



FOR SALE

# 1.77 ACRES - C1 - NO FLOOD - BUILD-READY

460 COMMUNITY COLLEGE DR, BATON ROUGE, LA 70806

**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

1.77 ACRES

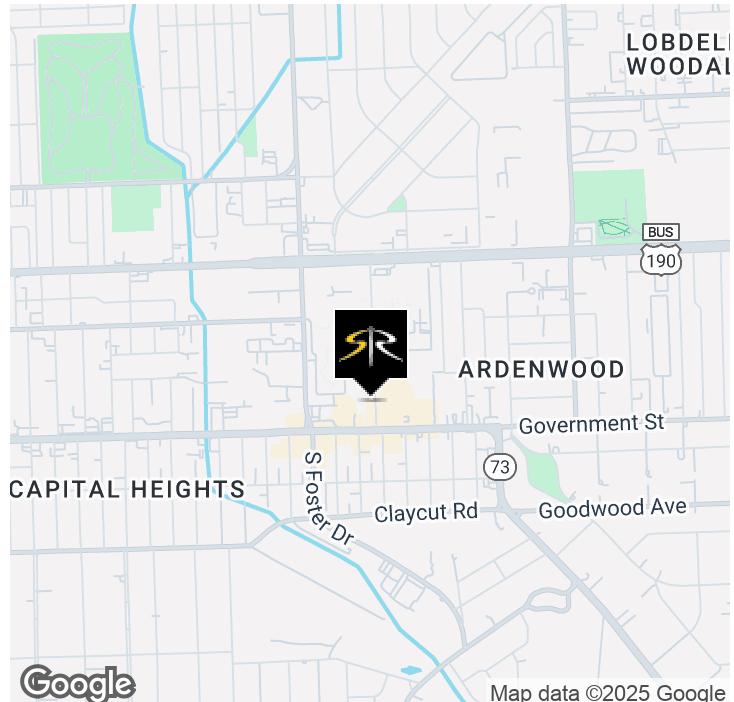


## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$875,000</b>
<b>Lot Size:</b>	<b>1.77 Acres</b>
<b>Price / Acre:</b>	<b>\$494,350</b>
<b>Zoning:</b>	<b>C1 (Light Commercial)</b>

## PROPERTY HIGHLIGHTS

- 1.77 Acres - - Ready to Build
- Zoned C1
- All Utilities On-Site
- City Water/Sewer, Entergy, BR Water, Fiber
- \$11.37/ft.
- No Wetlands, No Flood
- Can be combined with 0.84 Acres to the South with Government St. Frontage ([View Listing Here](#))



