

LAND FOR SALE

PRIME LAND FOR DEVELOPMENT IN BAKER, LA!

16920 PLANK ROAD

BAKER, LA 70714



OFFERING SUMMARY

PRICE: \$200,000

LOT SIZE: 6.05 Acres

ZONING: Rural

FLOOD ZONE: AE

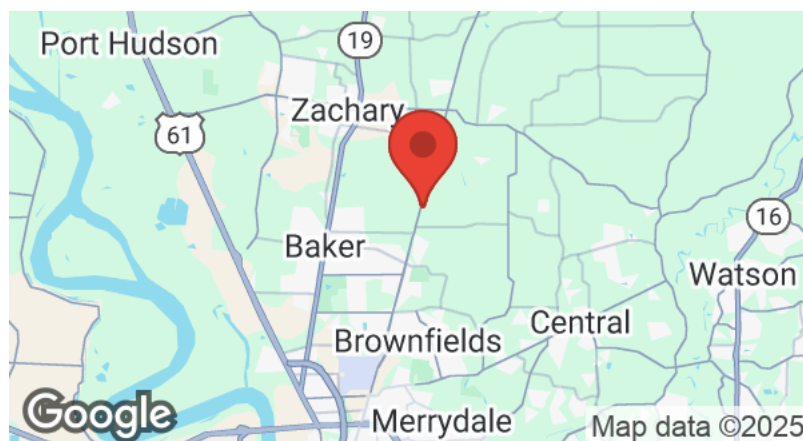
PROPERTY OVERVIEW

Size: A sprawling 6.05 acres, providing ample space for a variety of uses.

Legal Description: LOT A-2-A, RESUB OF LOT A-2 OF THE DYER PROPERTY.

Flood Zone: AE, with a history of flooding in 2016.

Zoning: Rural, offering a peaceful setting with potential for residential or other uses.



CASTRO REAL ESTATE SERVICES

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

Property Description	3
Property Photos	4
Business Map	6
Detailed Demographics	7
Professional Bio	9

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Prime Land for Development in Baker, LA!

Looking for your next investment? Don't miss this incredible opportunity in Baker, Louisiana. This spacious 6.05-acre property, located on Plank Road, offers a prime canvas for your vision.

Property Highlights:

Size: A sprawling 6.05 acres, providing ample space for a variety of uses.

Legal Description: LOT A-2-A, RESUB OF LOT A-2 OF THE DYER PROPERTY.

Flood Zone: AE, with a history of flooding in 2016.

Zoning: Rural, offering a peaceful setting with potential for residential or other uses.

With a lot of this size, the possibilities are endless! This is a unique chance to acquire a significant piece of land in a growing area.

Call us today to learn more and seize this opportunity to develop in Baker, Louisiana!

