

LAND FOR SALE

1.26 ACRE LOT JEFFERSON HWY BATON ROUGE

9340 JEFFERSON HIGHWAY, BATON ROUGE, LA 70809



The property is level, cleared, and development-ready, with city water and sewer already in place. Located in Flood Zone X, the site offers minimal flood risk and excellent development flexibility under the jurisdiction of the City of St. George.

KW COMMERCIAL - BR
8686 Bluebonnet Blvd
Baton Rouge, LA 70810



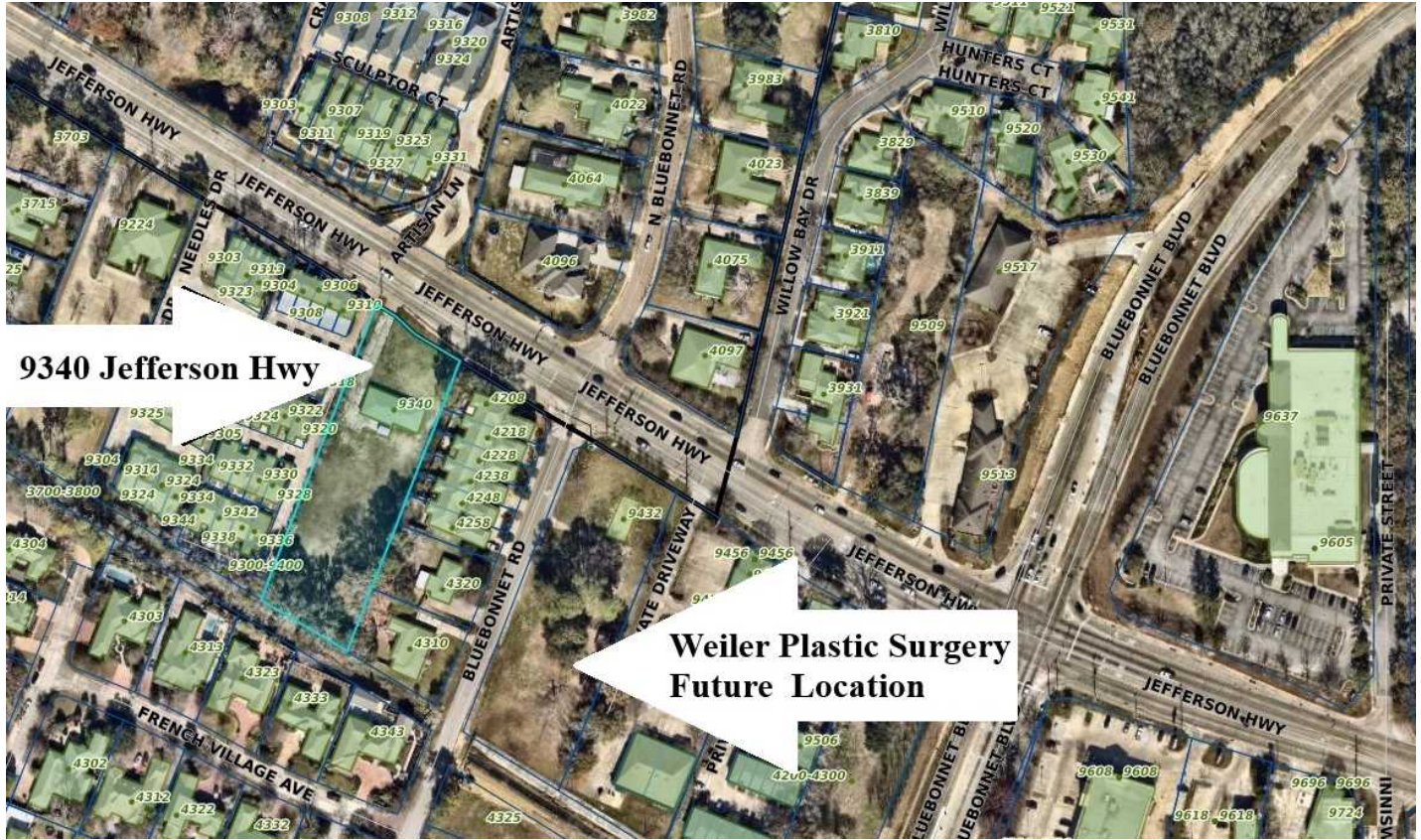
\$960,000

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Louisiana

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PROPERTY SUMMARY

9340 JEFFERSON HIGHWAY



Property Summary

Lot Size: 1.26 Acres
Price: \$960,000
Zoning: Commercial

Property Overview

- 135' frontage on Jefferson Hwy
- 28,000 CPD (2022)
- Utilities on site
- Flood Zone X – minimal flood risk
- House to remain at no value

