

Land For Sale

1.001 ACRE

9933 Hyacinth Avenue, Baton Rouge, LA

Cade Bogan | 225.333.9807 | cbogan@beaibox.com



PROPERTY HIGHLIGHTS



Property Highlights

- 1.001 Acre Lot
- +/- 150' of frontage on Hyacinth Avenue
- Zoned A1, B, & C1
- Flood Zone X
- Located just west of the T-Intersection of Perkins Road and Hyacinth Avenue.
- No value to the current structure on site.
- Price: Subject to Offer

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ASSESSORS AERIAL MAP

Parcels
A

Parcel ID: 1786040
 Owner Name: LSL PERKINS, LLC
 Owner Address: C/O. COMMERCIAL PROPERTY VENTURES, INC. ATTN: STEPHEN J NOYOLA 7290 LEMON GRASS DR
 Owner CSZ: PARKLAND FL 33076-0000
 Physical Address: 9933 HYACINTH AVE.
 Subdivision: WHITE, A. N. PROPERTY Lot: A
 Block: W-D: 3-0
 Flood Zone: X PROTECTED BY LEVEE
 Legal Description: TRACT A CONT. 1.00 ACRE MORE OR LESS MEASURING 153.42 FT. ON HYACINTH AVE. X 284 FT. MORE OR LESS LOCATED IN SEC. 59, T8S, R1E. 1997. MAP.
 Land: 5500
 Improvements: 21850
 Total Assessed Value: 27350
 Homestead Exemption: 0

Close Export Print Labels

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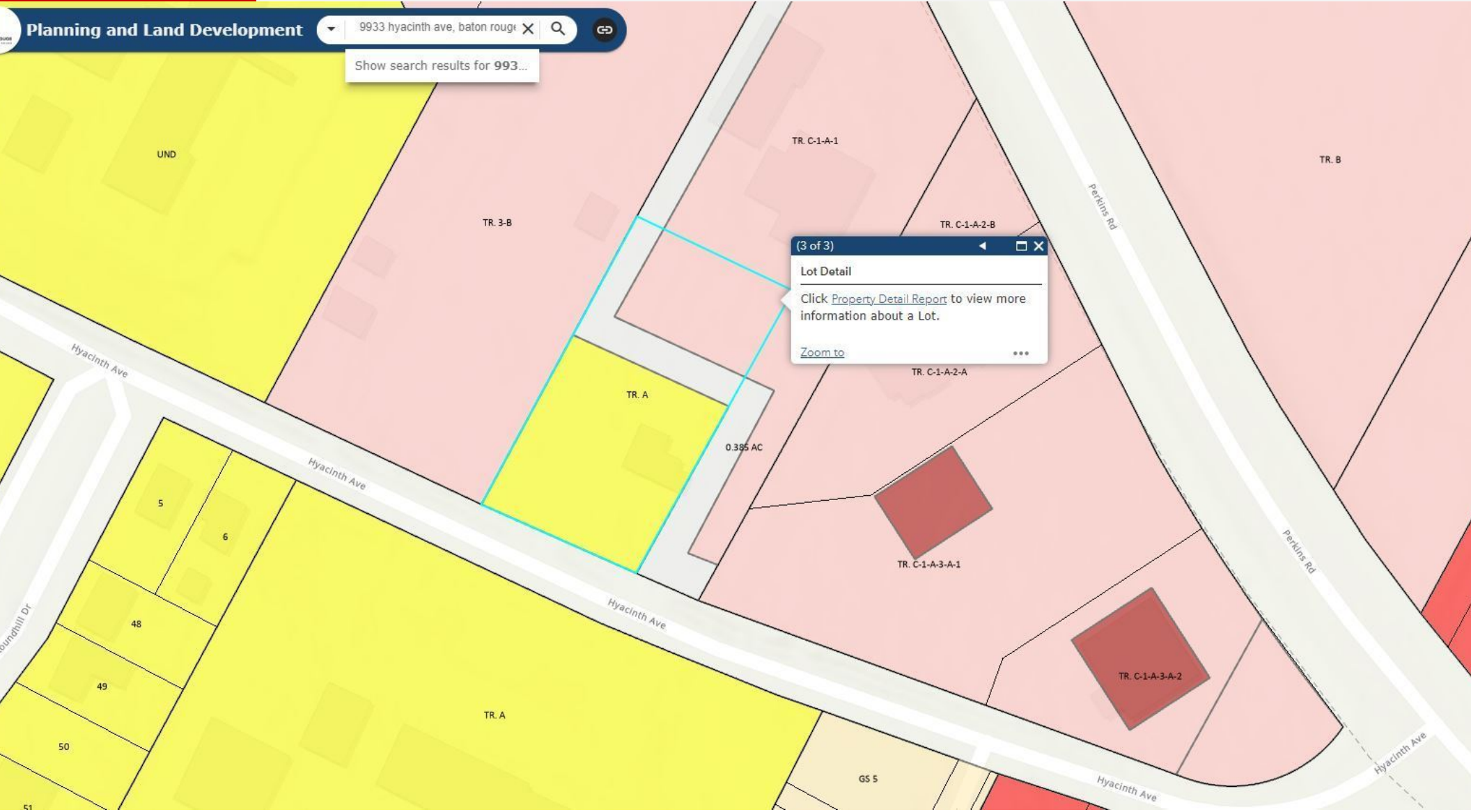
9933 Hyacinth Avenue, Baton Rouge, LA 70810

ZONING AERIAL MAP

Planning and Land Development

9933 hyacinth ave, baton rougt X Q

Show search results for 993...



