

RESIDENTIAL DEVELOPMENT

11233 CATALINA AVE., BATON ROUGE, LA 70814

0.94 ACRES

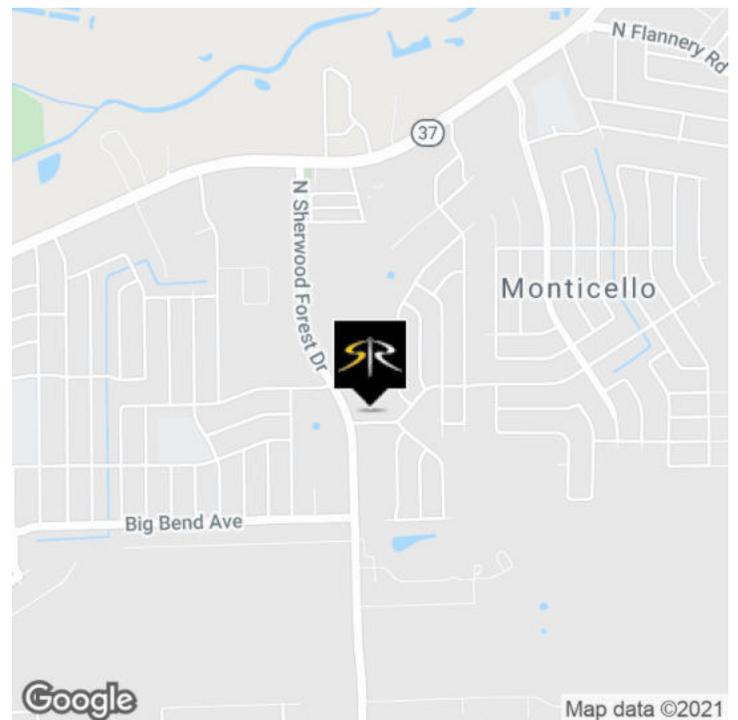


OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	0.94 Acres

PROPERTY HIGHLIGHTS

- **PROPOSED RESIDENTIAL DEVELOPMENT** in Baton Rouge
- **Excellent Opportunity to Purchase a Property Already Set Up as Residential Development**
- **Perfect for Developer or Builder interested in Developing and Selling Off Lots**
- **New Road, Curb Cuts, and Utilities already in place**
- **Great for Single Family Homes or Duplexes**
- **Proposed Plans for 18 Unit Development already on file, perfect for Duplex, Townhomes, or Single Family**



CARMEN AUSTIN, MBA, CCIM

Associate Broker & Retail Specialist
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



