



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE
PRIME RESIDENTIAL/MULTI-FAMILY DEVELOPMENT OPPORTUNITY
LAUREL ESTATES COURT, BATON ROUGE, LA 70820

9.51 ACRES



OFFERING SUMMARY

Sale Price:	\$2,595,000
Lot Size:	9.51 Acres
Price / Acre:	\$272,871
Zoning:	R (Rural)

PROPERTY HIGHLIGHTS

- 9.510 Acres - Undeveloped Tract of Land
- Connects to Laurel Estates Court in south Baton Rouge
- Ideal for Residential Development
- Viable Potential for Multi-family Development



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BROOKS THORNTON
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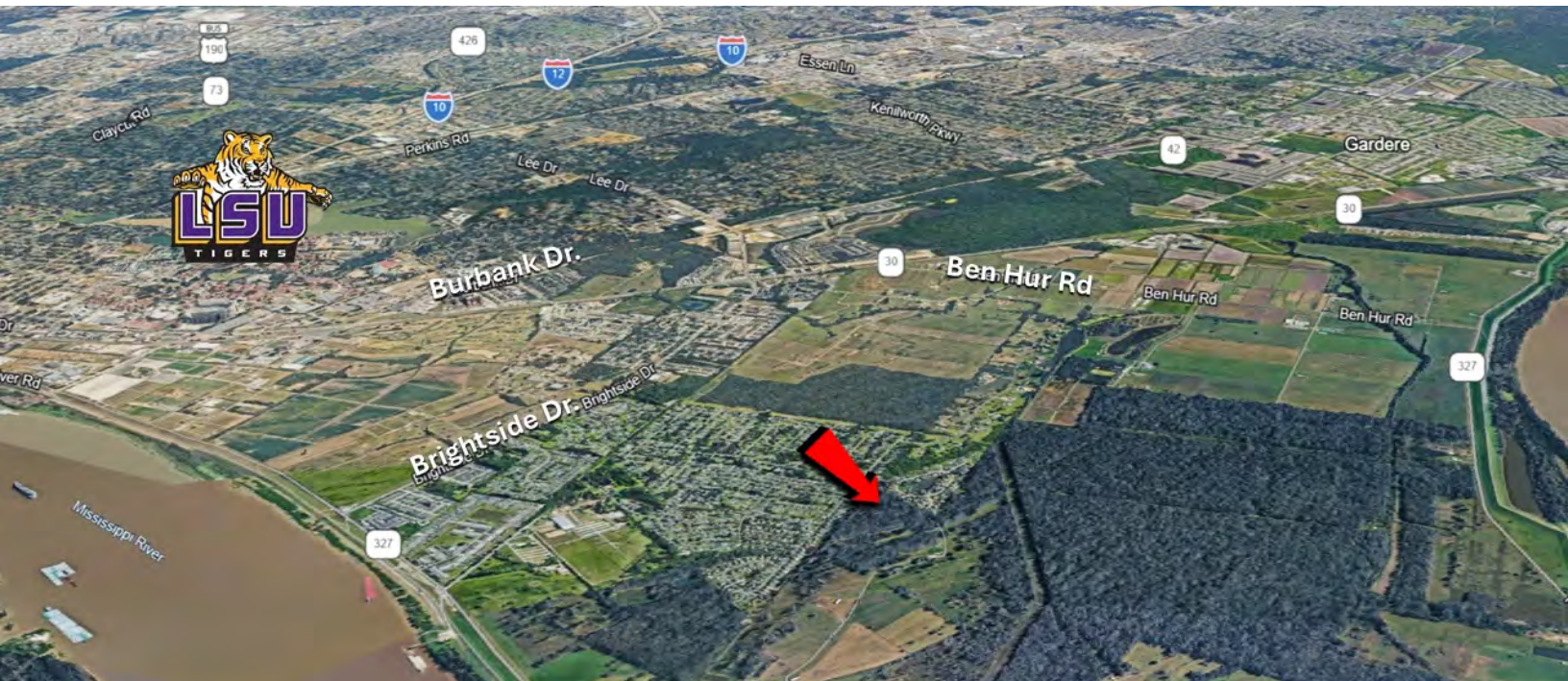
