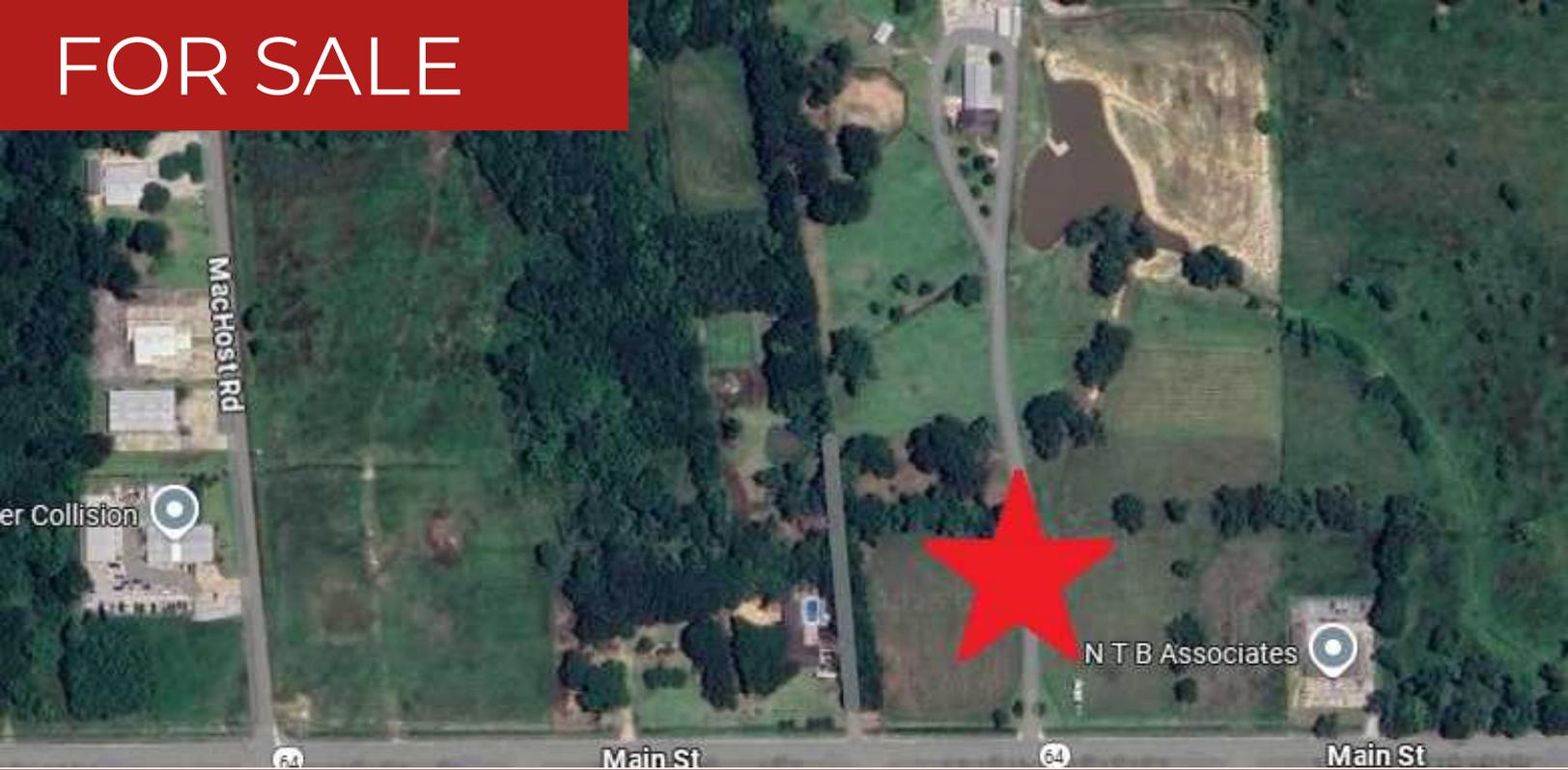


FOR SALE

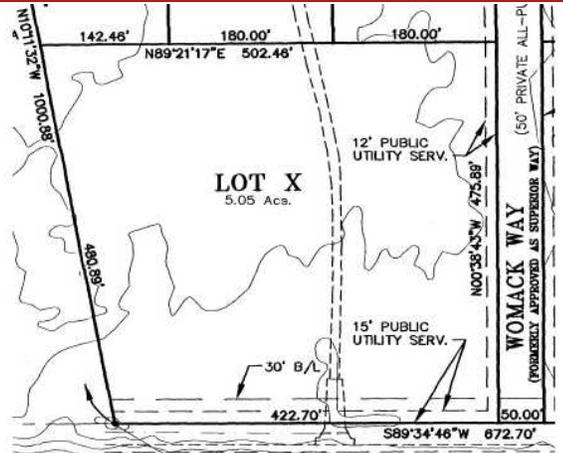


EAST BATON ROUGE COMMERCIAL LAND

8511 MAIN STREET · ZACHARY, LA 70791

Highlights

Lot Size:	5.05 acres
Purchase Price:	\$650,000
Zoning:	BP



Property Description

5.05 acre commercial tract ready for development. Tract X is level and cleared with access to public utility services. High and dry in Flood Zone X. Contact Broker for additional details.