**MATTHEW SHIRLEY**

Associate Broker

225.907.5214

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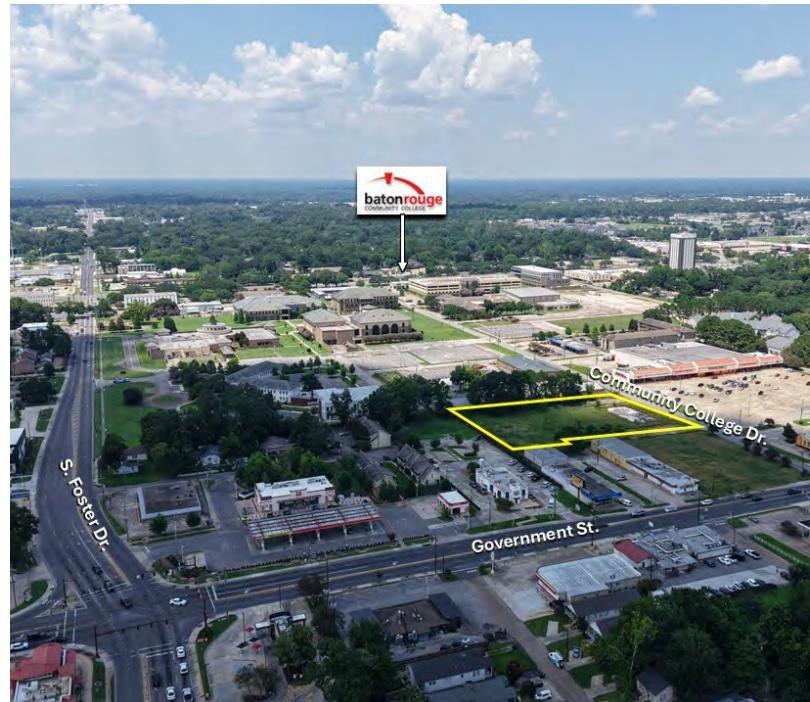
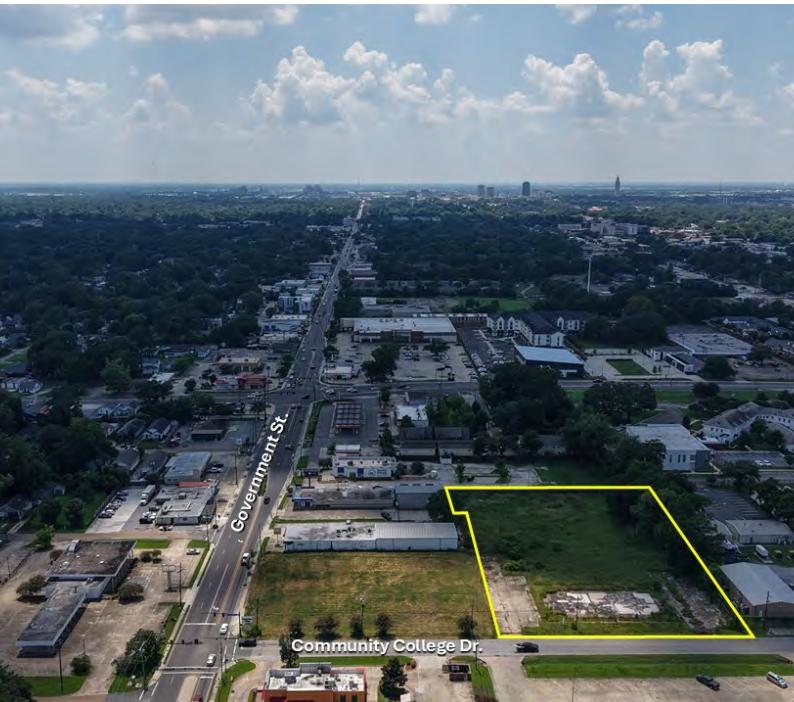
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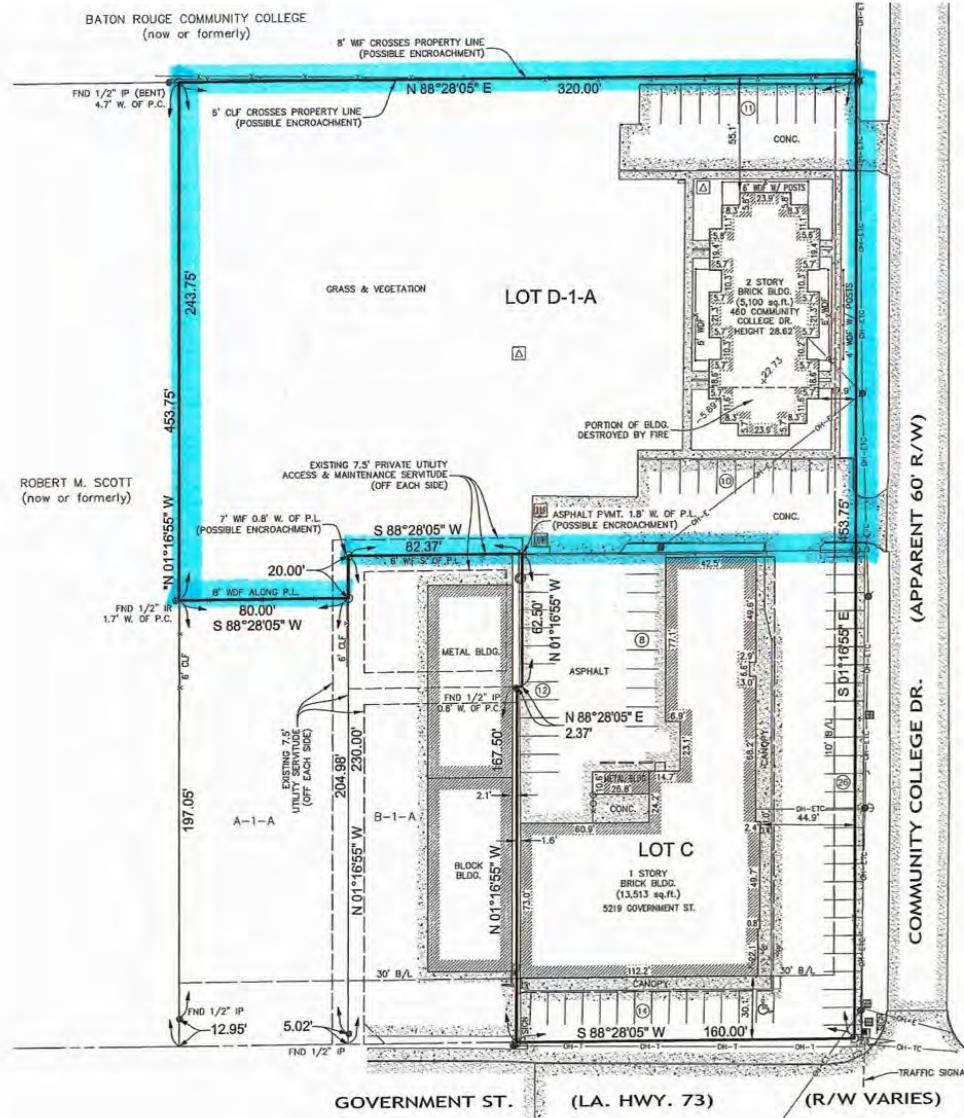
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MAP SHOWING ALTA/NSPS LAND TITLE SURVEY

