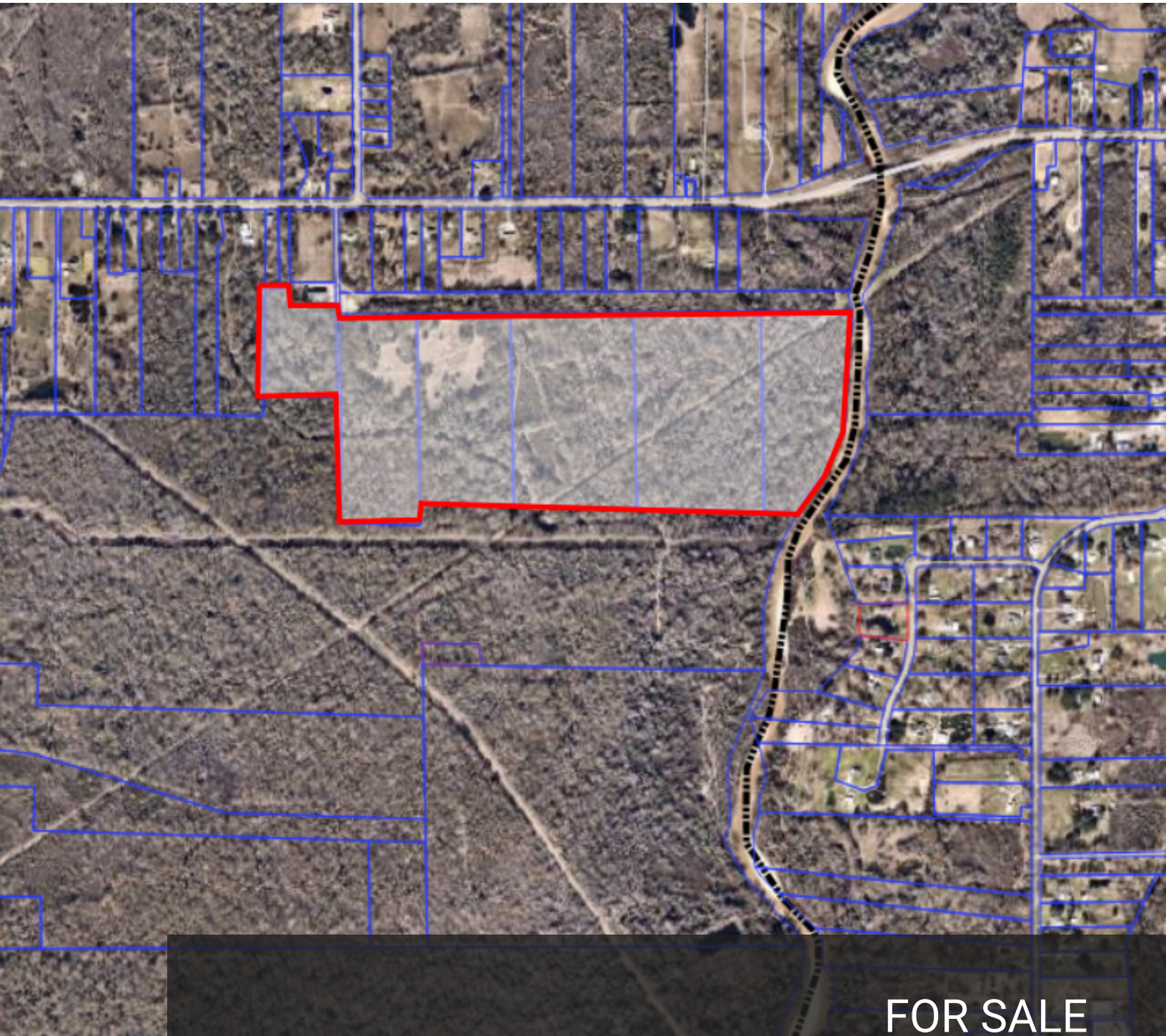


LAND FOR SALE

FOR SALE / LAND IN BAKER / 117+/- ACRES

DYER ROAD, BAKER, LA 70714



FOR SALE

CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806



PRESENTED BY:

MIGUEL CASTRO, JR

Castro Real Estate Services

office: (225) 936-7643

cell: (225) 936-7643

miguel@castrorealestateservices.com

995703492, Louisiana

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.

