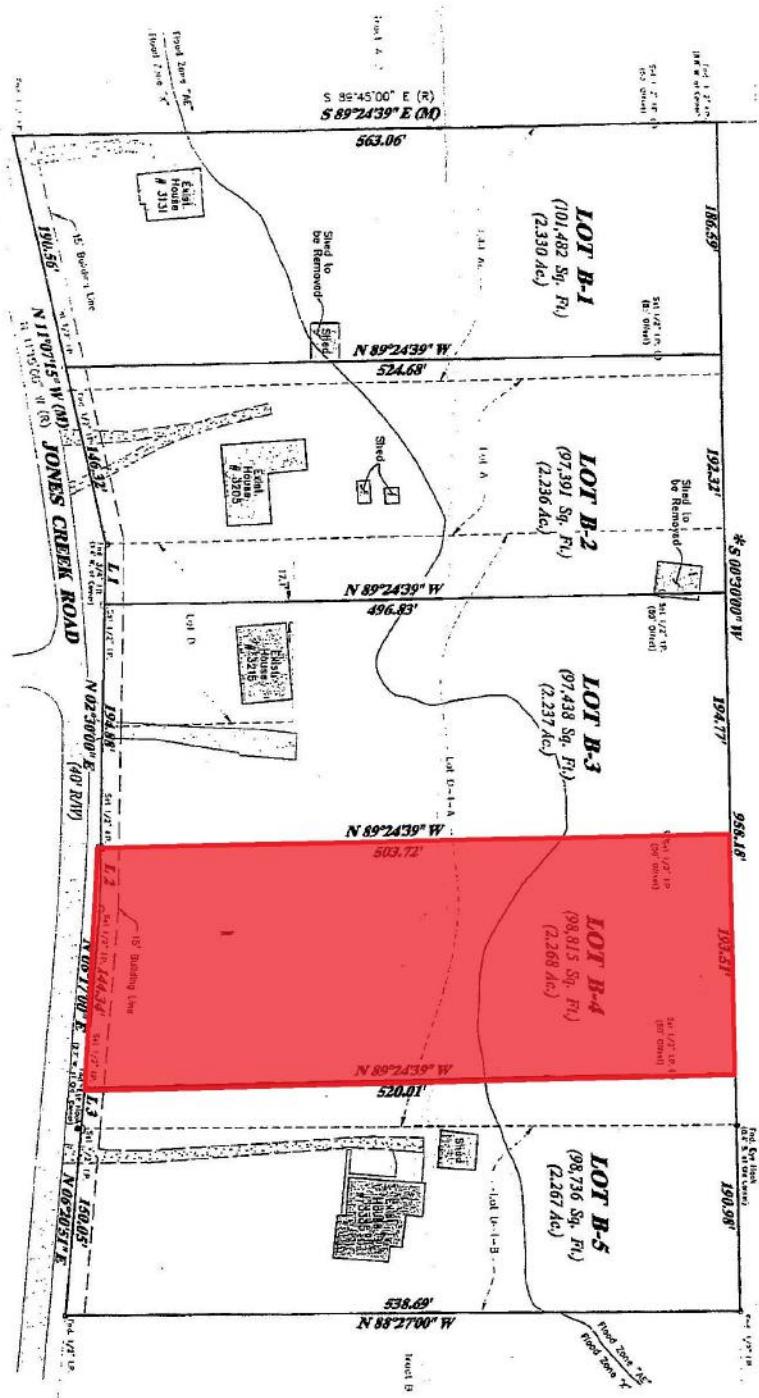


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TRAFFIC COUNT MAP; 1, 3, 5 MILES

