



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

1.77 ACRES - C1 - NO FLOOD - BUILD-READY

460 COMMUNITY COLLEGE DR, BATON ROUGE, LA 70806

1.77 ACRES



OFFERING SUMMARY

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

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
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
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225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



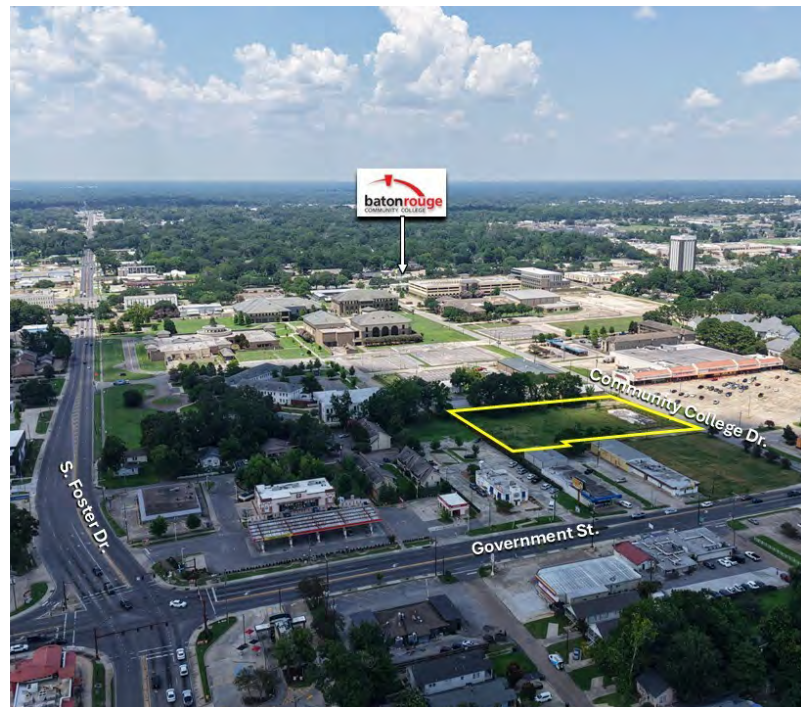
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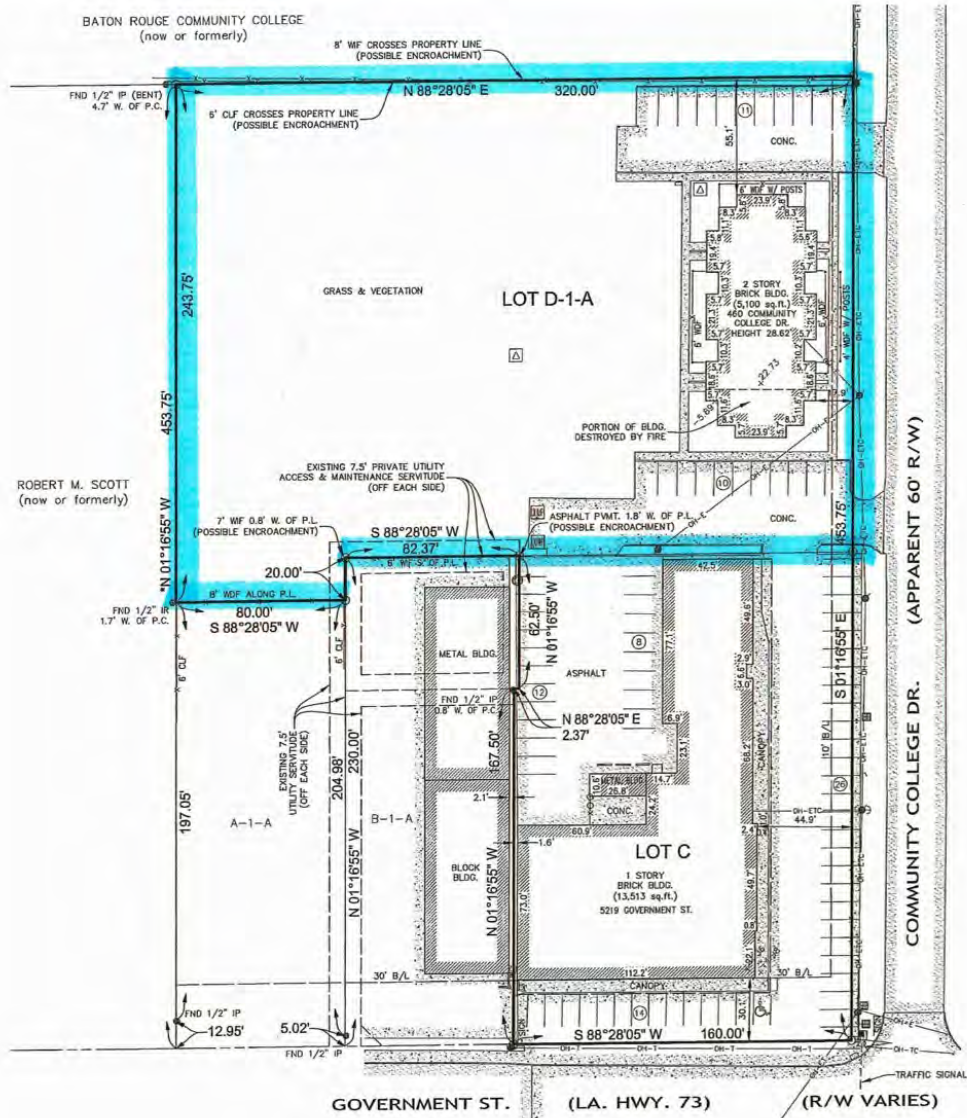
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MAP SHOWING ALTA/NSPS LAND TITLE SURVEY

