



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

+/- 0.48 ACRES C2 - VACANT LAND

BETWEEN N 13TH ST AND N 14TH ST., BATON ROUGE, LA 70802

+/- 0.48 ACRES

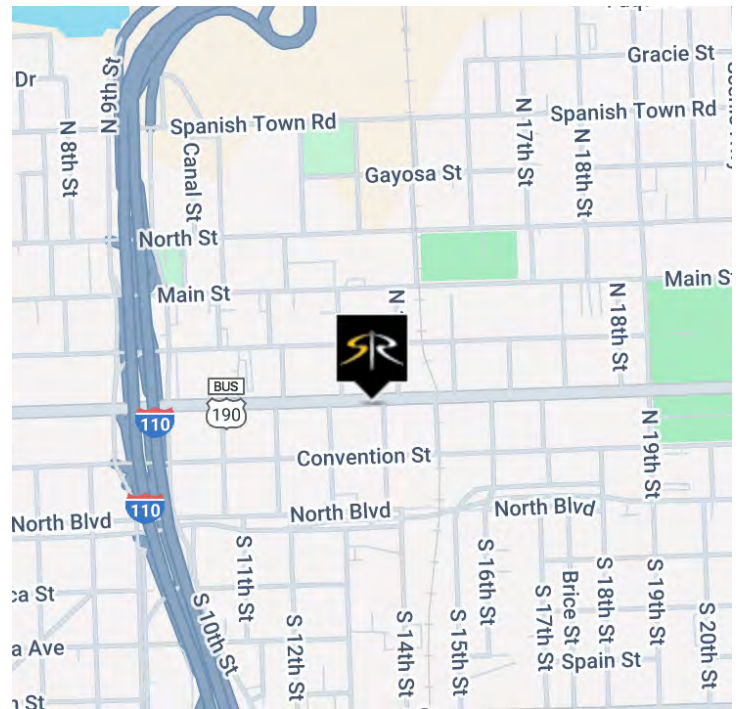


OFFERING SUMMARY

Sale Price:	\$78,000
Lot Size:	+/- 0.48 Acres
Price / Acre:	\$162,500
Zoning:	C-2

PROPERTY HIGHLIGHTS

- +/- 0.48 Acre tract within Qualified Census Tract (QCT) 57.
- Utilities all on site (Entergy and City Water/Sewer)
- 3 Phase and High Voltage available
- In Flood Zone "X"
- +/- 115' of frontage on Laurel St. - Zoned C2
- Located approximately 1 block from the newly developed Devon Self Storage facility (<https://www.devonselfstorage.com>)
- The sqft/acreage are all approximations and subject to independent review and confirmation



MATTHEW SHIRLEY
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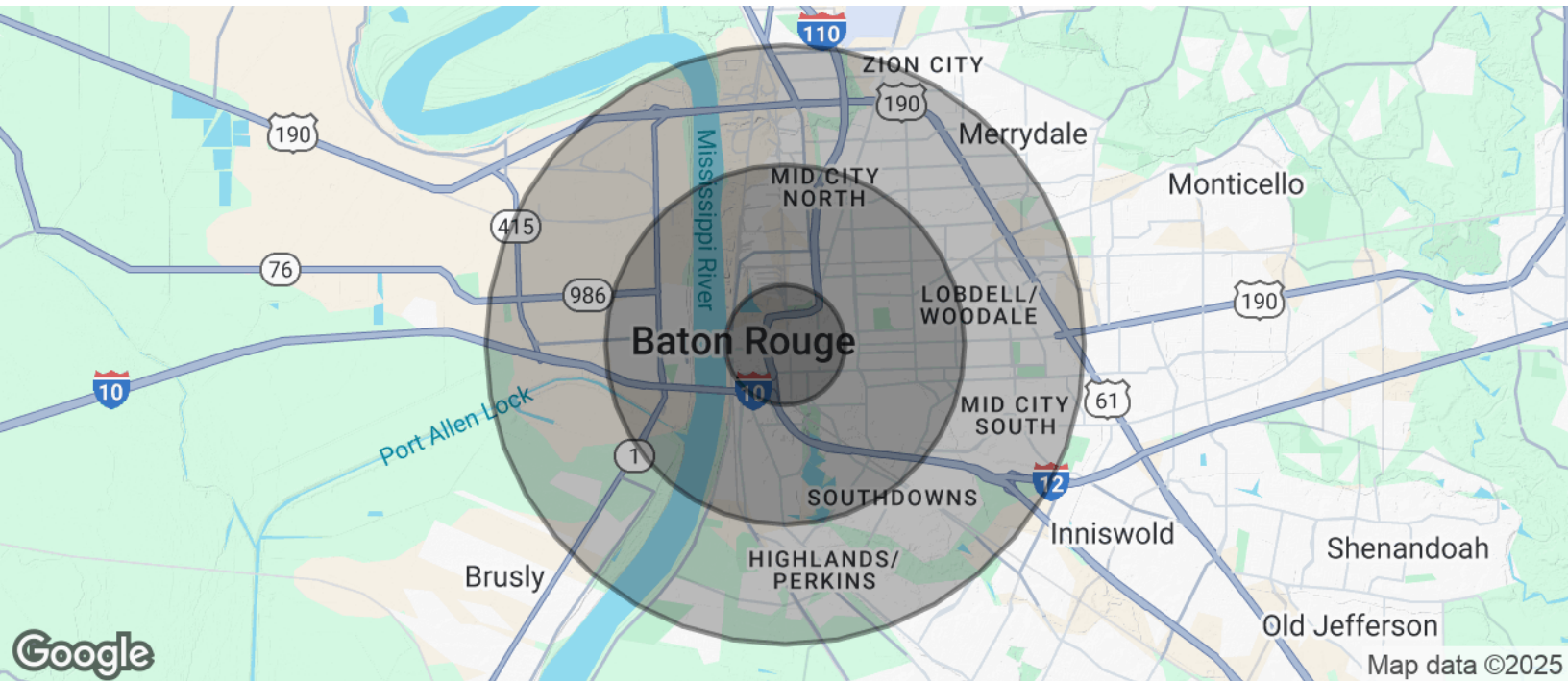
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DEMOGRAPHICS

+/- 0.48 ACRES C2 - VACANT LAND

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,559	68,539	138,810
Average Age	39	37	37
Average Age (Male)	39	36	36
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,226	27,157	57,804
# Of Persons Per HH	2	2.5	2.4
Average HH Income	\$56,686	\$64,128	\$70,132
Average House Value	\$251,888	\$292,397	\$305,487

Demographics data derived from AlphaMap

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