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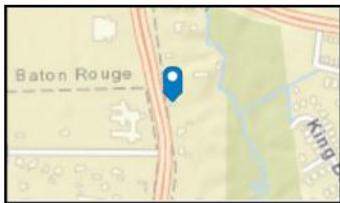
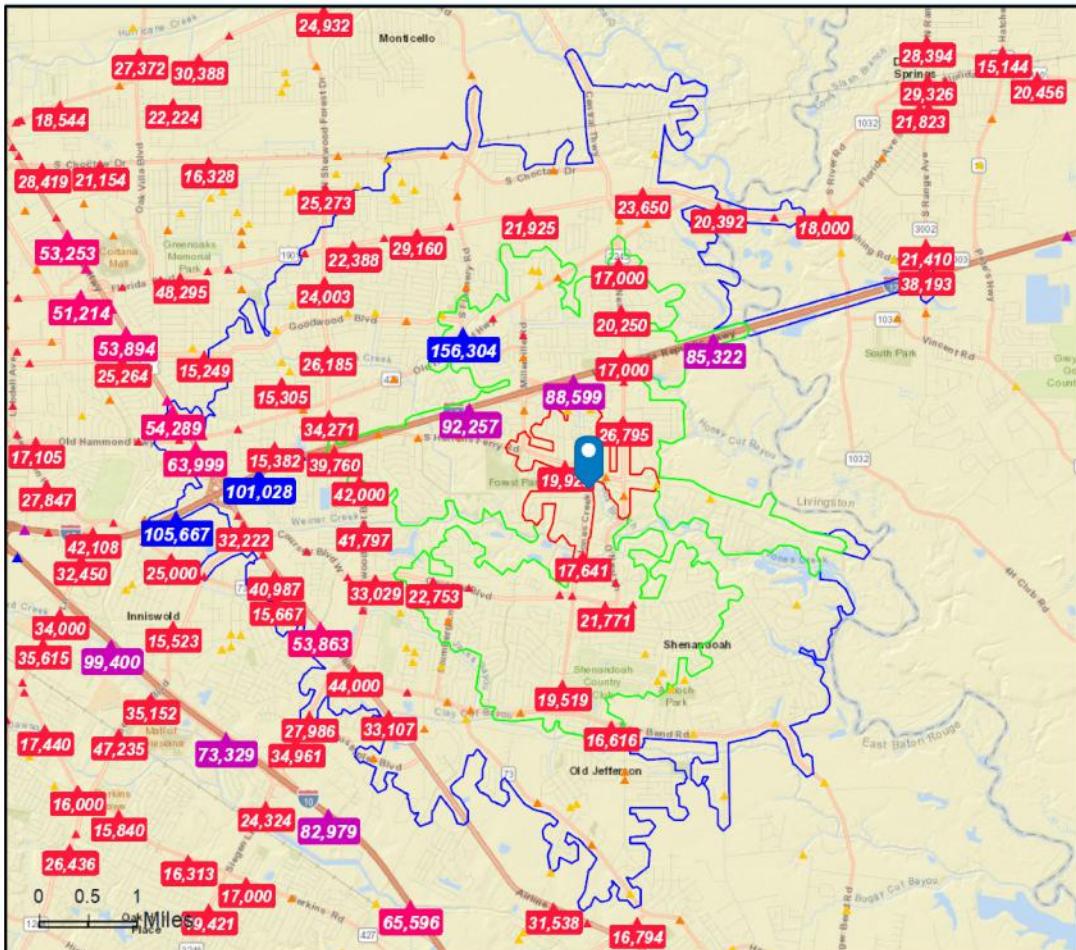
LOT B-4 | 2.268 ACRES



### Traffic Count Map

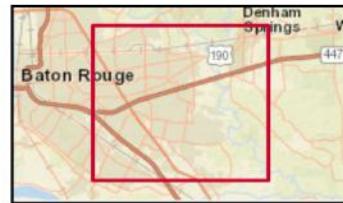
3135 Jones Creek Rd, Baton Rouge, Louisiana, 70816  
Drive Distance: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.42392  
Longitude: -91.01340



Source: ©2019 Kalibrate Technologies (Q4 2019).

**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



April 24, 2020

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DRIVE TIME MAP; 5, 10, 15 MINUTES