Location Overview

Located on Jefferson Hwy near Bluebonnet Blvd

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Each Office Independently Owned and Operated

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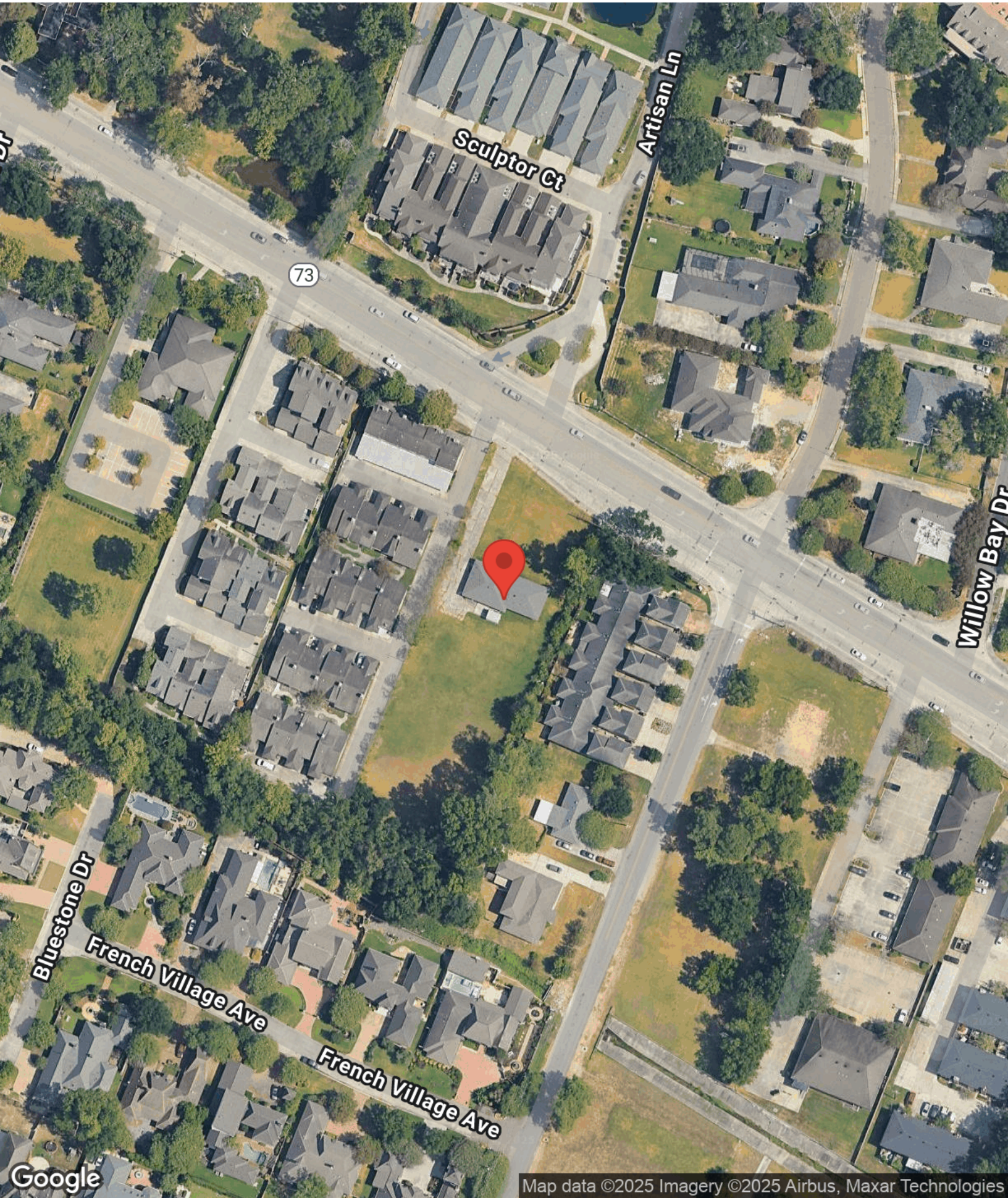
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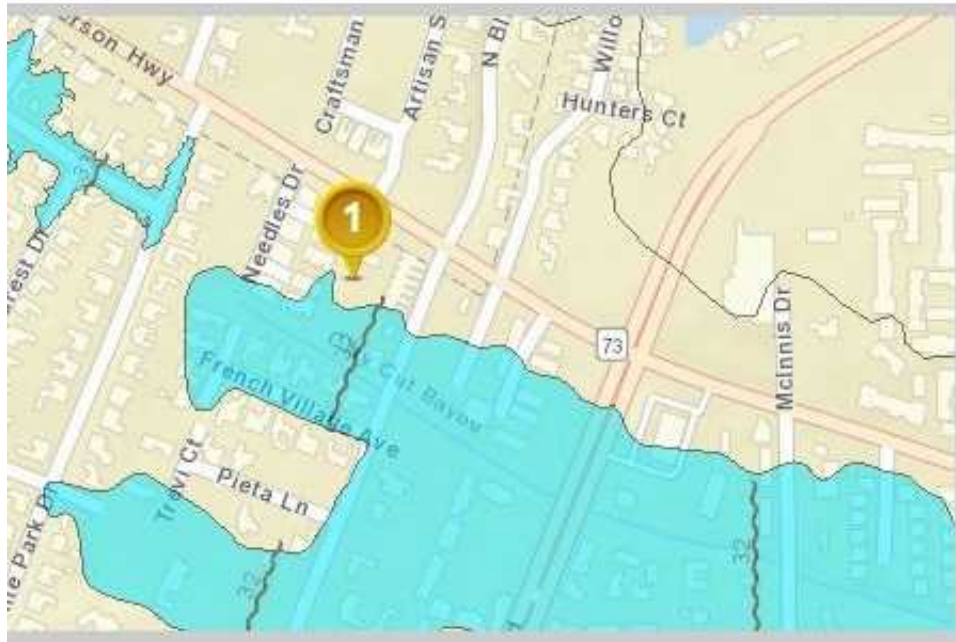
AERIAL MAP

