

An aerial photograph of a suburban neighborhood. A large, rectangular, vacant lot is outlined in a thick red line, occupying the lower right portion of the image. The lot is currently covered in grass and some small trees. To the left of the lot, there is a parking lot with several cars and a small commercial building with a red sign. The surrounding area consists of residential houses with dark roofs and green lawns, interspersed with trees. The entire image has a reddish tint.

1.03 Acres Burbank @ Elvin Dr

LAND FOR SALE

10016 Burbank Drive Baton Rouge, LA 70810

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1.03 Acres Burbank @ Elvin Dr

10016 Burbank Drive Baton Rouge, LA 70810

PROPERTY SUMMARY



Property Description

1.03 +/- Acres For Sale at the corner of Burbank Drive and Elvin Drive with traffic counts exceeding 18K VPD. Site offers 140' of frontage of on Burbank Drive and 460' of frontage of Elvin Drive. Located less than half a mile from the Burbank and Bluebonnet Blvd intersection. Surrounded by many retailers and QSR's such as Wal-Mart, Albertsons, Family Dollar, Smoothie King, O'Reilly Auto Parts, McDonalds, Burger King, & Wendys. Site consist of 5 lots; Lots 233, 234, 235, 236, 237 in which all are zoned C-AB-2 with the exception of Lot 233 being zoned Rural. Ideal for Office, Retail, or Multifamily development.

Property Highlights

- 1.03 Acres For Sale at the corner of Burbank and Elvin Drive
- Traffic counts exceeding 18K VPD
- Surrounded by many retailers and QSR's

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Offering Summary

Sale Price:	\$530,000
Lot Size:	1.03 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,084	16,879	38,801
Total Population	8,288	42,363	95,031
Average HH Income	\$61,114	\$92,178	\$90,914