## VACANT LAND ON JONES CREEK RD.

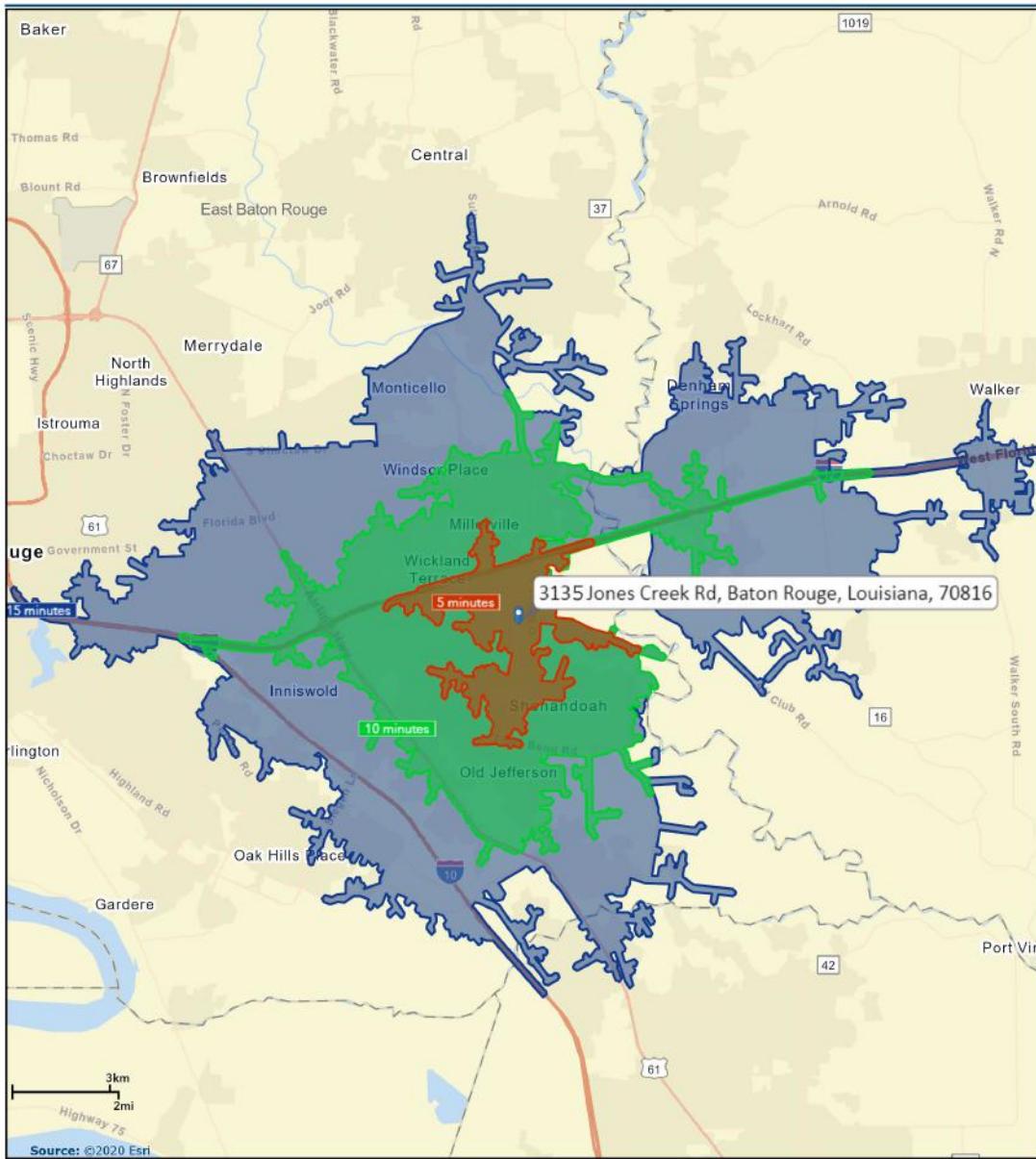
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Drive Time Map; 5, 10, 15 Minutes