PROPERTY SUMMARY

DYER ROAD | BAKER, LA 70714



Property Summary

Price:	\$1,440,000
Lot Size:	117 +/- Acres
Price / Acre:	\$12,341
Access:	Al Sandford Road
Zoning:	R1
APN:	Several

Unprecedented Opportunity: 117 Acres in Prime Baker, LA

Unlock the immense potential of 117 acres in Baker, Louisiana – a strategically located parcel ready for transformative development.

This expansive property boasts unparalleled proximity to key regional assets:

Baton Rouge Zoo
Baton Rouge Airport (BTR)
The cities of Zachary, Central, and Baton Rouge
LSU & Southern University

With direct access to major economic drivers and population centers, this land is perfectly suited for diverse industries, including:

Housing Developments
Solar Power Generation
Industrial Facilities
Commercial Enterprises
Multifamily Residential Projects

Contact us today to explore the limitless possibilities.

Location

Baker, Louisiana

CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806

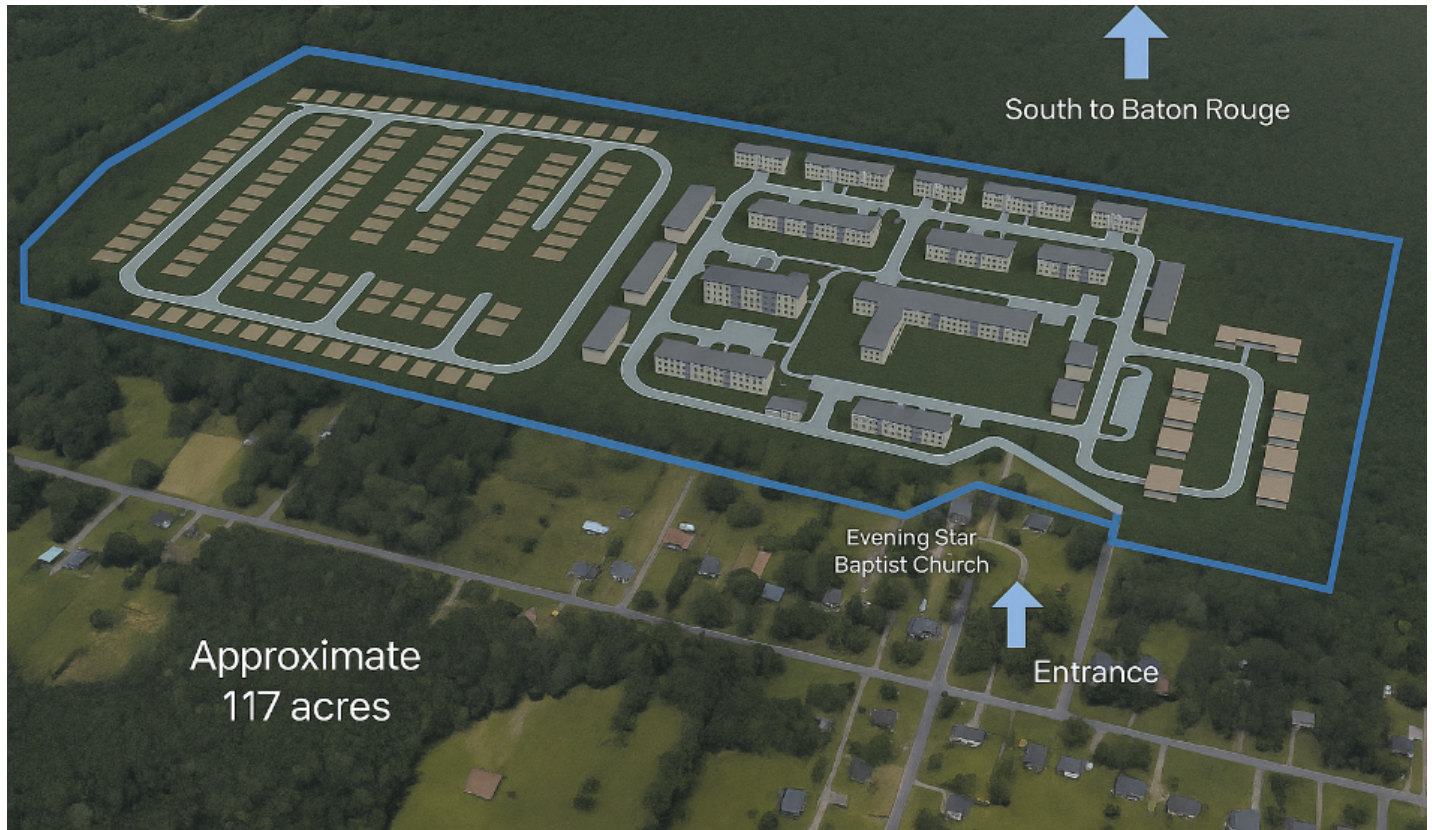
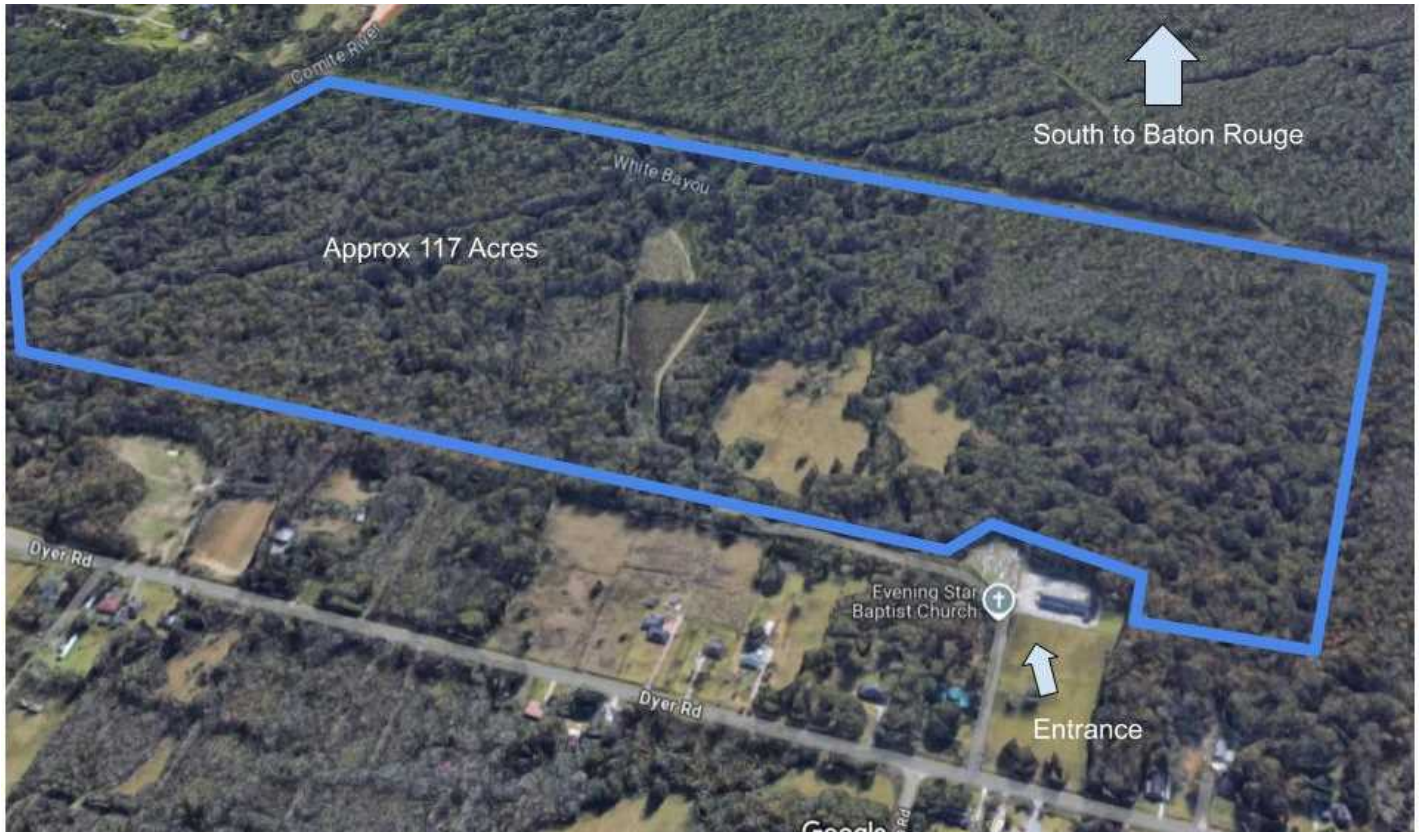


MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

POTENTIAL RENDERINGS 1

DYER ROAD | BAKER, LA 70714



CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806

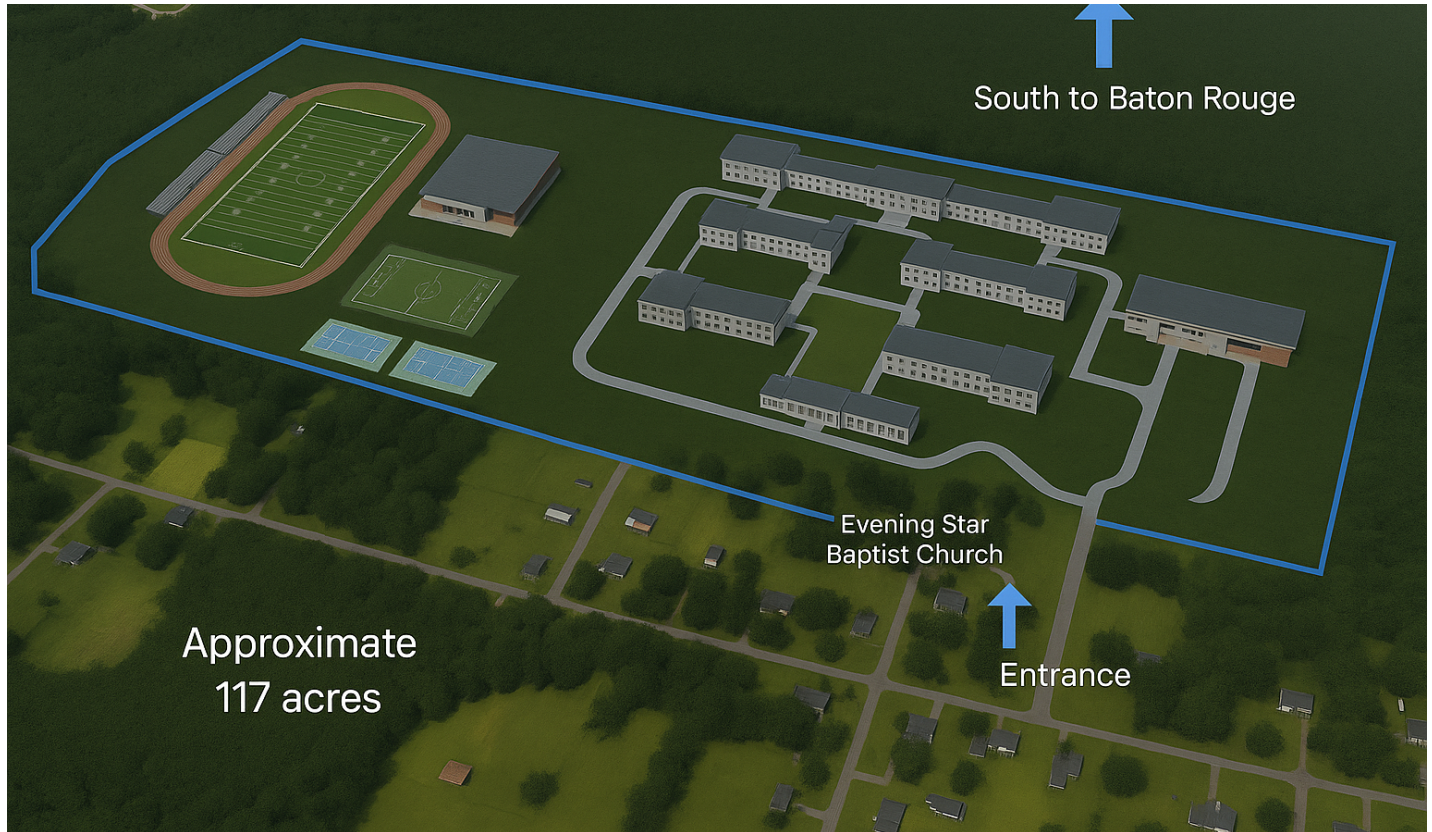


MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

POTENTIAL RENDERINGS 2

DYER ROAD | BAKER, LA 70714



CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806



MIGUEL CASTRO, JR

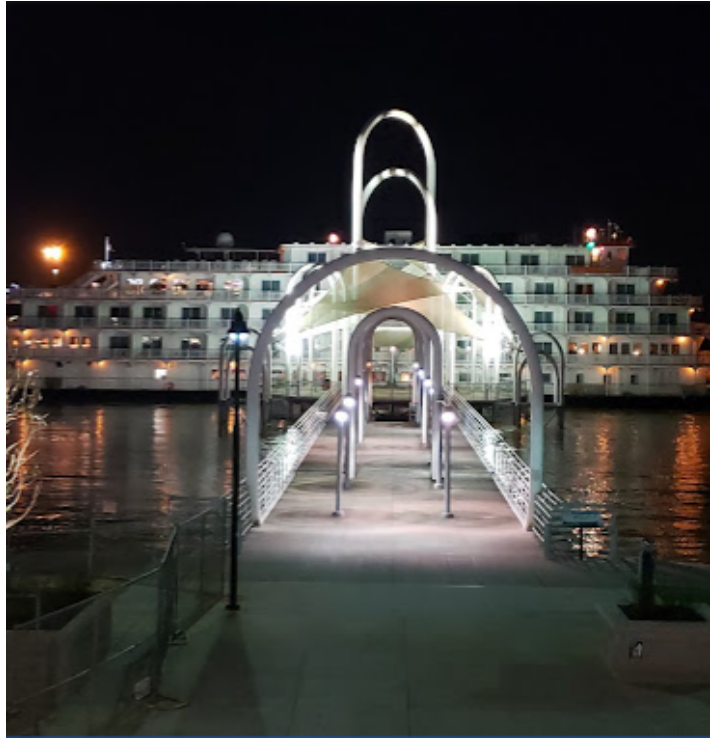
Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