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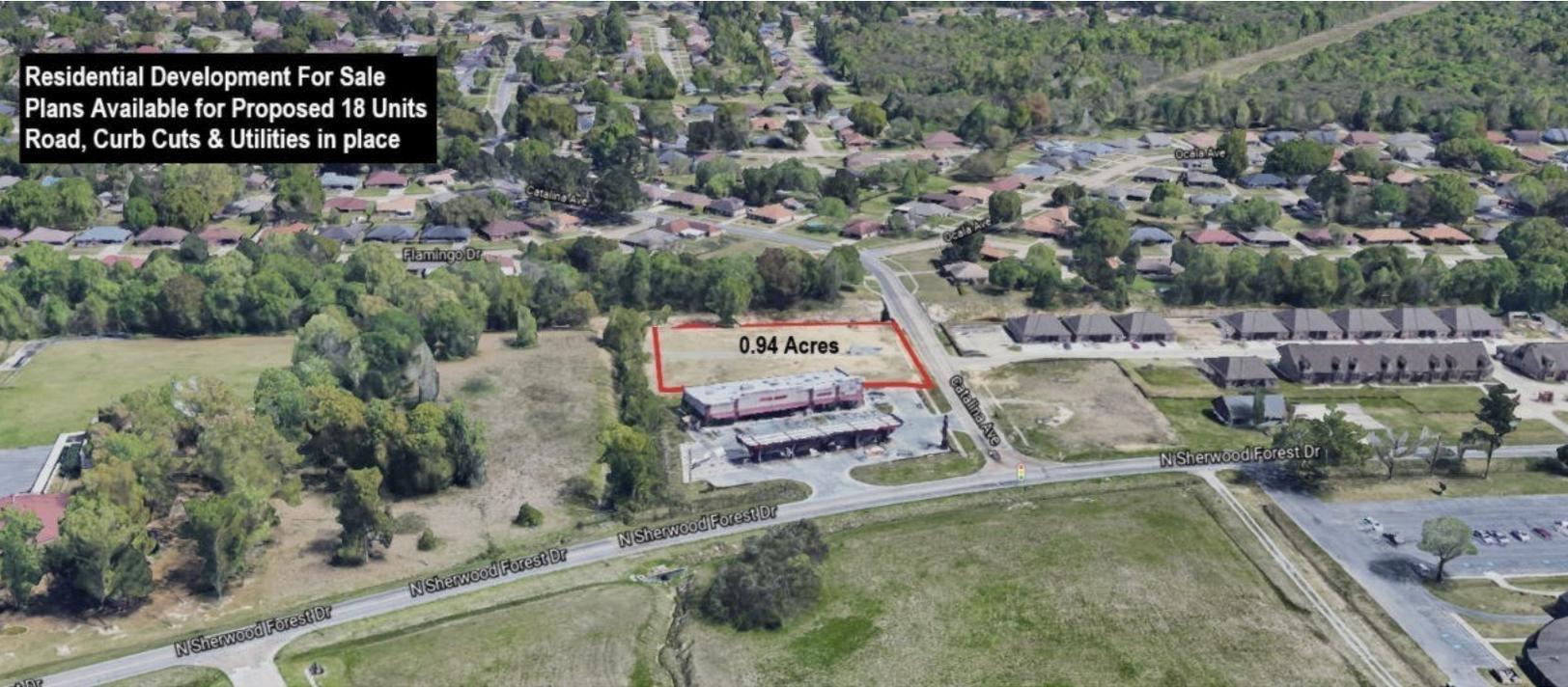
FOR SALE

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**Residential Development For Sale
Plans Available for Proposed 18 Units
Road, Curb Cuts & Utilities in place**