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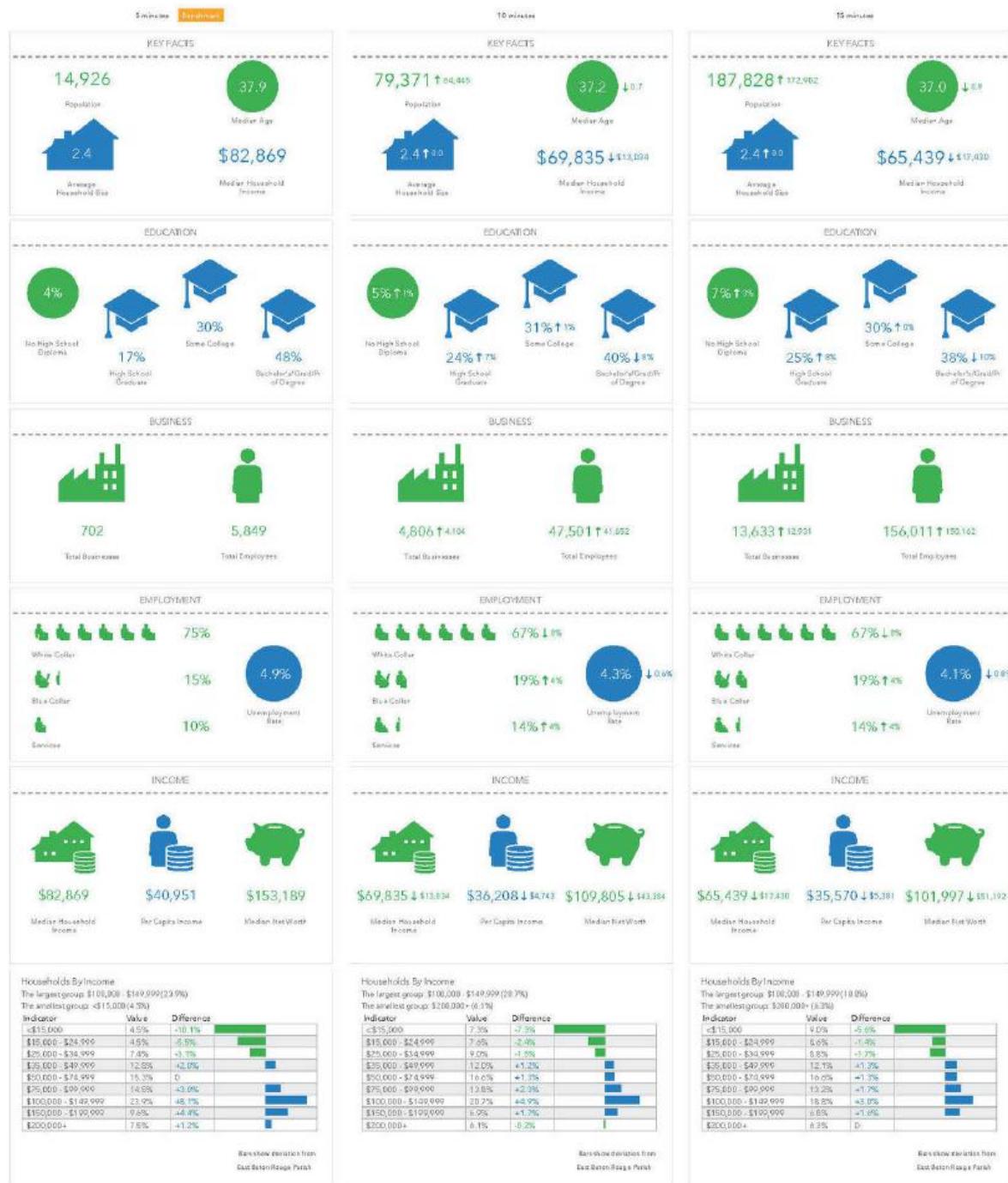
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**KEY FACTS: 1, 3, 5 MILES**

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DEMOCRAPHICS; 1 MILE

## VACANT LAND ON JONES CREEK RD.

3135 JONES CREEK RD, BATON ROUGE, LA 70816

LOT B-4 | 2.268 ACRES



### Demographic and Income Profile

3135 Jones Creek Rd, Baton Rouge, Louisiana, 70816  
Drive Distance: 1 mile radius

Prepared by Esri  
Latitude: 30.42392  
Longitude: -91.01340

Summary	Census 2010	2019	2024	
Population	1,898	2,267	2,348	
Households	786	941	976	
Families	520	606	623	
Average Household Size	2.41	2.40	2.40	
Owner Occupied Housing Units	516	581	613	
Renter Occupied Housing Units	270	360	363	
Median Age	35.0	36.8	37.7	
Trends: 2019 - 2024 Annual Rate	Area	State	National	
Population	0.70%	0.41%	0.77%	
Households	0.73%	0.43%	0.75%	
Families	0.55%	0.26%	0.68%	
Owner HHs	1.08%	0.73%	0.92%	
Median Household Income	1.68%	2.01%	2.70%	
Households by Income	2019	2024		
	Number	Percent	Number	
<\$15,000	28	3.0%	26	2.7%
\$15,000 - \$24,999	41	4.4%	38	3.9%
\$25,000 - \$34,999	90	9.6%	82	8.4%
\$35,000 - \$49,999	106	11.3%	97	9.9%
\$50,000 - \$74,999	143	15.2%	139	14.2%
\$75,000 - \$99,999	169	18.0%	163	16.7%
\$100,000 - \$149,999	245	26.0%	279	28.6%
\$150,000 - \$199,999	83	8.8%	111	11.4%
\$200,000+	36	3.8%	42	4.3%
Median Household Income	\$82,399	\$89,543		
Average Household Income	\$92,438	\$102,097		
Per Capita Income	\$36,675	\$40,594		
Population by Age	Census 2010	2019	2024	
	Number	Percent	Number	
0 - 4	130	6.8%	143	6.3%
5 - 9	121	6.4%	141	6.2%
10 - 14	135	7.1%	146	6.4%
15 - 19	125	6.6%	134	5.9%
20 - 24	140	7.4%	135	6.0%
25 - 34	298	15.7%	367	16.2%
35 - 44	244	12.9%	320	14.1%
45 - 54	268	14.1%	261	11.5%
55 - 64	247	13.0%	270	11.9%
65 - 74	122	6.4%	231	10.2%
75 - 84	54	2.8%	89	3.9%
85+	14	0.7%	28	1.2%
Race and Ethnicity	Census 2010	2019	2024	
	Number	Percent	Number	
White Alone	1,263	66.6%	1,361	60.1%
Black Alone	481	25.4%	672	29.7%
American Indian Alone	7	0.4%	8	0.4%
Asian Alone	80	4.2%	123	5.4%
Pacific Islander Alone	0	0.0%	0	0.0%
Some Other Race Alone	35	1.8%	53	2.3%
Two or More Races	31	1.6%	49	2.2%
Hispanic Origin (Any Race)	84	4.4%	120	5.3%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOCRAPHICS; 1 MILE

