

16410 & 16538 Florida Blvd

LAND FOR SALE | ±5.68 ACRES | STABILIZED

16410 Florida Blvd Baton Rouge, LA 70819

Will Adams, CCIM | 225.237.3343 | wadams@beaibox.com
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PROPERTY SUMMARY



Property Description

This 5.68-acre tract has almost 700' of frontage on Florida Blvd. The property is mostly stabilized with a +/- 2,000 SF mobile office unit and +/- 1,700 SF metal storage building with 2 roll up doors.

Property Highlights

- +/- 700' of frontage on Florida Blvd.
- Excellent visibility and access
- Large, stabilized tract
- Easy access to Central via the Central Thruway and Denham Springs via
- Florida Blvd. (US Hwy 190)

Offering Summary

Sale Price:	\$725,000
Lot Size:	63,343 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	117	379	1,387
Total Population	372	1,162	4,151
Average HH Income	\$77,621	\$77,512	\$80,035

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LOCATION MAP



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ADDITIONAL PHOTOS



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FLOOD MAP

16410 & 16538 Florida Blvd.
Baton Rouge, LA
5 lots totaling $\pm$ 5.68 Acres
Flood Zone: X
Zoned: R (Rural)



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AERIAL

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Baton Rouge, LA
5 lots totaling ± 5.68 Acres
Flood Zone: X
Zoned: R (Rural)



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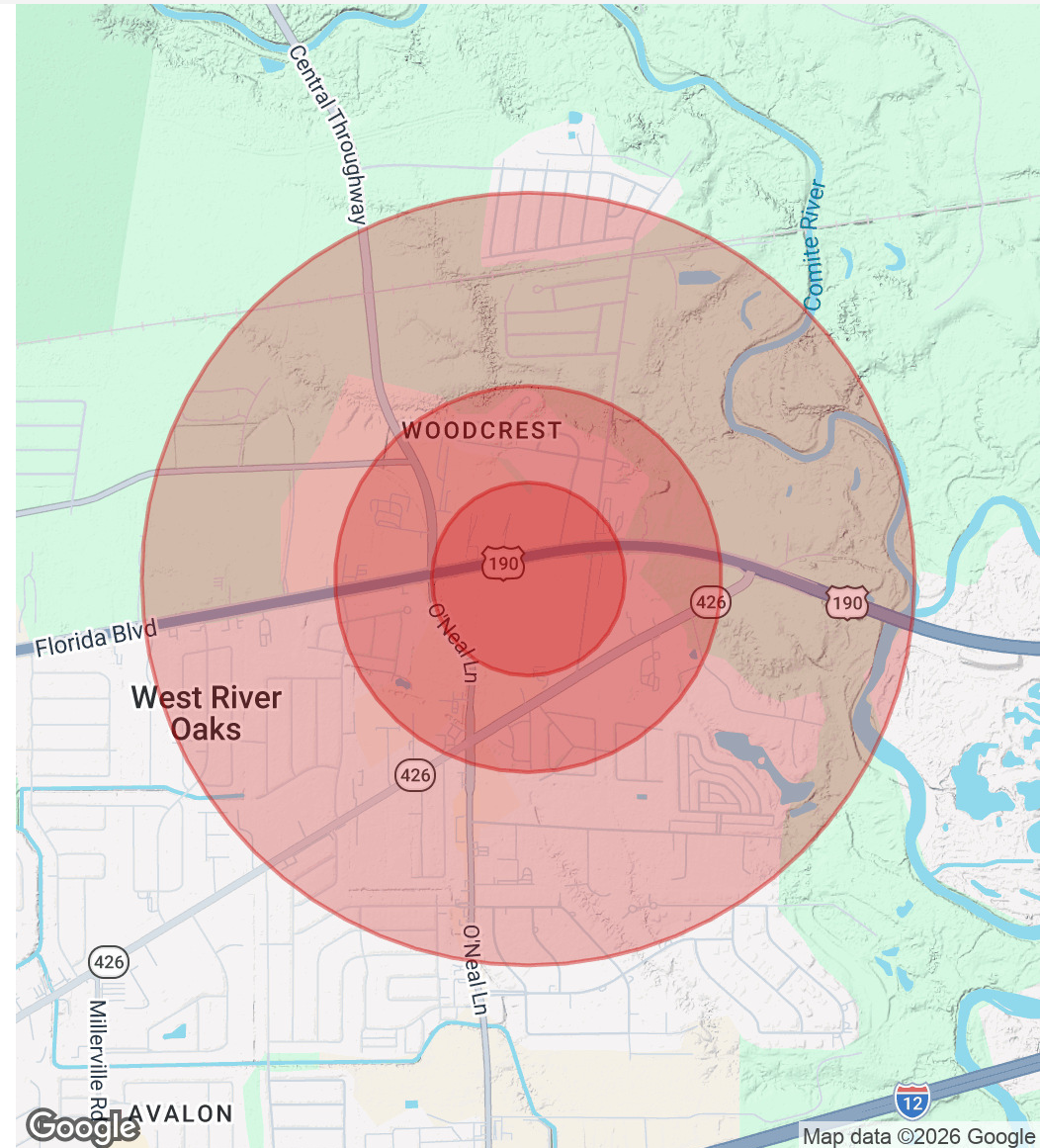
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DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	372	1,162	4,151
Average Age	25.4	27.8	32.2
Average Age (Male)	15.7	19.4	26.3
Average Age (Female)	33.1	34.0	36.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	117	379	1,387
# Of Persons Per HH	3.2	3.1	3.0
Average HH Income	\$77,621	\$77,512	\$80,035
Average House Value	\$176,725	\$194,654	\$216,624

2023 American Community Survey (ACS)



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