PROPERTY PHOTOS

Patin Land on Plank 30856736
16920 Plank Road | Baker, LA 70714

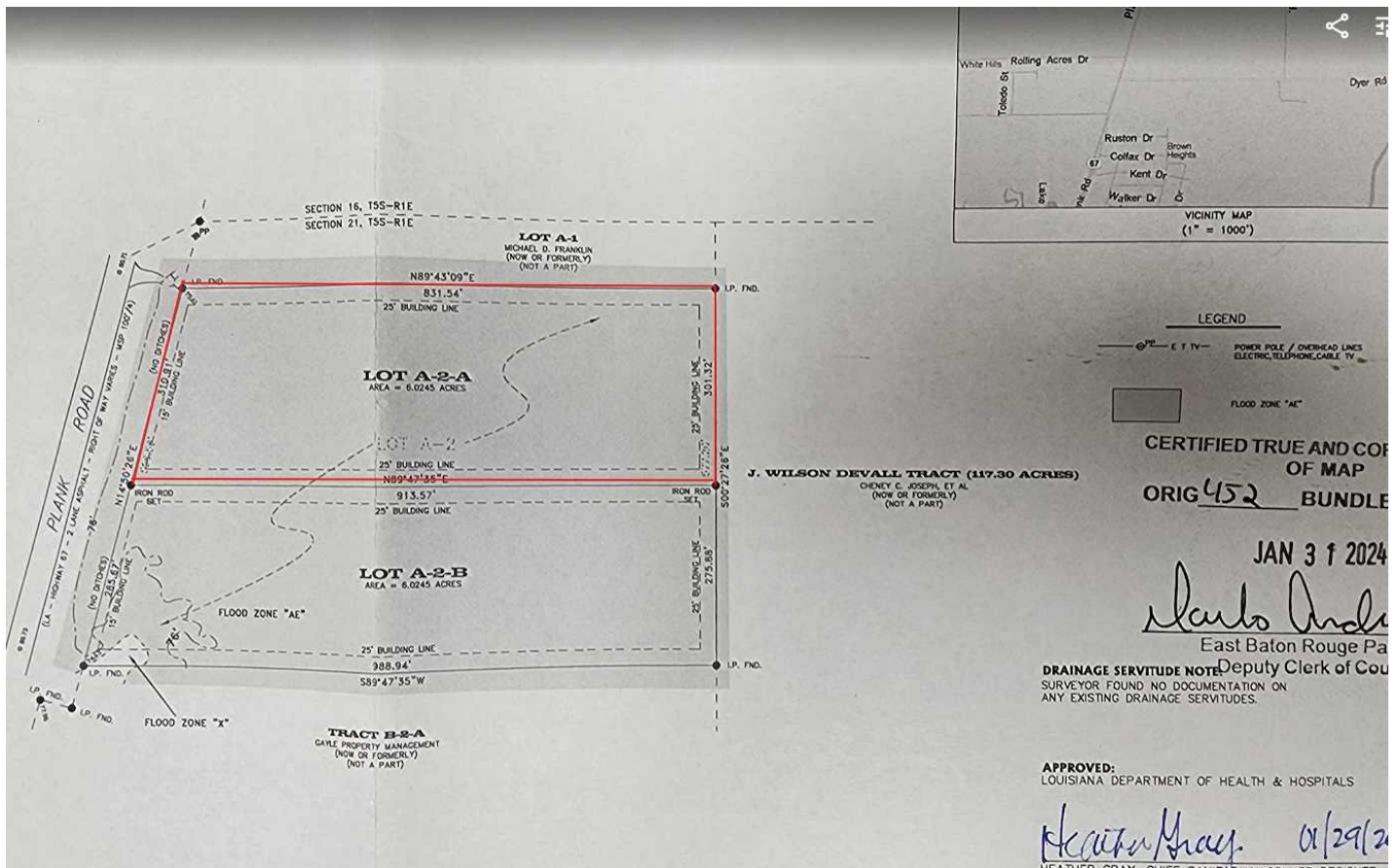