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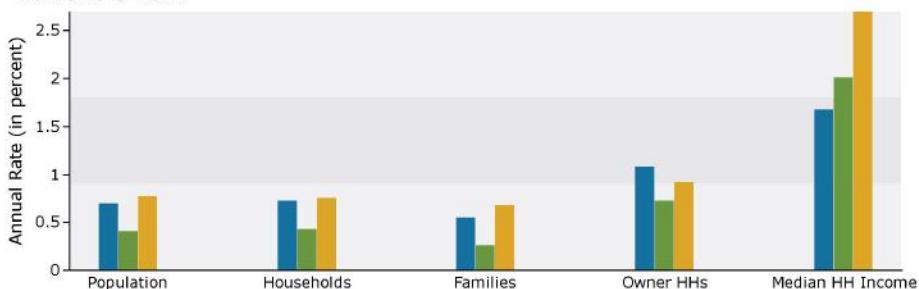
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### Demographic and Income Profile

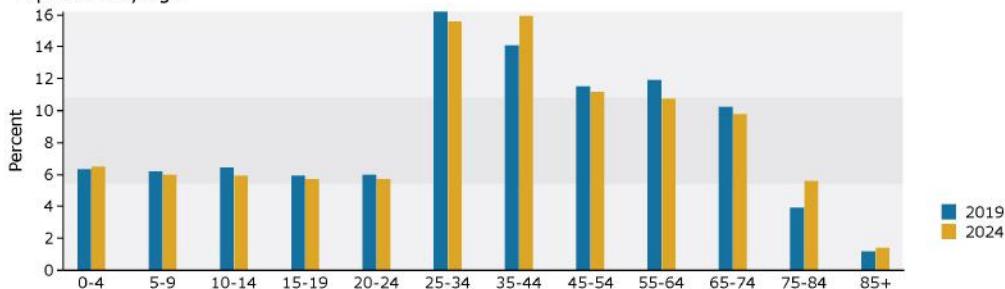
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Drive Distance: 1 mile radius

Prepared by Esri  
Latitude: 30.42392  
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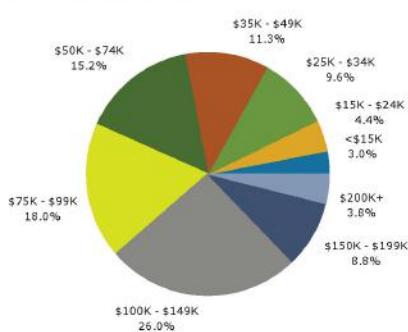
#### Trends 2019-2024