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FOR SALE

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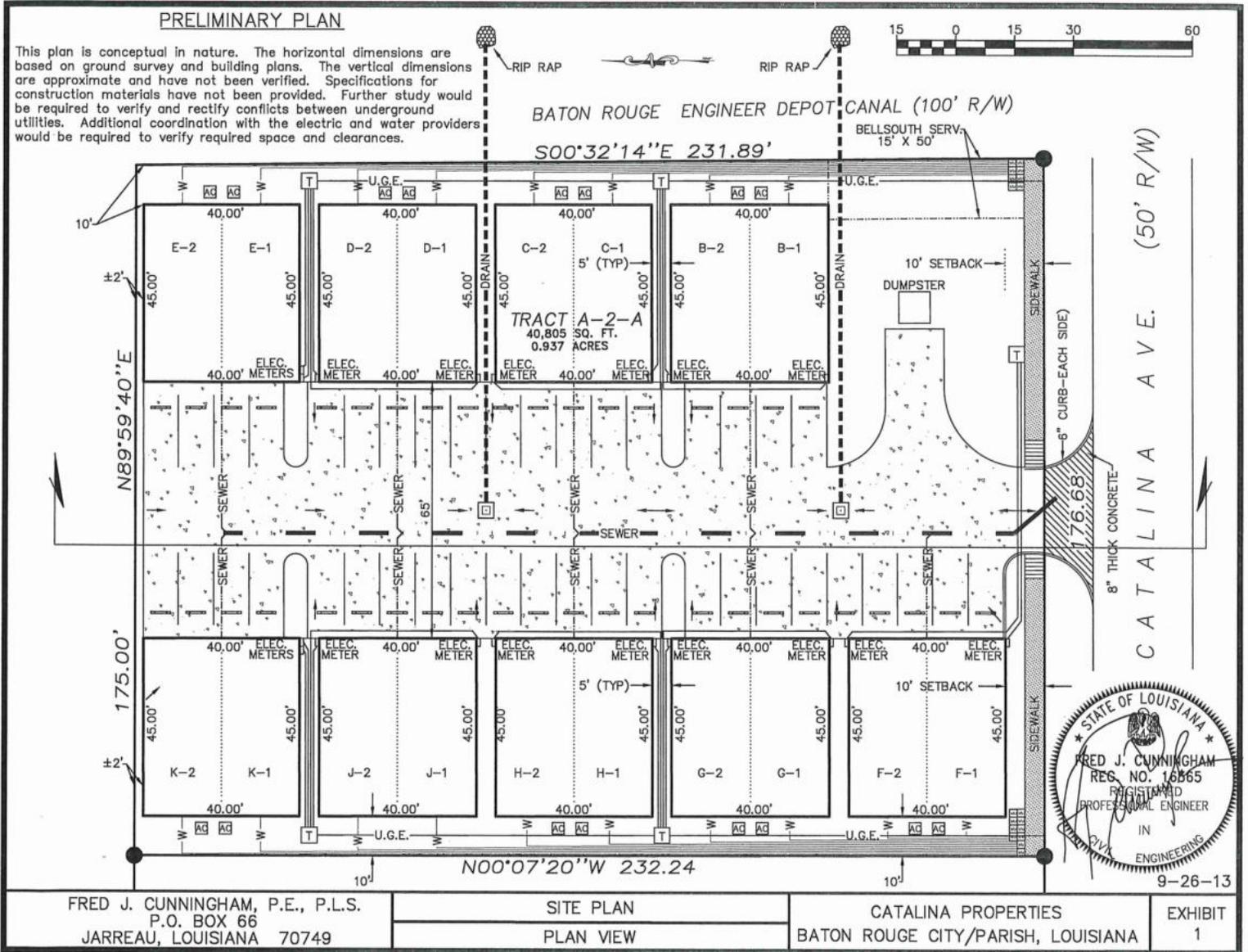
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SURVEY FOR PROPOSED 18 UNITS

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SURVEY

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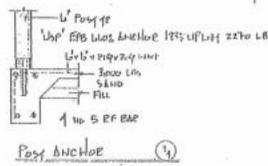
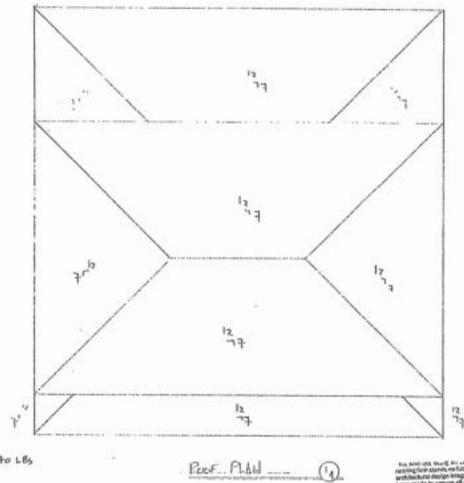
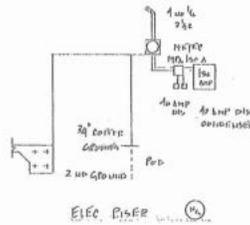
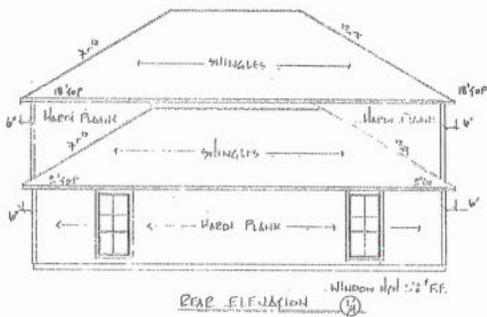
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PROPOSED PLAN - ELEVATIONS