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 STROHSCHNEIN



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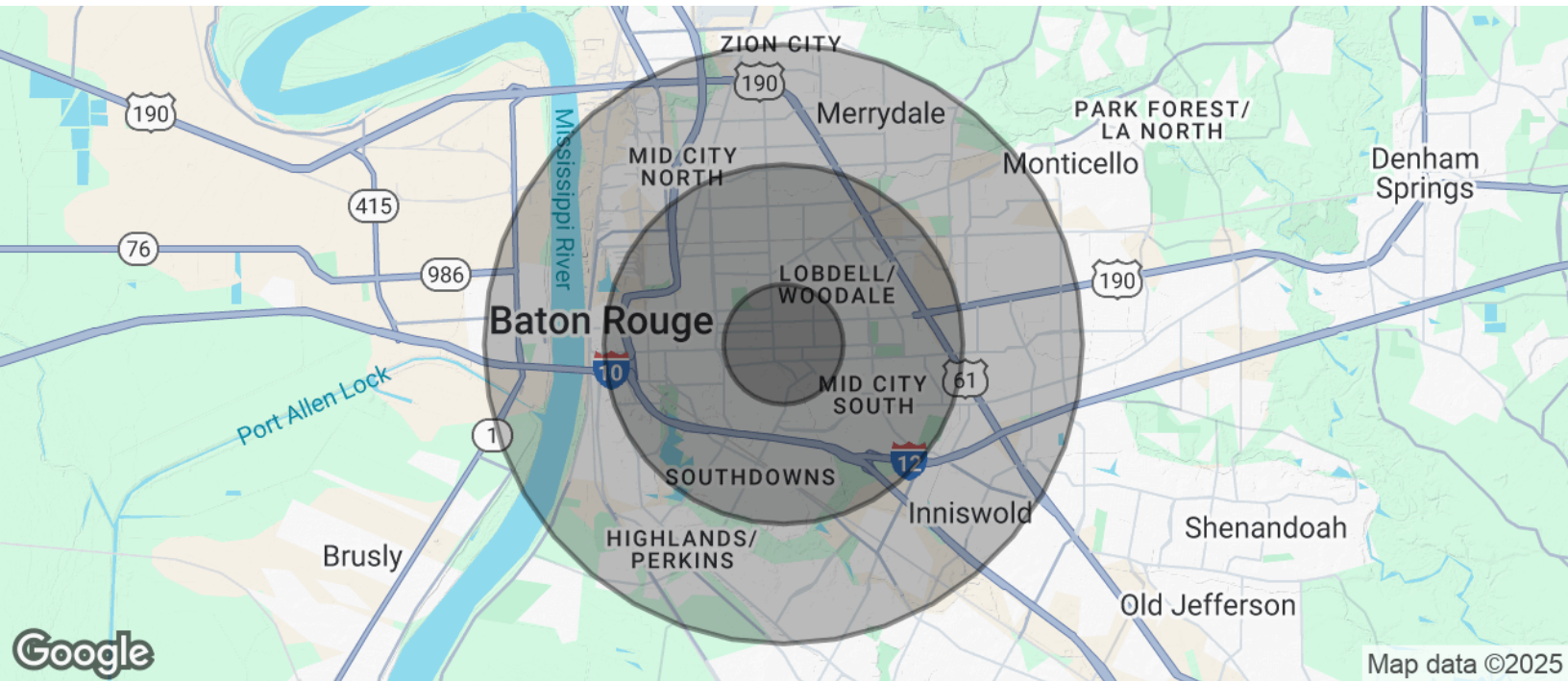
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,916	77,550	187,527
Average Age	41	40	38
Average Age (Male)	40	38	37
Average Age (Female)	42	41	39

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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