



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

VACANT LAND FOR SALE

3.478 ACRES - ZONED C-1

15789 PLANK ROAD, BAKER, LA 70714

3.478 ACRES

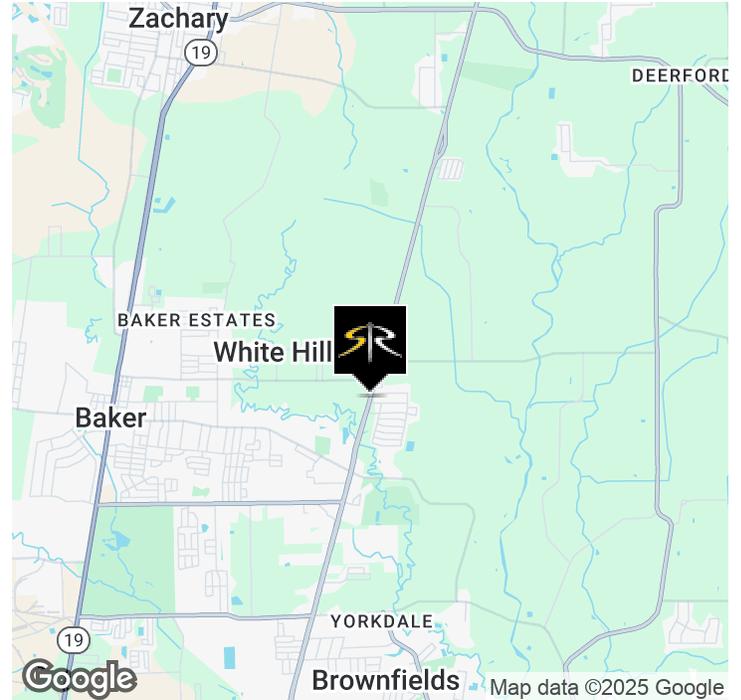


OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	3.478 Acres
Price / Acre:	\$84,819
Zoning:	C-1

PROPERTY HIGHLIGHTS

- 3.478 Acres of Vacant Land available in Baker, Louisiana
- Located on Plank Rd. (LA-67) 3/4 mile from the Plank/Groom Rd. intersection
- Zoned C-1 (Light Commercial)
- Ideal for Light Commercial or Residential uses



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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