RESIDENTIAL DEVELOPMENT

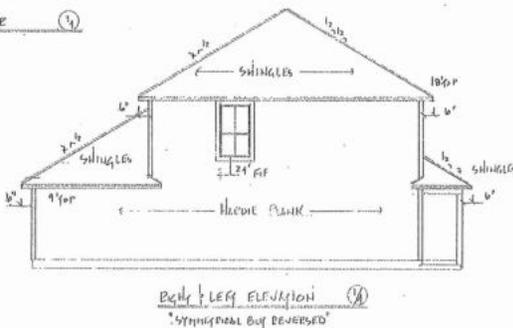
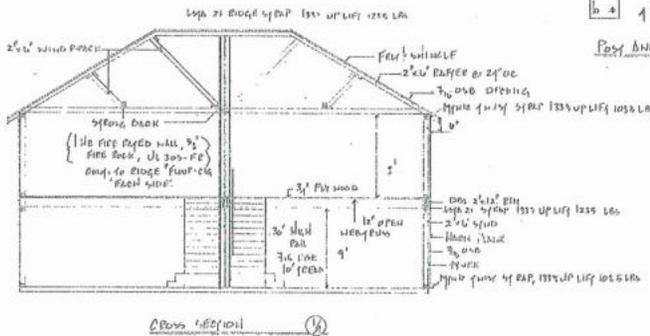
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Any work not shown on these drawings shall be in accordance with the applicable building codes and all applicable laws, ordinances, rules and regulations. The contractor shall be responsible for obtaining all necessary permits and for the proper installation and use of all materials and workmanship. The contractor shall be responsible for the safety of all workers and the general public at all times during the construction of this building.

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PROPOSED RESIDENCE
SHEET NO. 1/2
DATE 1-1-14
SHEET 2 OF 2
DWG.

PLAN: ELEVATIONS

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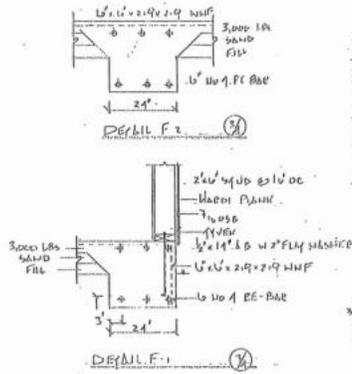
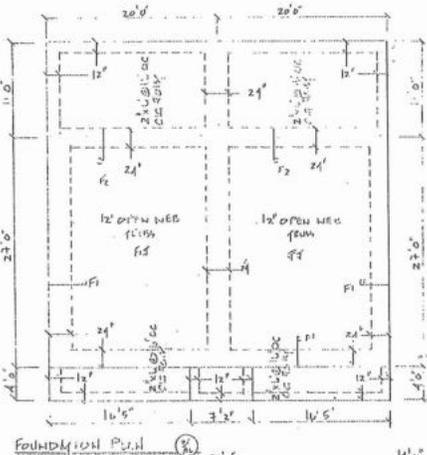