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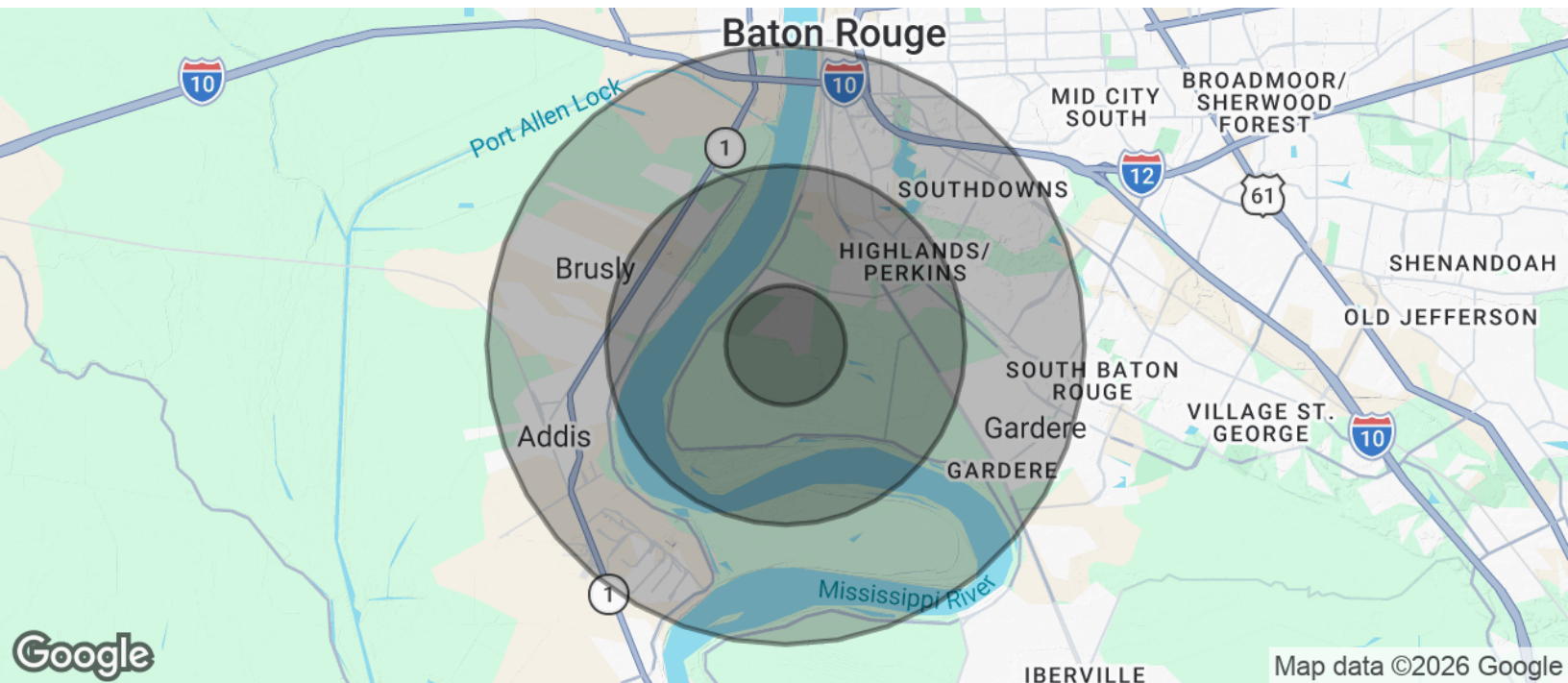
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DEMOGRAPHICS
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9.51 ACRES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	914	29,457	84,940
Average Age	36.6	25.8	31.1
Average Age (Male)	36.3	26.6	31.0
Average Age (Female)	36.8	26.8	32.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	343	11,263	32,998
# Of Persons Per HH	2.7	2.6	2.6
Average HH Income	\$145,664	\$79,528	\$97,292
Average House Value	\$414,316	\$298,459	\$330,724

2023 American Community Survey (ACS)

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