OF  
LOTS "C" & "D-1-A"  
BEING A PORTION OF J.D. GARIG TRACT  
LOCATED IN SECTION , T-7-S, R-1-E,  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA  
FOR  
TANNER STROHSCHEN



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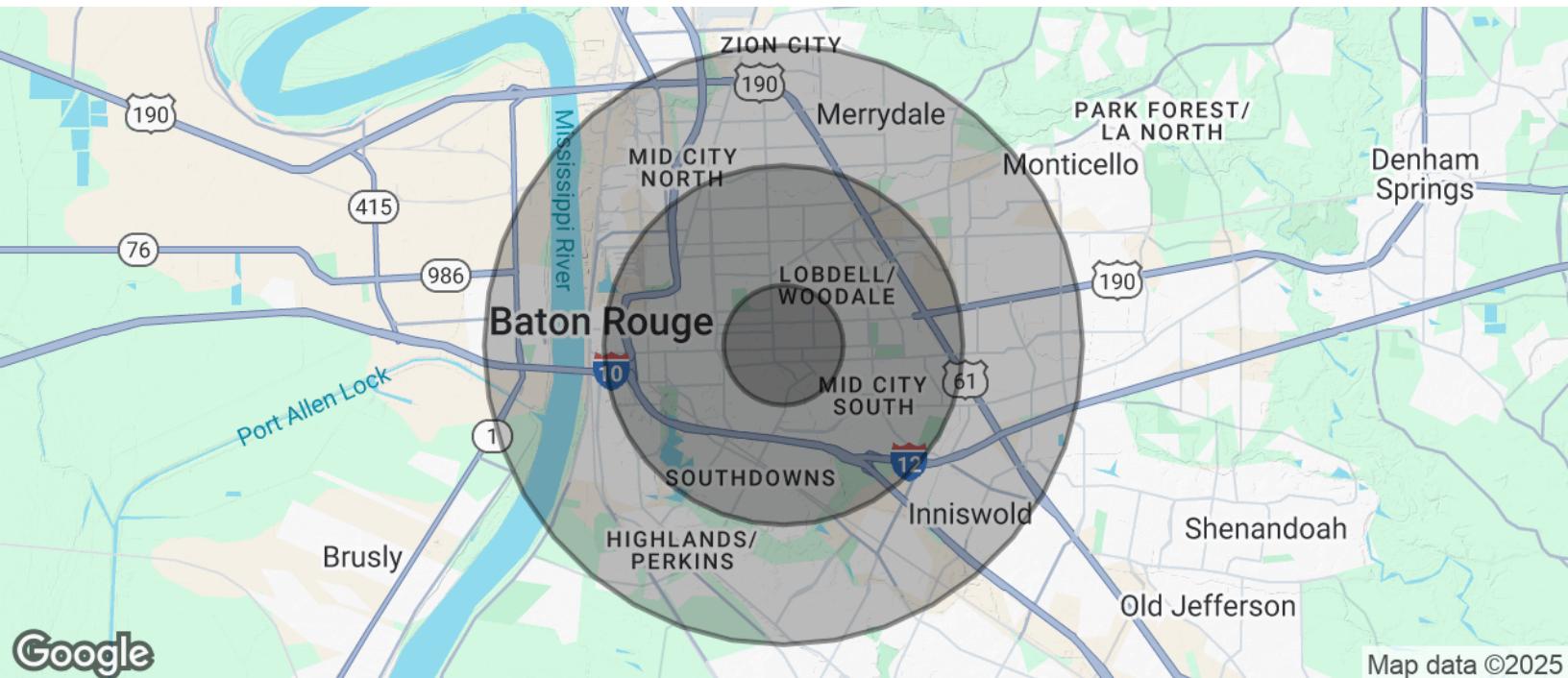
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Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,916	77,550	187,527
Average Age	41	40	38
Average Age (Male)	40	38	37
Average Age (Female)	42	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,755	34,139	79,101
# Of Persons Per HH	2.1	2.3	2.4
Average HH Income	\$81,453	\$74,488	\$74,715
Average House Value	\$343,123	\$317,150	\$302,033

Demographics data derived from AlphaMap

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