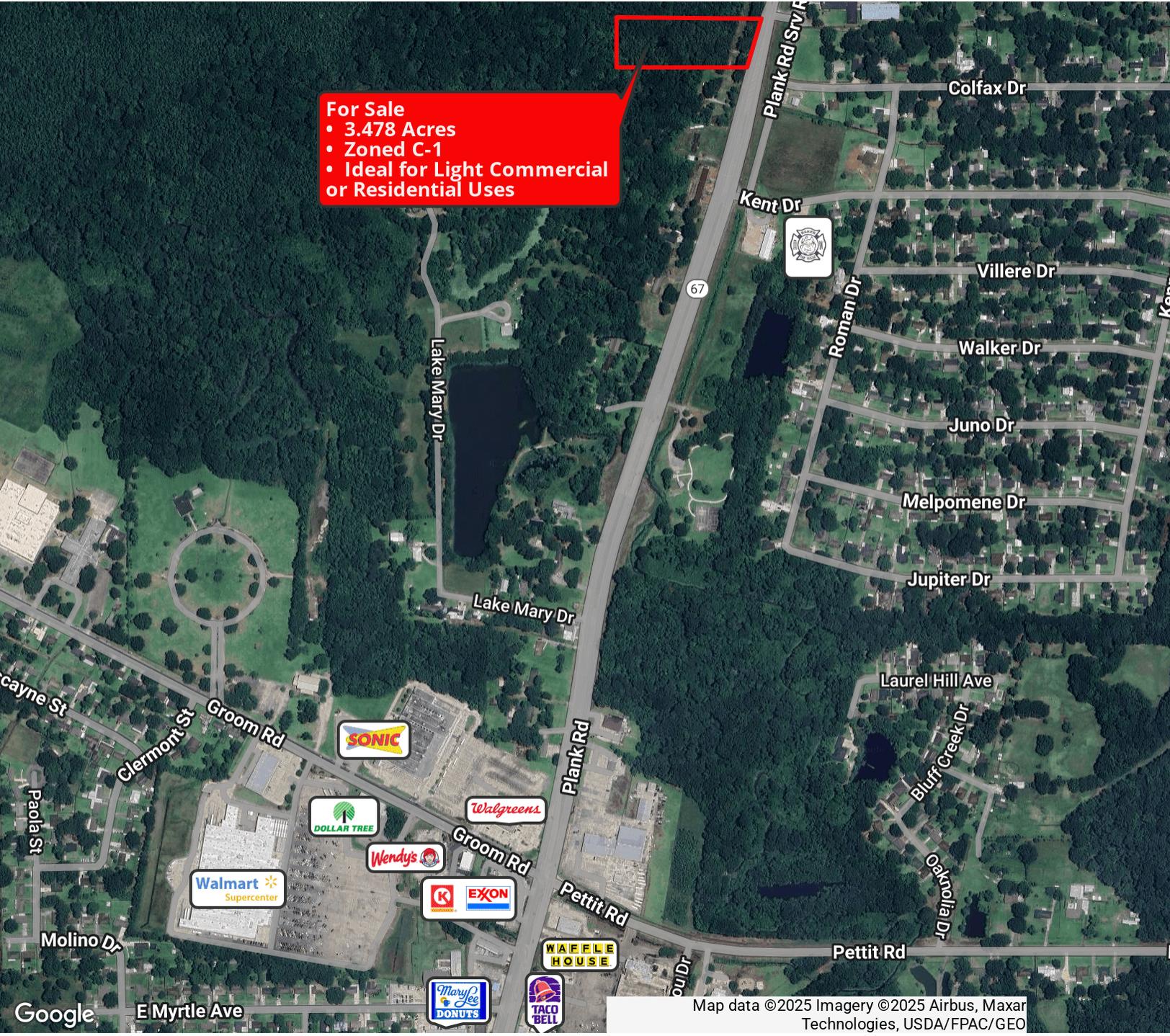
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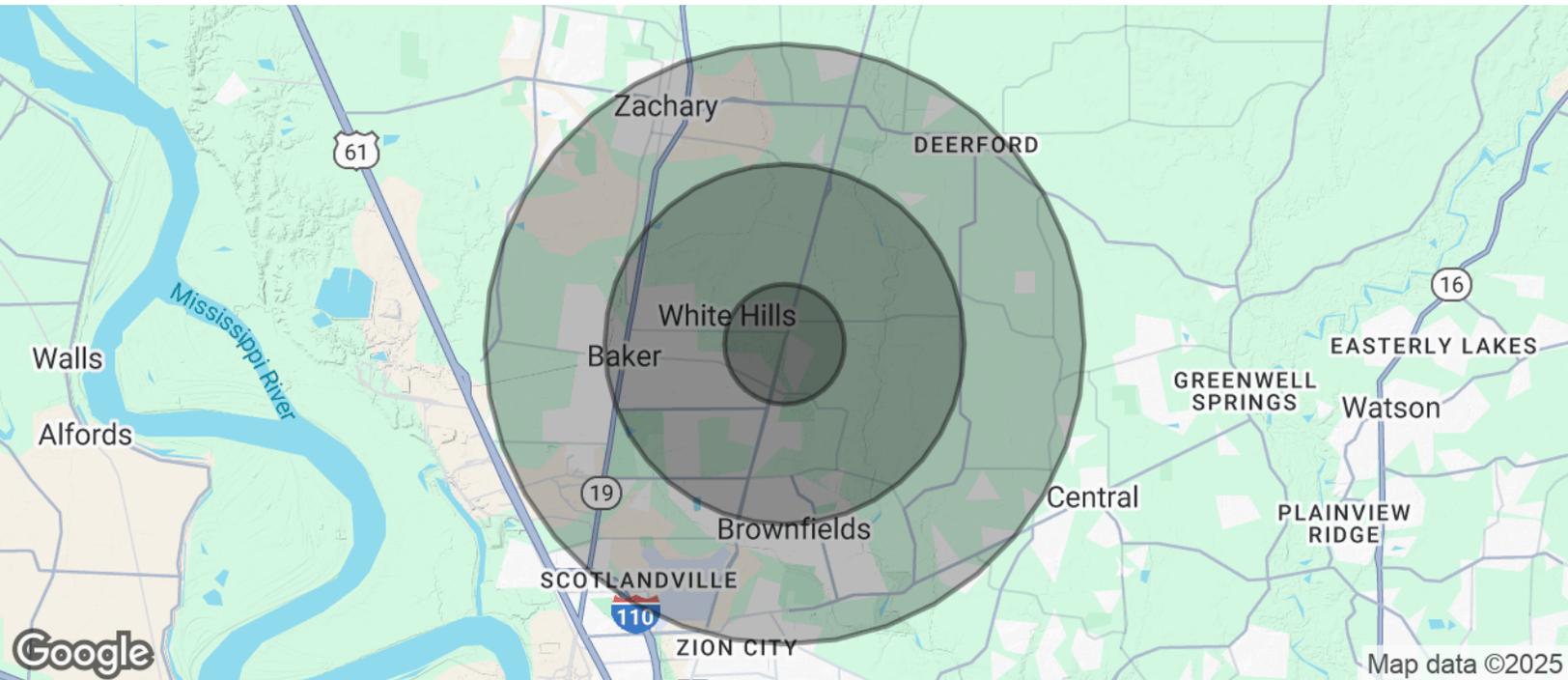
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DEMOGRAPHICS

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3.478 ACRES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,561	17,457	48,388
Average Age	41	41	40
Average Age (Male)	40	39	38
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	560	6,749	17,977
# Of Persons Per HH	2.8	2.6	2.7
Average HH Income	\$64,281	\$68,132	\$74,048
Average House Value	\$201,729	\$197,309	\$215,887

Demographics data derived from AlphaMap

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