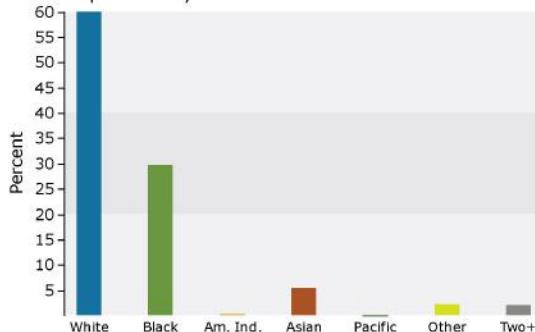
#### Population by Age



#### 2019 Household Income



#### 2019 Population by Race



2019 Percent Hispanic Origin: 5.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS: 3 MILES

## VACANT LAND ON JONES CREEK RD.

3135 JONES CREEK RD, BATON ROUGE, LA 70816

LOT B-4 | 2.268 ACRES



### Demographic and Income Profile

3135 Jones Creek Rd, Baton Rouge, Louisiana, 70816  
Drive Distance: 3 mile radius

Prepared by Esri  
Latitude: 30.42392  
Longitude: -91.01340

Summary		Census 2010		2019		2024	
Population	32,664			33,943		34,531	
Households	13,268			13,777		14,008	
Families	8,676			8,771		8,832	
Average Household Size	2.45			2.46		2.46	
Owner Occupied Housing Units	8,599			8,468		8,808	
Renter Occupied Housing Units	4,669			5,309		5,200	
Median Age	35.7			37.7		38.7	
Trends: 2019 - 2024 Annual Rate		Area	State	National			
Population	0.34%			0.41%		0.77%	
Households	0.33%			0.43%		0.75%	
Families	0.14%			0.26%		0.68%	
Owner HHs	0.79%			0.73%		0.92%	
Median Household Income	1.72%			2.01%		2.70%	
Households by Income		2019		2024			
<\$15,000		Number	Percent	Number	Percent		
\$15,000 - \$24,999		735	5.3%	650	4.6%		
\$25,000 - \$34,999		767	5.6%	672	4.8%		
\$35,000 - \$49,999		1,207	8.8%	1,092	7.8%		
\$50,000 - \$74,999		1,738	12.6%	1,583	11.3%		
\$75,000 - \$99,999		2,199	16.0%	2,160	15.4%		
\$100,000 - \$149,999		2,004	14.5%	1,945	13.9%		
\$150,000 - \$199,999		3,088	22.4%	3,443	24.6%		
\$200,000+		1,104	8.0%	1,404	10.0%		
		935	6.8%	1,058	7.6%		
Median Household Income			\$77,297			\$84,165	
Average Household Income			\$95,190			\$105,517	
Per Capita Income			\$38,851			\$43,034	
Population by Age		Census 2010		2019		2024	
0 - 4		Number	Percent	Number	Percent	Number	Percent
5 - 9		2,085	6.4%	1,979	5.8%	2,033	5.9%
10 - 14		2,039	6.2%	1,976	5.8%	1,986	5.8%
15 - 19		2,113	6.5%	2,034	6.0%	1,973	5.7%
20 - 24		2,159	6.6%	1,946	5.7%	1,880	5.4%
25 - 34		2,353	7.2%	2,116	6.2%	2,099	6.1%
35 - 44		5,290	16.2%	5,420	16.0%	5,262	15.2%
45 - 54		4,164	12.7%	4,823	14.2%	5,373	15.6%
55 - 64		4,730	14.5%	3,979	11.7%	3,911	11.3%
65 - 74		4,166	12.8%	4,274	12.6%	3,889	11.3%
75 - 84		2,174	6.7%	3,407	10.0%	3,577	10.4%
85+		1,062	3.3%	1,492	4.4%	1,994	5.8%
		329	1.0%	496	1.5%	554	1.6%
Race and Ethnicity		Census 2010		2019		2024	
White Alone		Number	Percent	Number	Percent	Number	Percent
Black Alone		22,138	67.8%	21,085	62.1%	20,281	58.7%
American Indian Alone		7,874	24.1%	9,276	27.3%	10,065	29.1%
Asian Alone		101	0.3%	100	0.3%	99	0.3%
Pacific Islander Alone		1,357	4.2%	1,876	5.5%	2,212	6.4%
Some Other Race Alone		11	0.0%	11	0.0%	12	0.0%
Two or More Races		651	2.0%	842	2.5%	959	2.8%
		532	1.6%	753	2.2%	903	2.6%
Hispanic Origin (Any Race)		1,542	4.7%	1,962	5.8%	2,261	6.5%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS: 3 MILES

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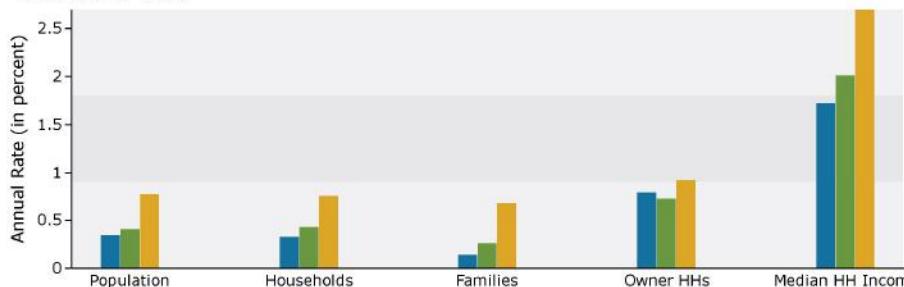
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### Demographic and Income Profile