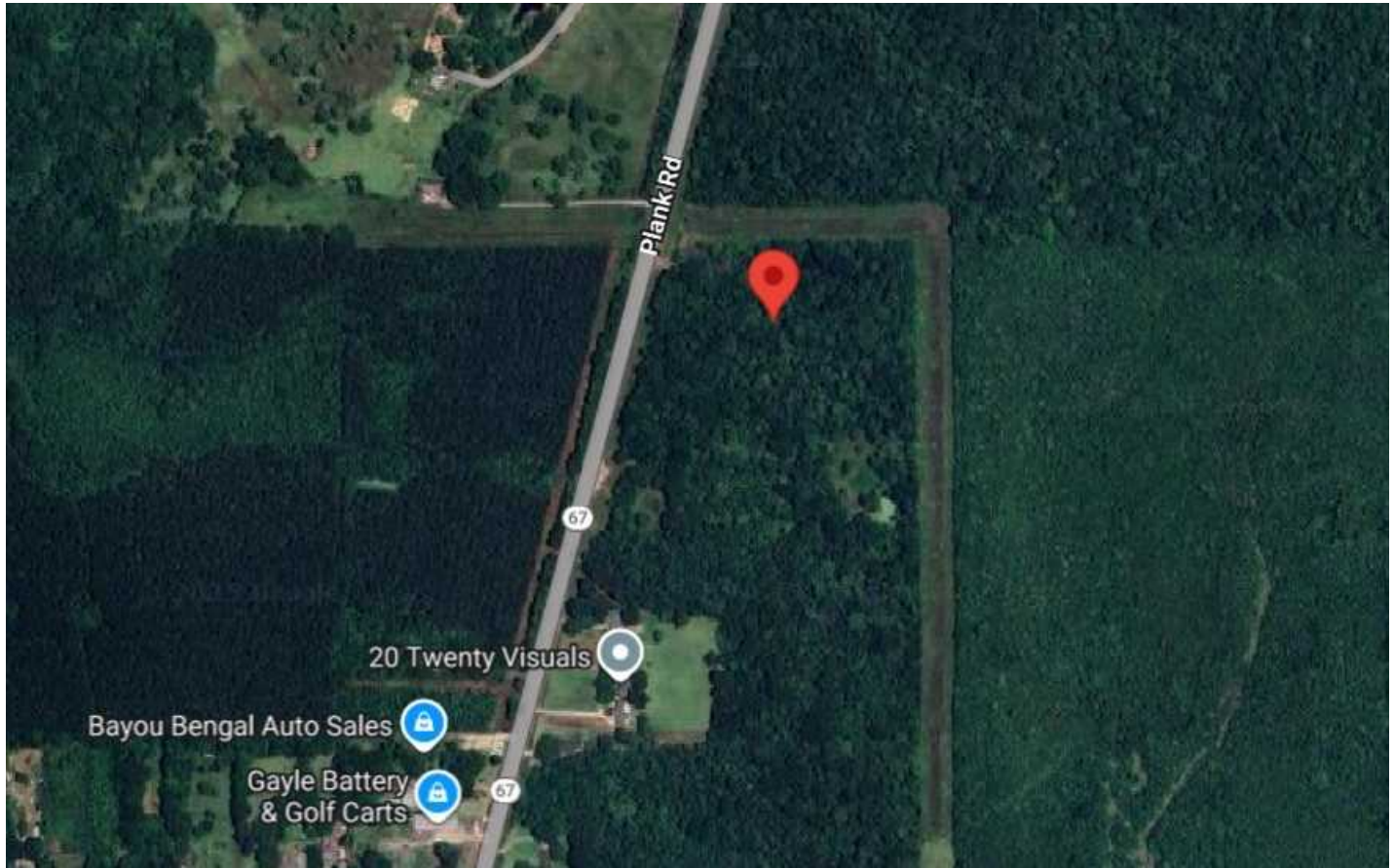
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