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LOCATION MAP



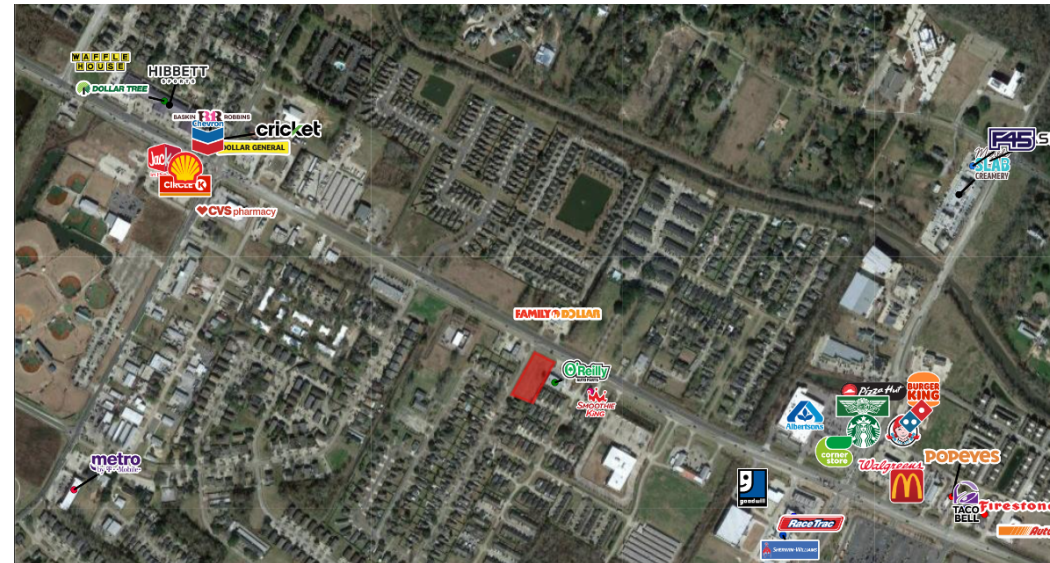
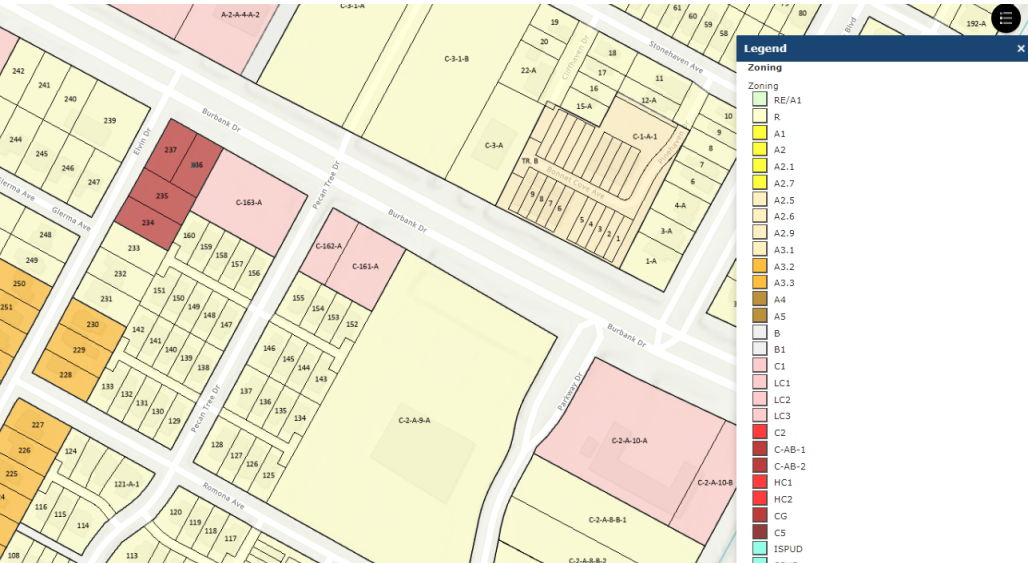
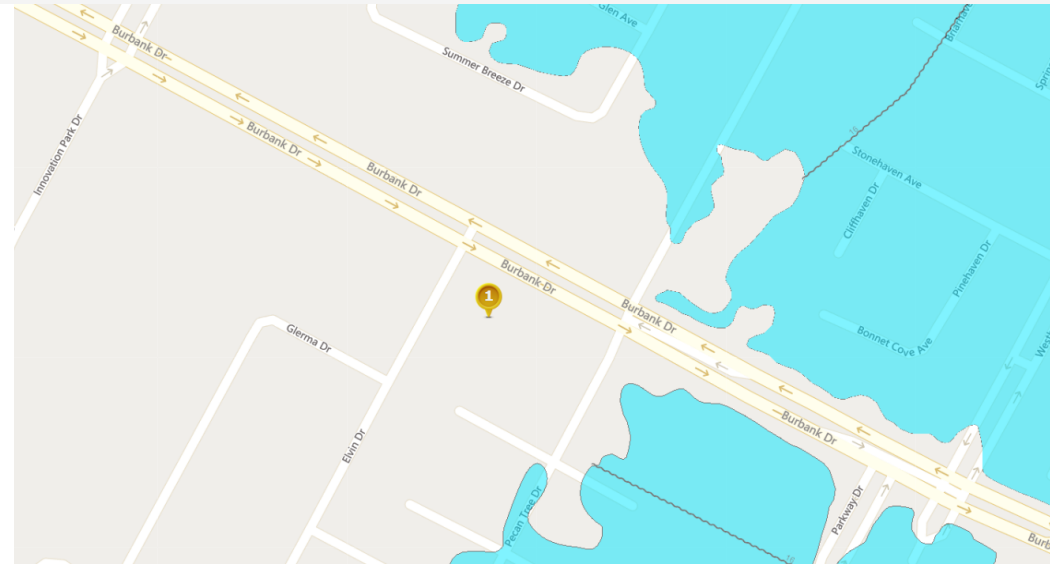
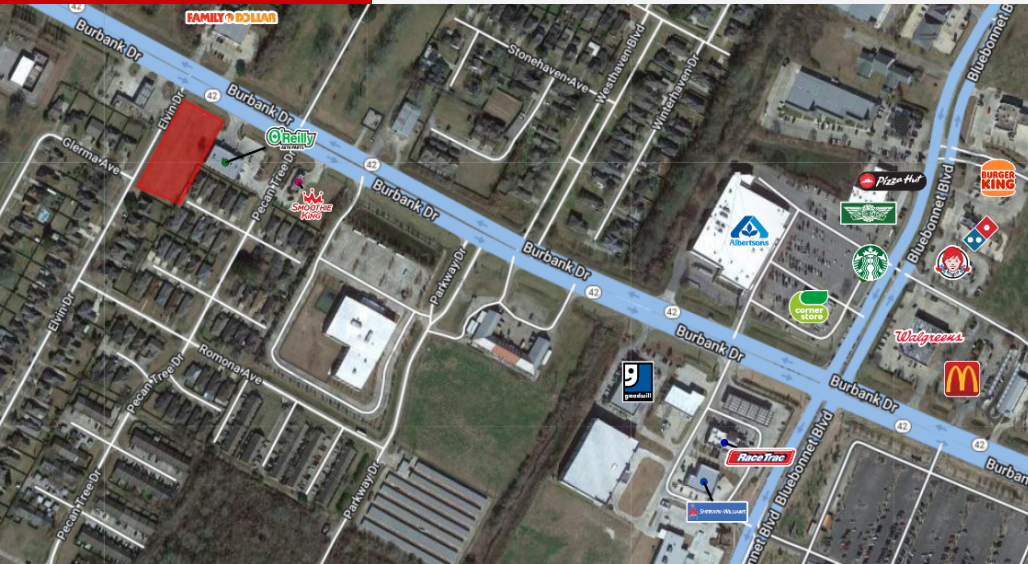
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ADDITIONAL PHOTOS