Bullets

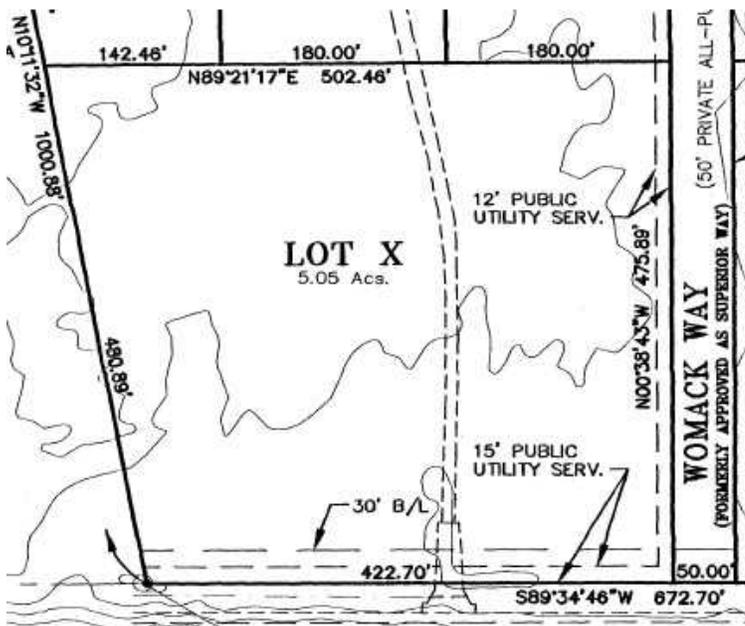
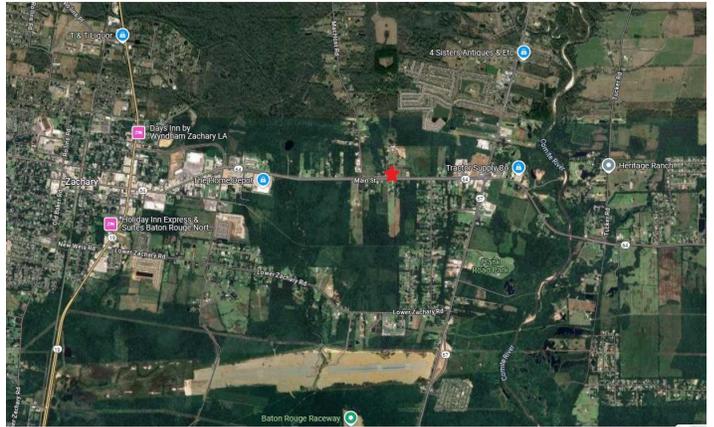
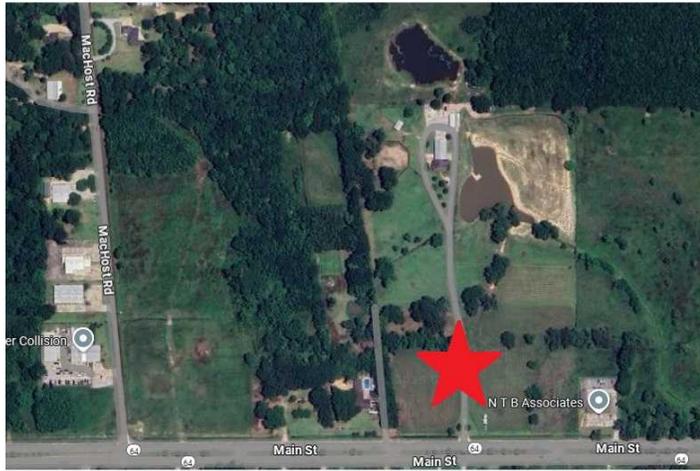
- 5.05 Acres
- Zoned BP
- Additional Lots Available
- Flood Zone X
- 422 ft frontage on Main St