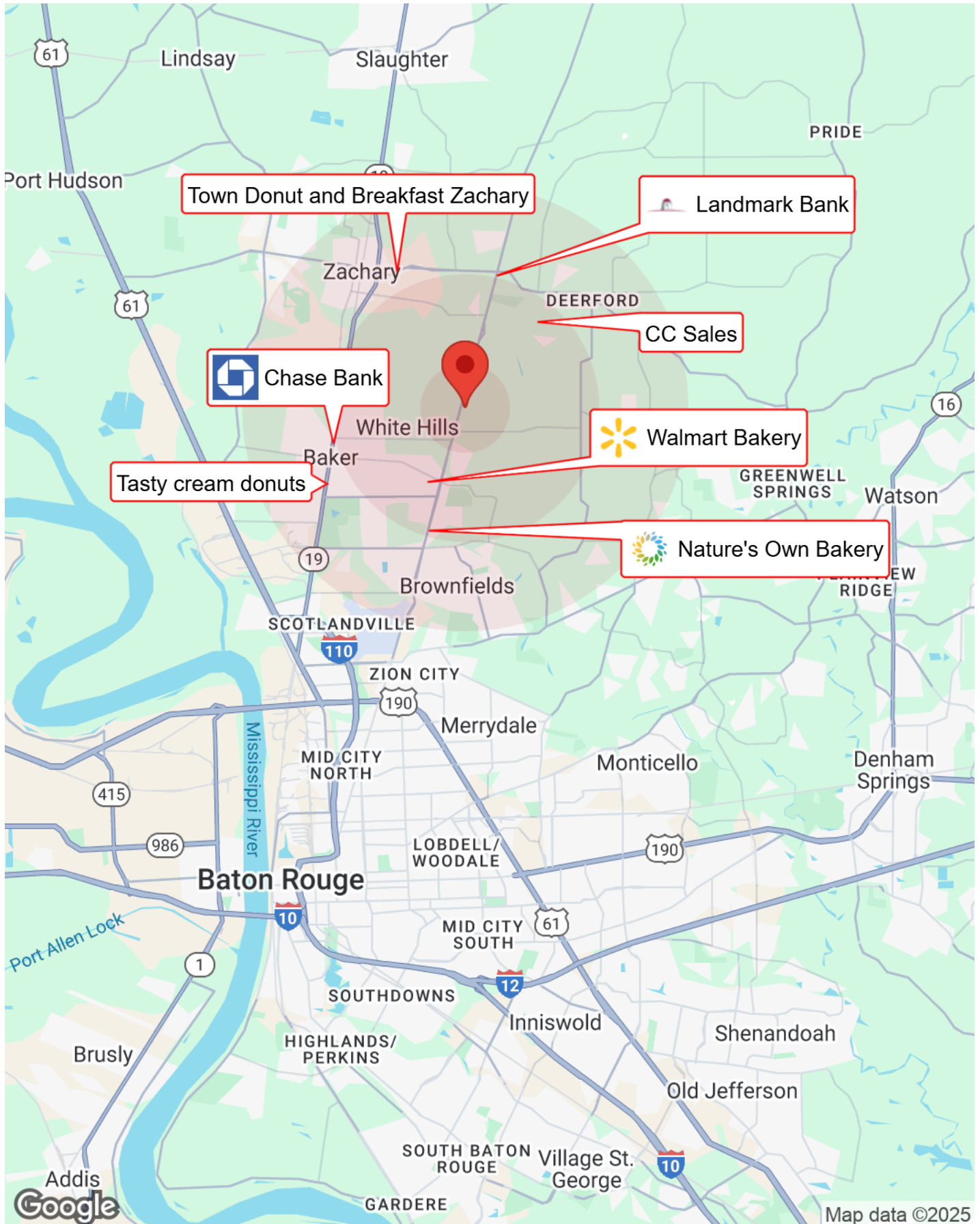
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BUSINESS MAP