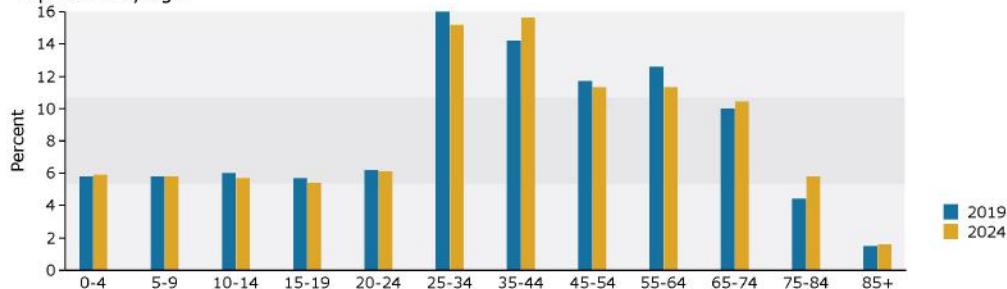
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Prepared by Esri  
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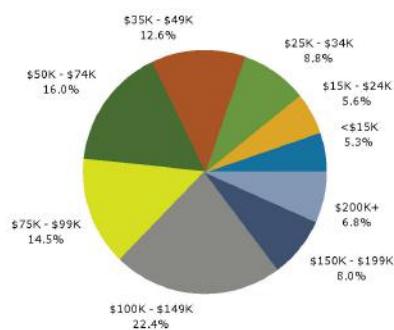
#### Trends 2019-2024



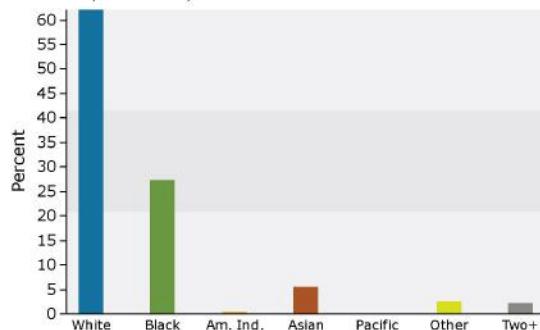
#### Population by Age



#### 2019 Household Income



#### 2019 Population by Race



2019 Percent Hispanic Origin: 5.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS; 5 MILES

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Drive Distance: 5 mile radius

Prepared by Esri  
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Longitude: -91.01340

Summary	Census 2010	2019	2024	
Population	85,798	88,803	90,033	
Households	34,292	35,315	35,766	
Families	22,394	22,470	22,545	
Average Household Size	2.48	2.49	2.50	
Owner Occupied Housing Units	21,417	21,225	21,933	
Renter Occupied Housing Units	12,875	14,090	13,833	
Median Age	34.7	36.8	37.7	
Trends: 2019 - 2024 Annual Rate	Area	State	National	
Population	0.28%	0.41%	0.77%	
Households	0.25%	0.43%	0.75%	
Families	0.07%	0.26%	0.68%	
Owner HHs	0.66%	0.73%	0.92%	
Median Household Income	2.33%	2.01%	2.70%	
	2019	2024		
Households by Income	Number	Percent	Number	
<\$15,000	2,829	8.0%	2,478	6.9%
\$15,000 - \$24,999	2,772	7.8%	2,415	6.8%
\$25,000 - \$34,999	3,280	9.3%	3,011	8.4%
\$35,000 - \$49,999	4,235	12.0%	3,898	10.9%
\$50,000 - \$74,999	5,890	16.7%	5,887	16.5%
\$75,000 - \$99,999	4,696	13.3%	4,613	12.9%
\$100,000 - \$149,999	7,133	20.2%	8,070	22.6%
\$150,000 - \$199,999	2,374	6.7%	3,017	8.4%
\$200,000+	2,105	6.0%	2,376	6.6%
Median Household Income	\$67,558		\$75,792	
Average Household Income	\$87,519		\$97,439	
Per Capita Income	\$34,814		\$38,717	
Population by Age	Census 2010	2019	2024	
0 - 4	5,916	6.9%	5,564	6.3%
5 - 9	5,625	6.6%	5,464	6.2%
10 - 14	5,530	6.4%	5,502	6.2%
15 - 19	5,698	6.6%	5,264	5.9%
20 - 24	6,479	7.6%	5,758	6.5%
25 - 34	14,001	16.3%	14,354	16.2%
35 - 44	10,704	12.5%	12,212	13.8%
45 - 54	11,843	13.8%	10,195	11.5%
55 - 64	10,139	11.8%	10,810	12.2%
65 - 74	5,448	6.3%	8,163	9.2%
75 - 84	3,197	3.7%	3,899	4.4%
85+	1,217	1.4%	1,619	1.8%
Race and Ethnicity	Census 2010	2019	2024	
White Alone	51,404	59.9%	48,830	55.0%
Black Alone	26,350	30.7%	29,510	33.2%
American Indian Alone	284	0.3%	274	0.3%
Asian Alone	4,033	4.7%	5,367	6.0%
Pacific Islander Alone	31	0.0%	32	0.0%
Some Other Race Alone	2,243	2.6%	2,789	3.1%
Two or More Races	1,453	1.7%	2,001	2.3%
Hispanic Origin (Any Race)	5,039	5.9%	6,168	6.9%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