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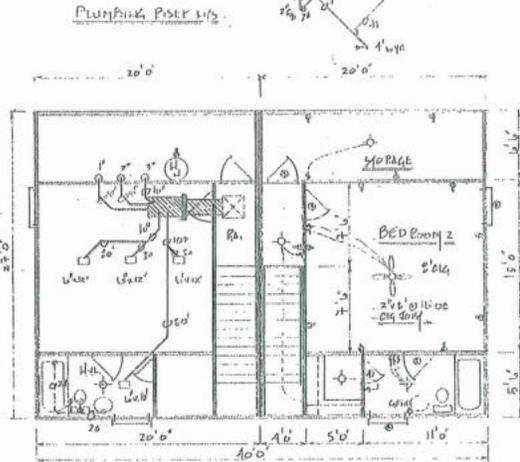
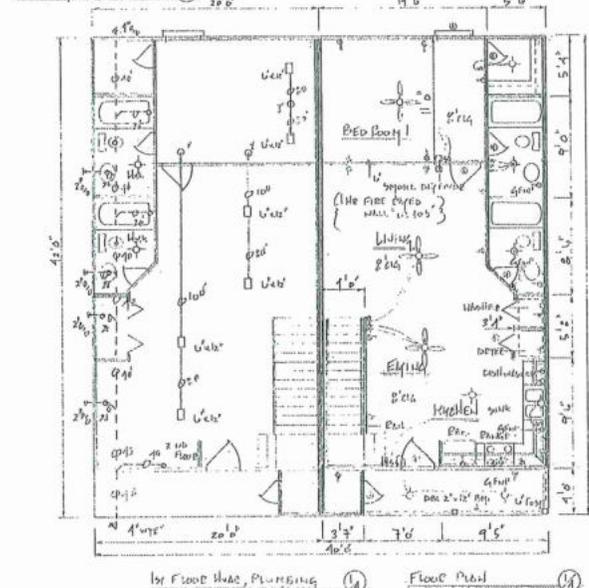
ELEC. DATA: PER UNIT
150 AMP SERVICE
32 CIRCUITS
3/4" MIN. GAP
1 MORE DEFLECTOR, TO BE ON 5FT. CIRCUIT

PLUMBING DATA: PER UNIT
3/4" DIA. BRASS CONDENSATE
2 1/2" DIA. BA. GULL
1 1/2" DIA. GULL
TO BE ON 5FT. HEAT

AREA: LIVING 147 7/8 240 350
BED ROOM 66
STORAGE 146
TOTAL X2 = 2,144



PROPOSED RESIDENCE FRONT ELEVATION



PLUMBING NOTES:

1. DUCT DIMENSIONS, INDICATE CLEAR AREA, NO ALLOWANCE FOR INS.
2. WASTE PIPING TO BE 1/2" DIA.
3. PIPING SHALL BE OF BRASS
4. MINIMUM TO BE 3" UNLESS NOTED
5. FITTERS TO BE 15 CLASS, FINISH TO FIT
6. 2" DIA. MINIMUM PIPING TO BE 15 CLASS
7. WORK TO BE IN ACCORDANCE WITH

PLUMBING NOTES:

1. LOCATE WASTE WYE BEFORE ROOFING
2. SLOPE LEANS TO BE 1/4" PER FOOT
3. 1/2" DIA. WASTES TO FINISH AS PER
4. APPROX TO STATE, LOCAL, NATIONAL CODES
5. FOUNDATION NOTES:
1. LOCATE CENTRAL UNIT INTO EXISTING FOUNDATION
2. FILL TO BE PER CLASS 1 1/2" FILL, 1/2" DIA. GULL TO BE 15 CLASS
3. 1/2" COMPACT TO 15 CLASS

1. 3/4" x 1/2" 1/2" SOLID CORE EXPT 1 LINE 1 PANEL
2. 2" x 2" 1/2" FLUSH
3. 2" x 2" 1/2" HOLLOW CORE 1/4" FLUSH
4. 2" x 2" 1/2" SINGLE HUNG ALUM. INSUL.
5. 2" x 2" 1/2" SINGLE HUNG ALUM. INSUL.
6. 2" x 2" 1/2" SINGLE HUNG ALUM. INSUL.

PROPOSED RESIDENCE SCALE AS NOTED DATE 1-15-19 SHEET 1 OF 1 DRAWING NUMBER 2144

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31812 WYTHE RD.
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PLANS: FLOOR PLAN

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