Patin Land on Plank 30856736
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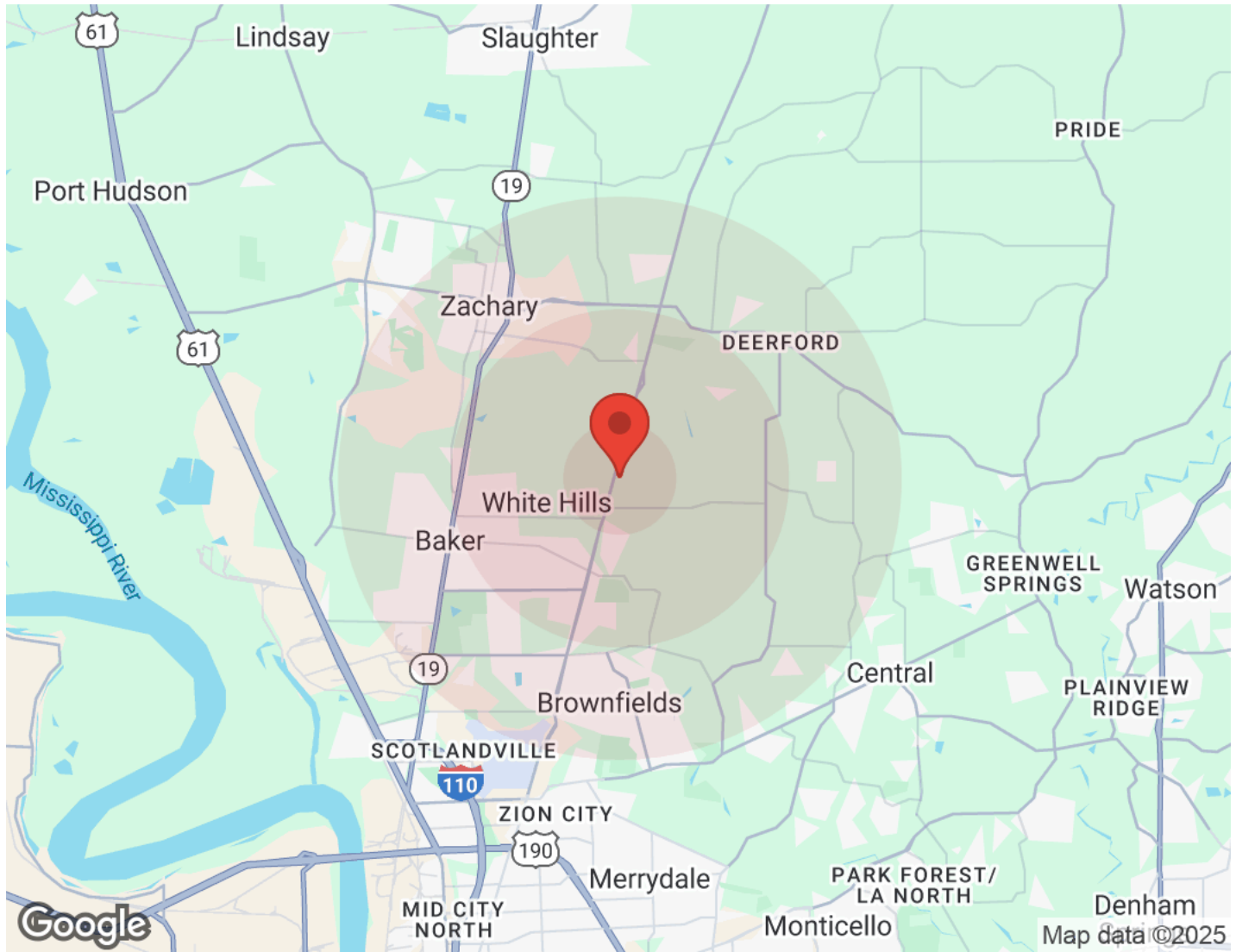
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DETAILED DEMOGRAPHICS