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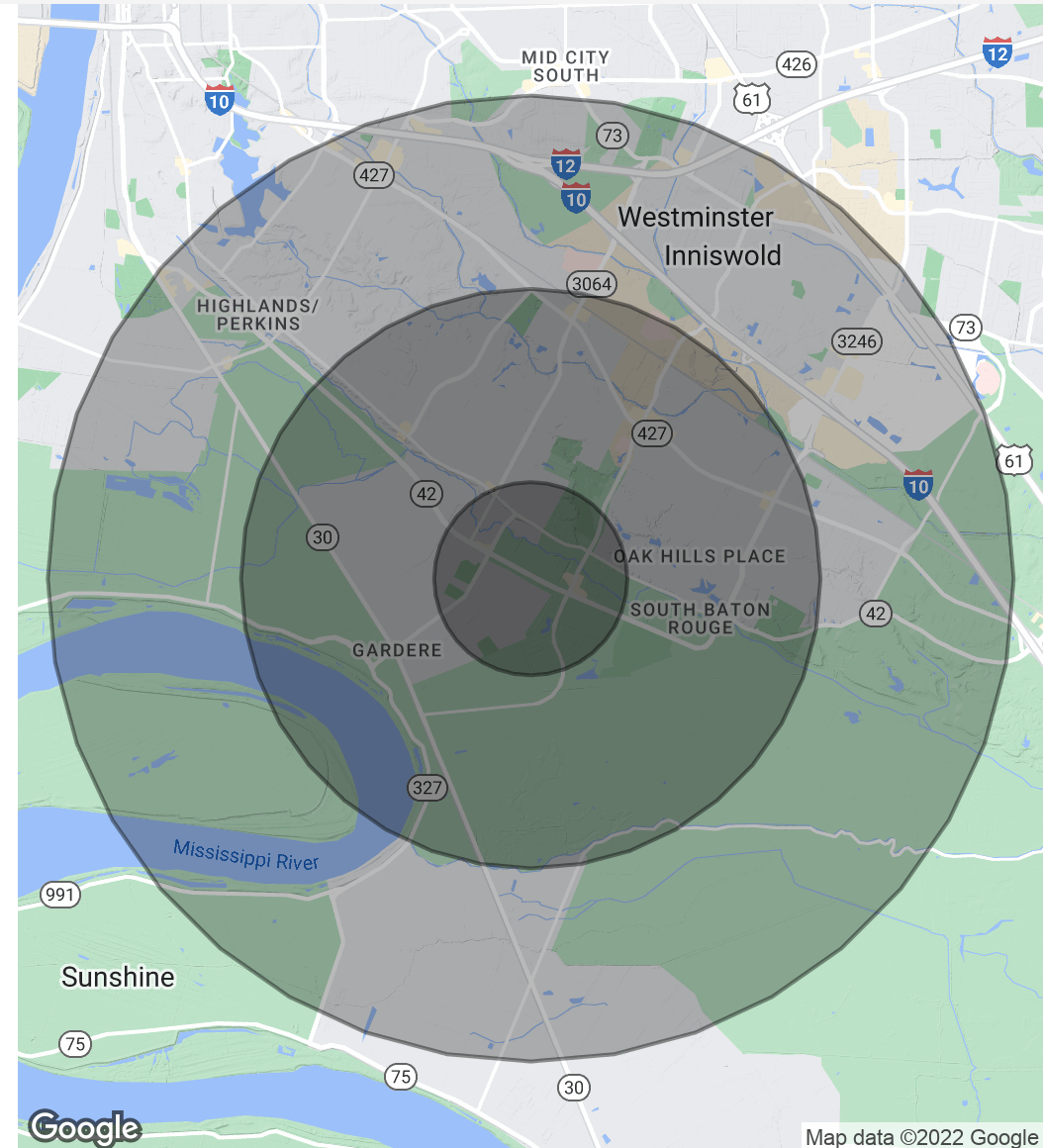
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	8,288	42,363	95,031
Average Age	27.3	35.4	34.8
Average Age (Male)	24.8	33.2	32.7
Average Age (Female)	29.3	37.8	36.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,084	16,879	38,801
# Of Persons Per HH	2.7	2.5	2.4
Average HH Income	\$61,114	\$92,178	\$90,914
Average House Value	\$270,962	\$315,955	\$315,571

* Demographic data derived from 2010 US Census



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