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LOCATION MAP



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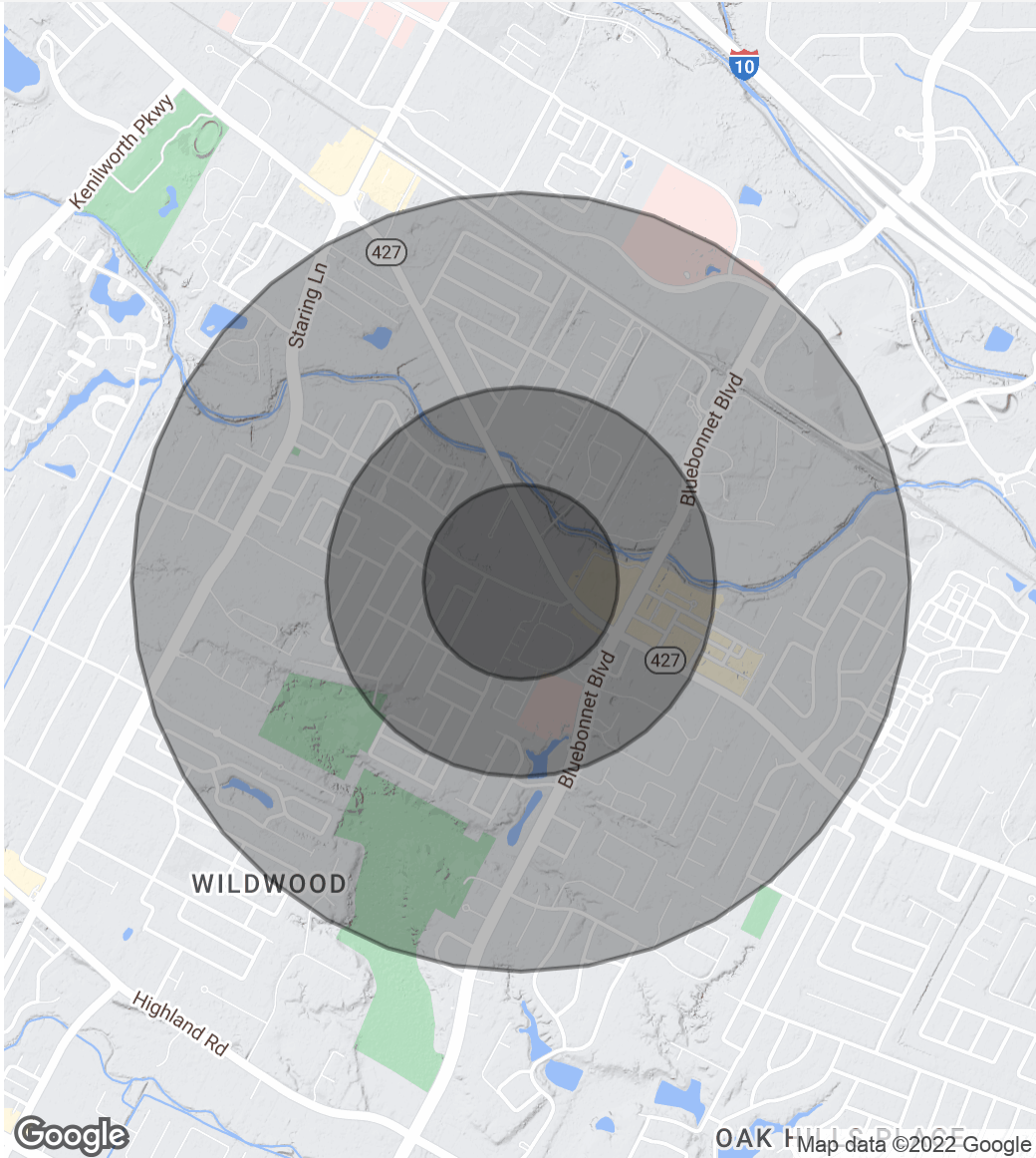


DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	540	2,219	8,066
Average Age	34.4	35.9	39.6
Average Age (Male)	31.3	33.8	40.2
Average Age (Female)	35.2	36.1	39.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	291	1,197	4,212
# Of Persons Per HH	1.9	1.9	1.9
Average HH Income	\$58,708	\$64,517	\$69,465
Average House Value	\$161,501	\$192,996	\$246,903

* Demographic data derived from 2020 ACS - US Census



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