DAVID VERCHER, CCIM
Director
(225) 405-3257
yourccim@kw.com
Louisiana



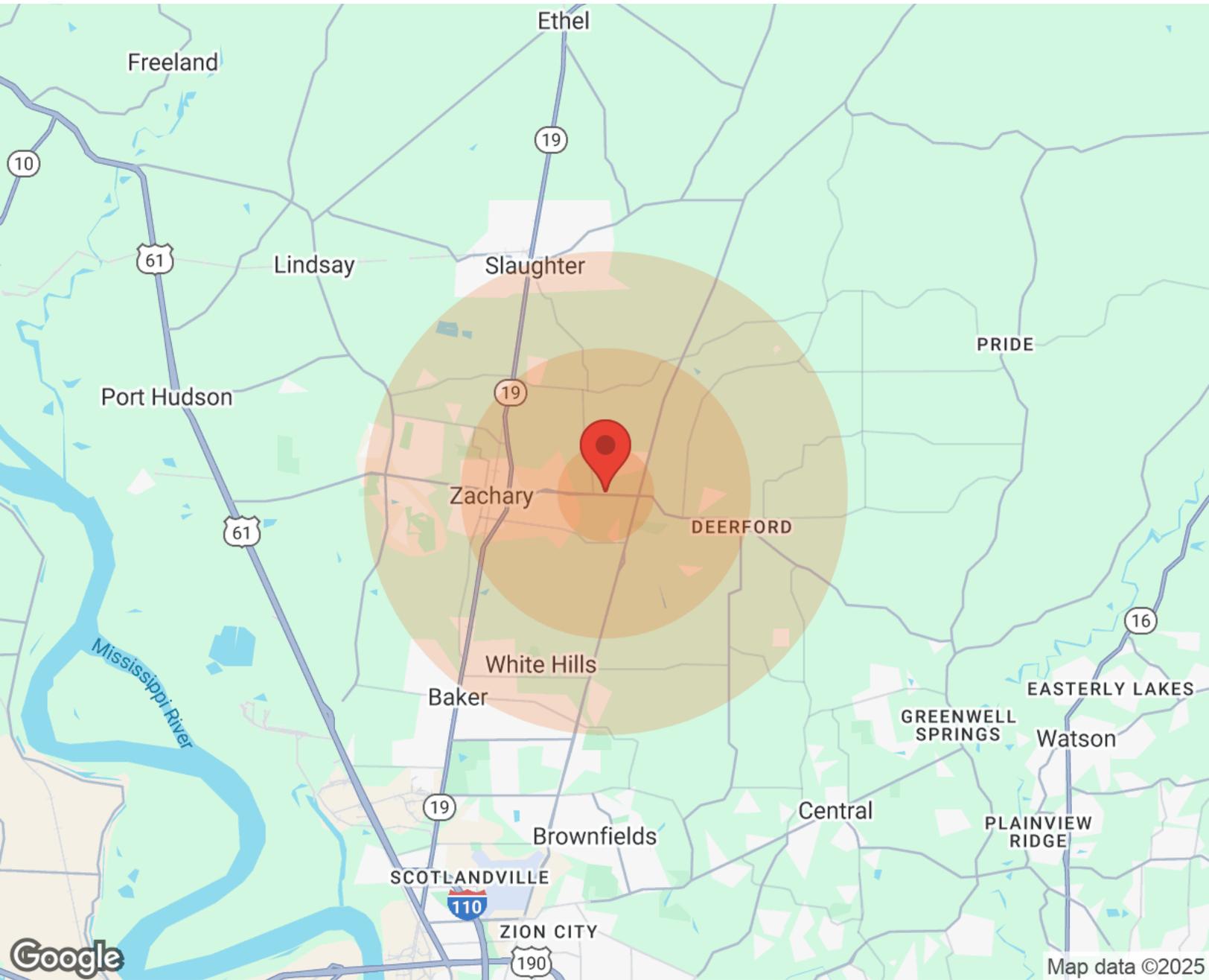
AERIAL MAP

8511 MAIN STREET



DEMOGRAPHICS

8511 MAIN STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	2,686	14,140	Median	N/A	\$44,337	\$46,307
Female	N/A	2,921	15,233	< \$15,000	N/A	272	784
Total Population	N/A	5,607	29,373	\$15,000-\$24,999	N/A	275	1,092
Age	1 Mile	3 Miles	5 Miles	\$25,000-\$34,999	N/A	324	1,206
Ages 0-14	N/A	1,148	6,499	\$35,000-\$49,999	N/A	415	1,769
Ages 15-24	N/A	858	4,749	\$50,000-\$74,999	N/A	268	1,882
Ages 25-54	N/A	2,228	11,755	\$75,000-\$99,999	N/A	306	1,623
Ages 55-64	N/A	661	3,227	\$100,000-\$149,999	N/A	163	1,491
Ages 65+	N/A	712	3,143	\$150,000-\$199,999	N/A	45	309
Race	1 Mile	3 Miles	5 Miles	> \$200,000	N/A	17	192
White	N/A	2,954	15,154	Housing	1 Mile	3 Miles	5 Miles
Black	N/A	2,582	13,865	Total Units	N/A	2,064	10,332
Am In/AK Nat	N/A	9	14	Occupied	N/A	1,914	9,722
Hawaiian	N/A	N/A	N/A	Owner Occupied	N/A	1,248	7,418
Hispanic	N/A	58	411	Renter Occupied	N/A	666	2,304
Multi-Racial	N/A	124	560	Vacant	N/A	150	610