11419 ALMONASTER AVENUE



Louisiana Flood Map

9340 jefferson hwy. baton rouge,
la



Visible Layers

- Effective FIRM
- Streets

Point Coordinates

Point #	Lat., Long
1	30.4119, -91.0

Information in this table is from the: **Effective FIRM**

Panel ID	Flood Zone	BFE	Ground Elevation
22033C0265F 6/19/2012	X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	out	32.1

Ground Elevation is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation for the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

The data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for engineering purposes. Please contact your local floodplain administrator for more information or to view an official copy of the map.

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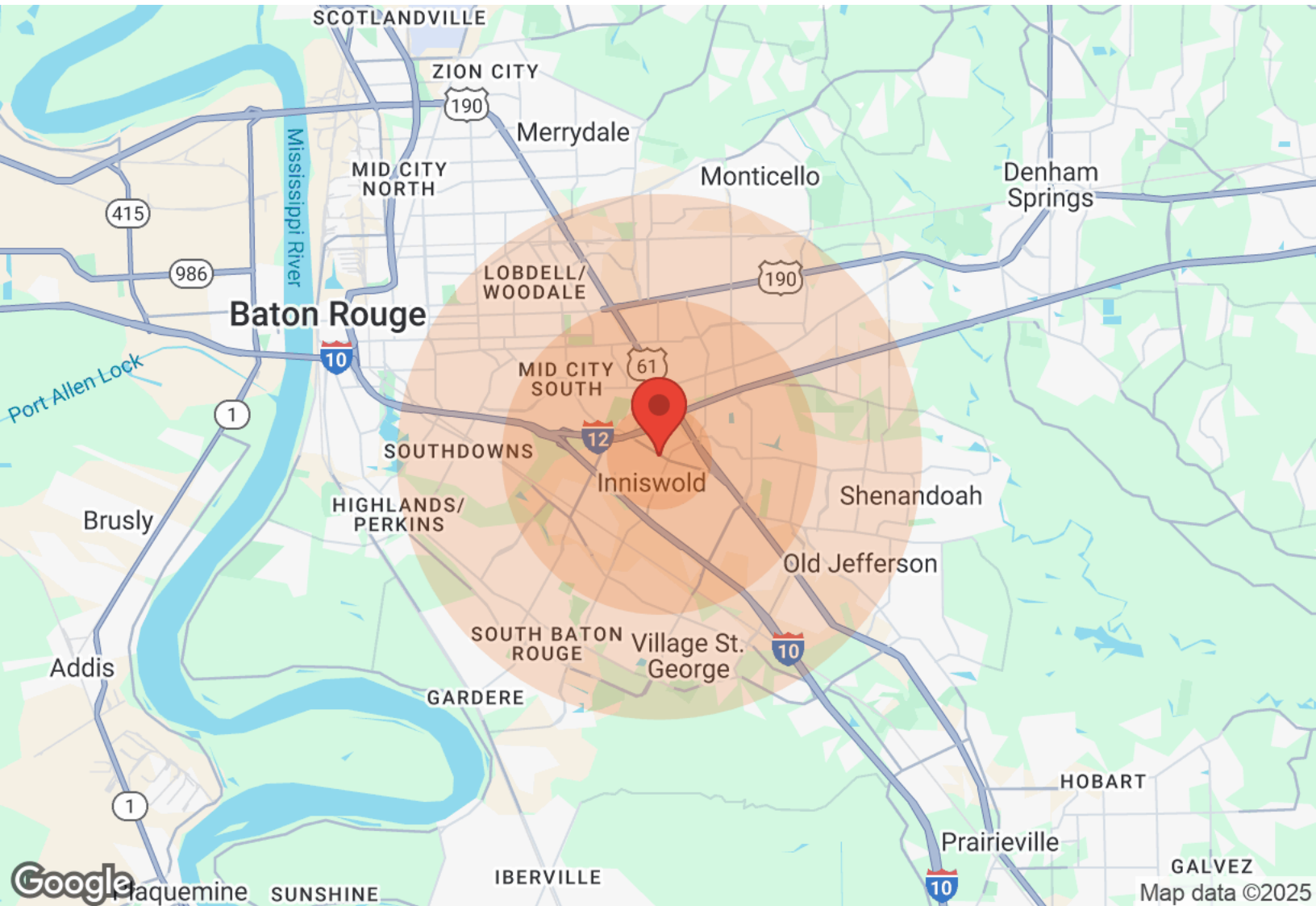
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DEMOGRAPHICS

11616 INDUSTRIPLEX BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	4,353	30,290	95,396
Female	4,996	33,920	103,820
Total Population	9,349	64,210	199,216

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,268	10,735	35,893
Ages 15-24	919	7,251	25,186
Ages 25-54	4,009	27,722	85,503
Ages 55-64	1,281	7,933	24,268
Ages 65+	1,872	10,569	28,366

Race	1 Mile	3 Miles	5 Miles
White	7,763	41,611	117,379
Black	1,314	19,002	70,078
Am In/AK Nat	N/A	30	108
Hawaiian	N/A	N/A	20
Hispanic	318	3,307	10,872
Multi-Racial	326	3,908	12,302

Income	1 Mile	3 Miles	5 Miles
Median	\$58,616	\$54,892	\$56,013
< \$15,000	494	3,103	10,529
\$15,000-\$24,999	448	3,508	9,227
\$25,000-\$34,999	384	3,083	8,286
\$35,000-\$49,999	575	4,477	12,523
\$50,000-\$74,999	905	5,610	14,639
\$75,000-\$99,999	655	3,262	10,107
\$100,000-\$149,999	681	3,512	10,955
\$150,000-\$199,999	178	1,408	4,200
> \$200,000	131	1,435	3,928

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,922	32,315	91,973
Occupied	4,620	29,681	84,875
Owner Occupied	2,897	15,934	48,620
Renter Occupied	1,723	13,747	36,255
Vacant	302	2,634	7,098

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