April 23, 2020

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**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

DEMOGRAPHICS; 5 MILES

## VACANT LAND ON JONES CREEK RD.

3135 JONES CREEK RD, BATON ROUGE, LA 70816

LOT B-4 | 2.268 ACRES



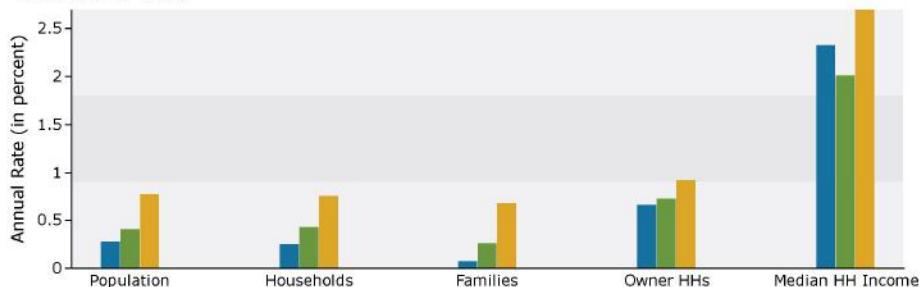
**esri**

### Demographic and Income Profile

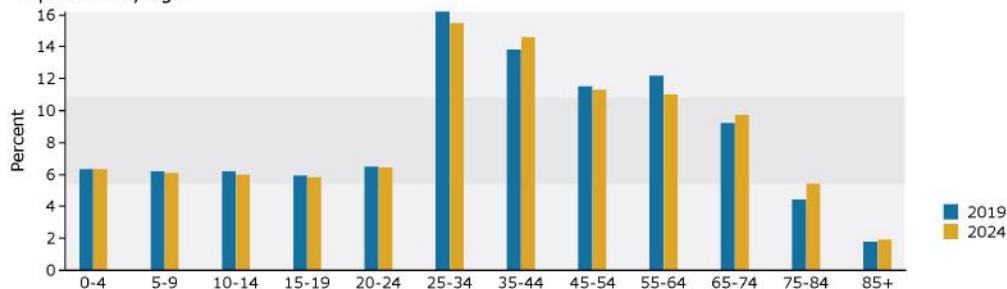
3135 Jones Creek Rd, Baton Rouge, Louisiana, 70816  
Drive Distance: 5 mile radius

Prepared by Esri  
Latitude: 30.42392  
Longitude: -91.01340

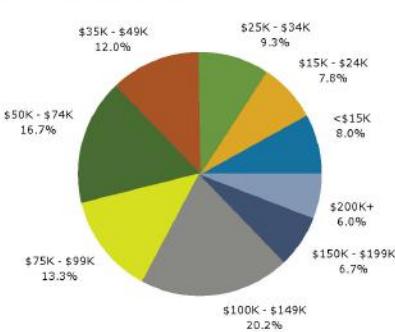
#### Trends 2019-2024



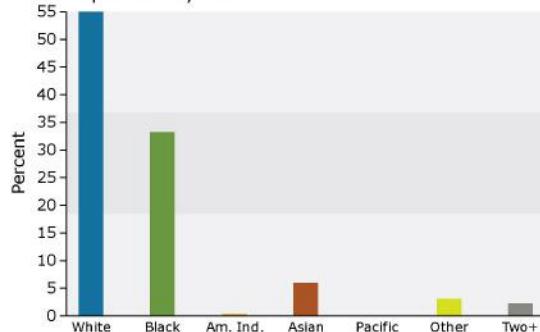
#### Population by Age



#### 2019 Household Income



#### 2019 Population by Race



2019 Percent Hispanic Origin: 6.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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