Patin Land on Plank 30856736
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07

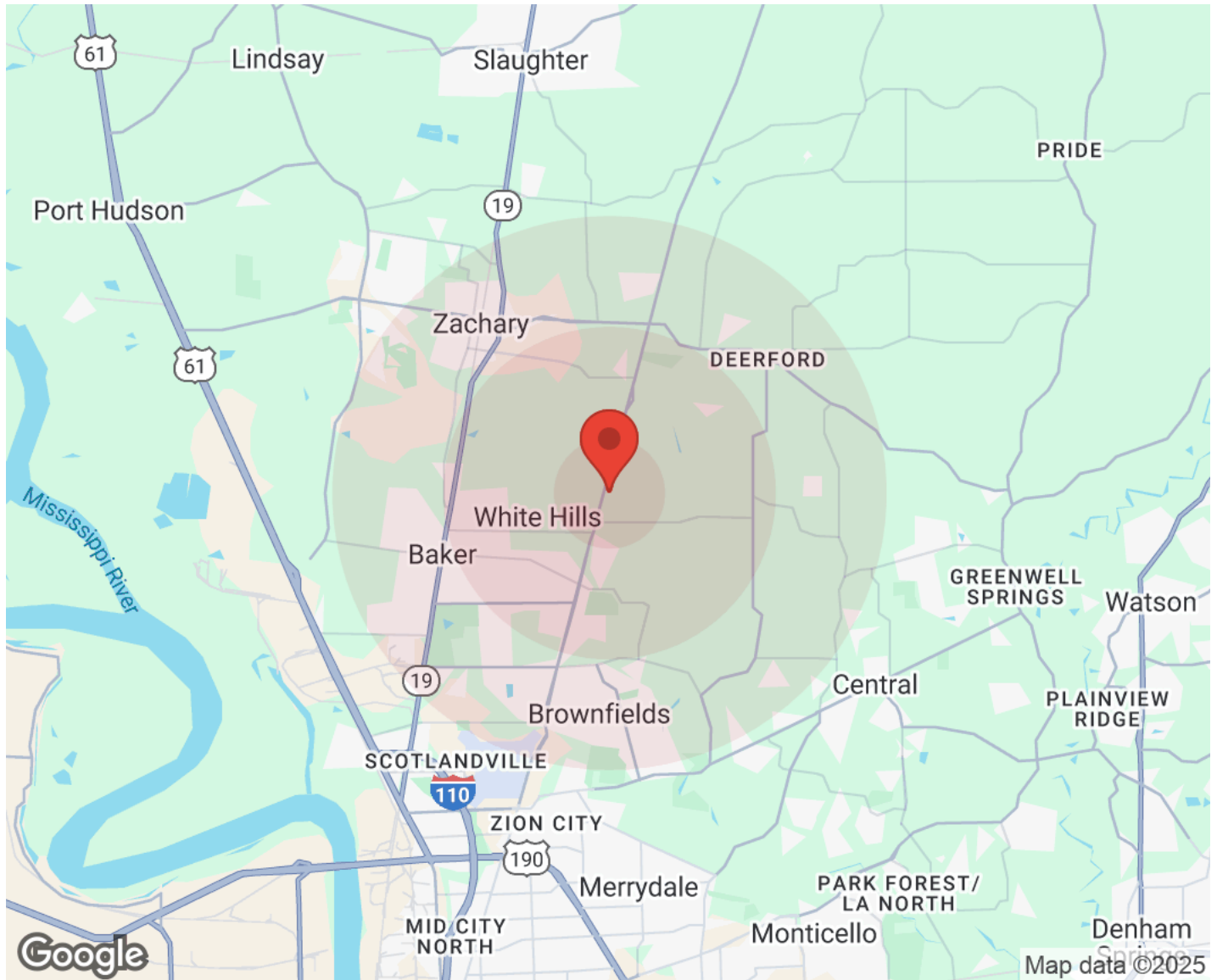


Population	1 Mile	3 Miles	5 Miles
Male	238	6,196	19,794
Female	238	7,057	21,679
Total Population	477	13,253	41,473
Housing	1 Mile	3 Miles	5 Miles
Total Units	205	5,853	17,736
Occupied	168	4,965	15,317
Owner Occupied	131	3,403	11,386
Renter Occupied	37	1,562	3,931
Vacant	37	889	2,418
Race	1 Mile	3 Miles	5 Miles
White	203	3,862	14,872
Black	246	8,760	24,515
Am In/AK Nat	1	9	37
Hawaiian	N/A	1	4
Hispanic	16	390	1,157
Asian	3	62	303
Multi-Racial	8	156	543
Other	1	13	41

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08



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	27	732	2,305	Median	\$58,165	\$61,911	\$65,047
Ages 5-9	35	895	2,817	< \$10,000	25	531	1,304
Ages 10-14	35	973	3,035	\$10,000-\$14,999	2	132	596
Ages 15-19	34	990	3,014	\$15,000-\$19,999	7	146	390
Ages 20-24	34	1,057	3,069	\$20,000-\$24,999	8	79	443
Ages 25-29	26	761	2,225	\$25,000-\$29,999	2	197	529
Ages 30-34	30	813	2,460	\$30,000-\$34,999	6	210	830
Ages 35-39	30	842	2,605	\$35,000-\$39,999	9	410	829
Ages 40-44	33	917	2,886	\$40,000-\$44,999	9	230	500
Ages 45-49	27	778	2,413	\$45,000-\$49,999	4	121	781
Ages 50-54	25	720	2,368	\$50,000-\$59,999	15	359	852
Ages 55-59	27	803	2,523	\$60,000-\$74,999	14	529	1,797
Ages 60-64	31	877	2,694	\$75,000-\$99,999	24	835	2,344
Ages 65-69	29	733	2,352	\$100,000-\$124,999	14	397	1,232
Ages 70-74	23	552	1,916	\$125,000-\$149,999	13	264	856
Ages 74-79	16	391	1,363	\$150,000-\$199,999	7	357	1,125
Ages 80-84	9	221	778	> \$200,000	9	168	910
Ages 85+	8	196	650				



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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and an astute soccer player.

He attends Healing Place Church where he always finds an uplifting message.