LANDMARKS AT CLOSE PROXIMITY

DYER ROAD | BAKER, LA 70714



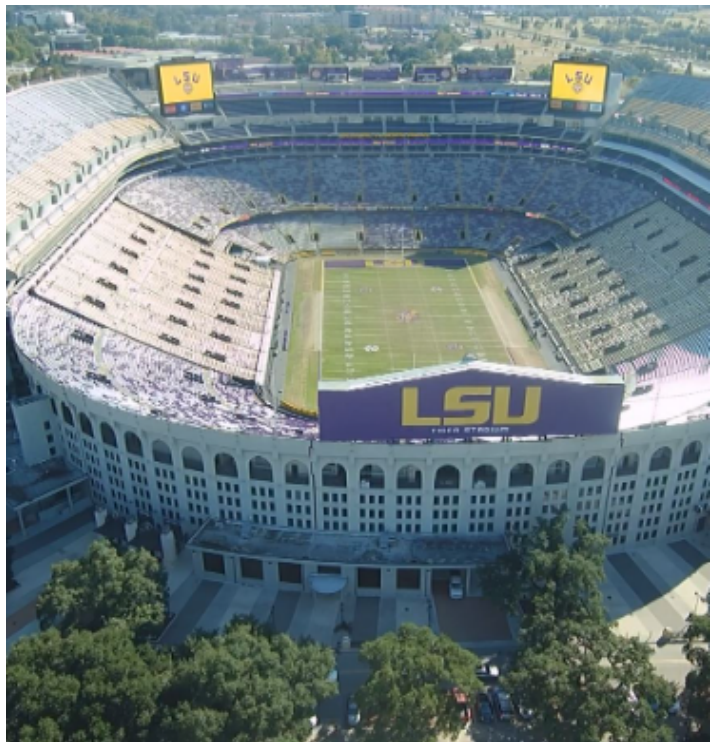
Baton Rouge Airport



Riverboat Casinos



Southern University



Louisiana State University

CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806



MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

ITEMIZED LOTS

DYER ROAD | BAKER, LA 70714



Lots		Parcels	Acres
6A		1215728	8
2B		1453300	15
3B		1215736	21
4B		1215876	27
5B		3061191	28
6B		1161741	18

CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806

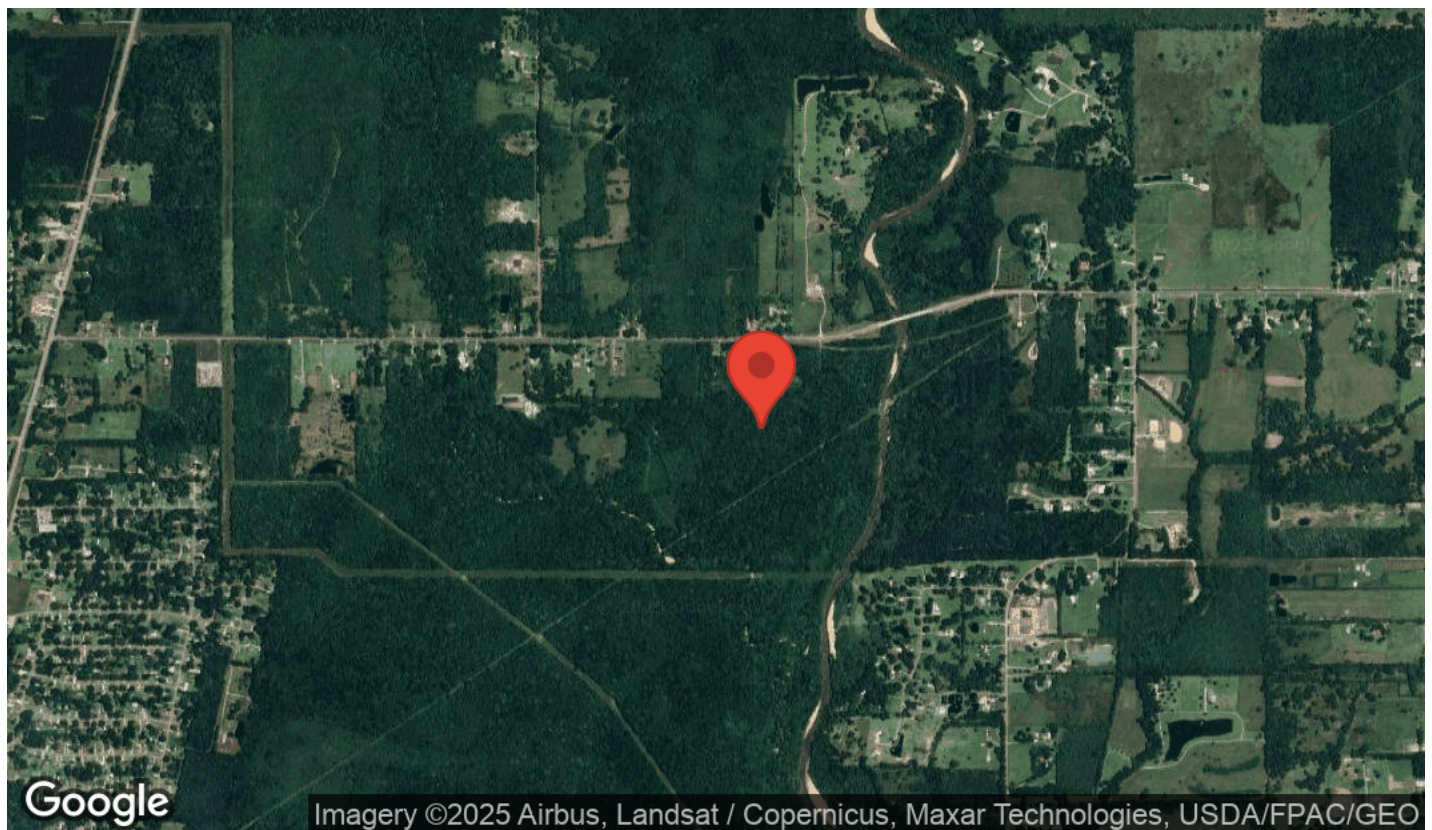
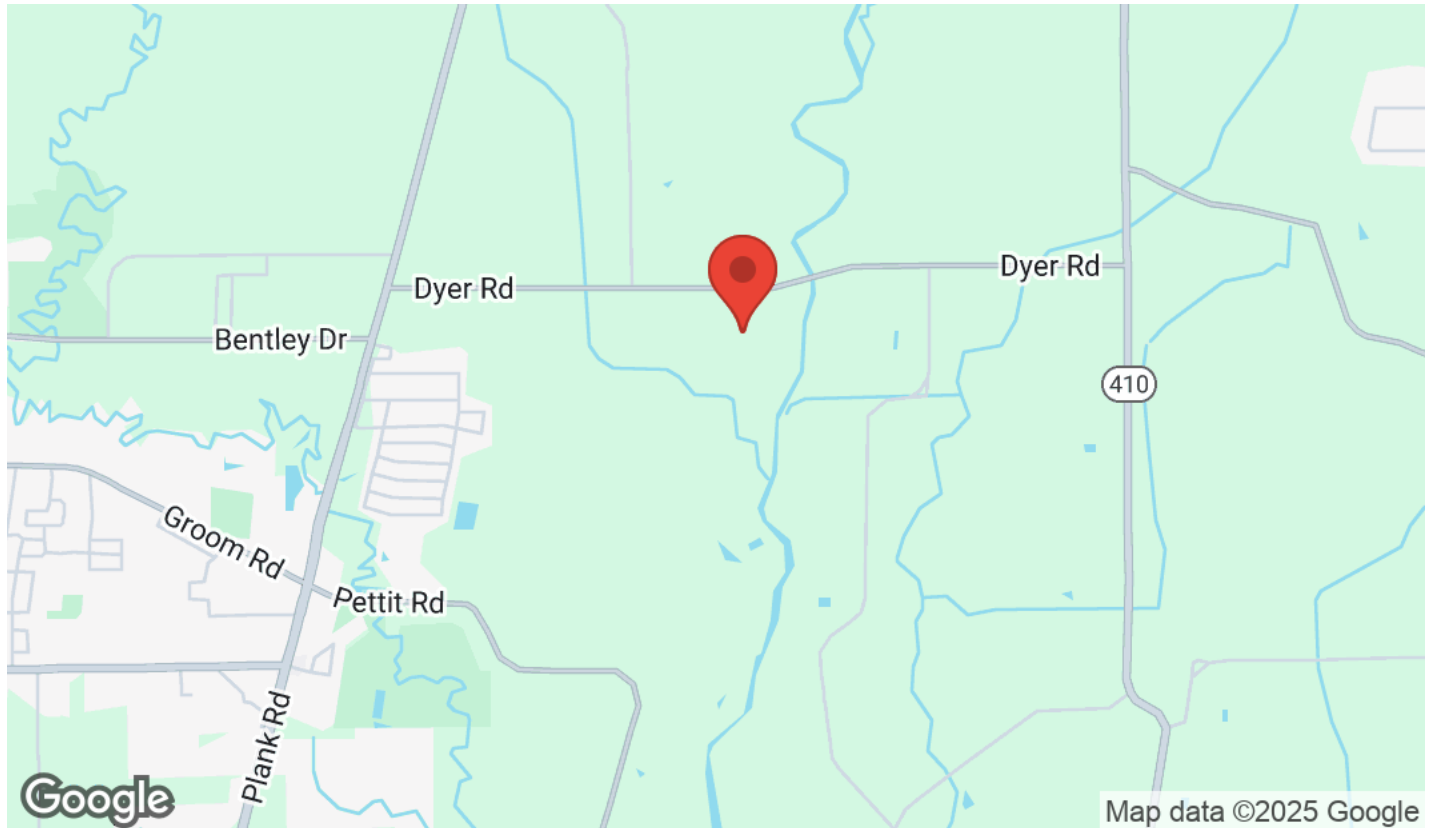


MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

LOCATION MAPS

DYER ROAD | BAKER, LA 70714



CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806

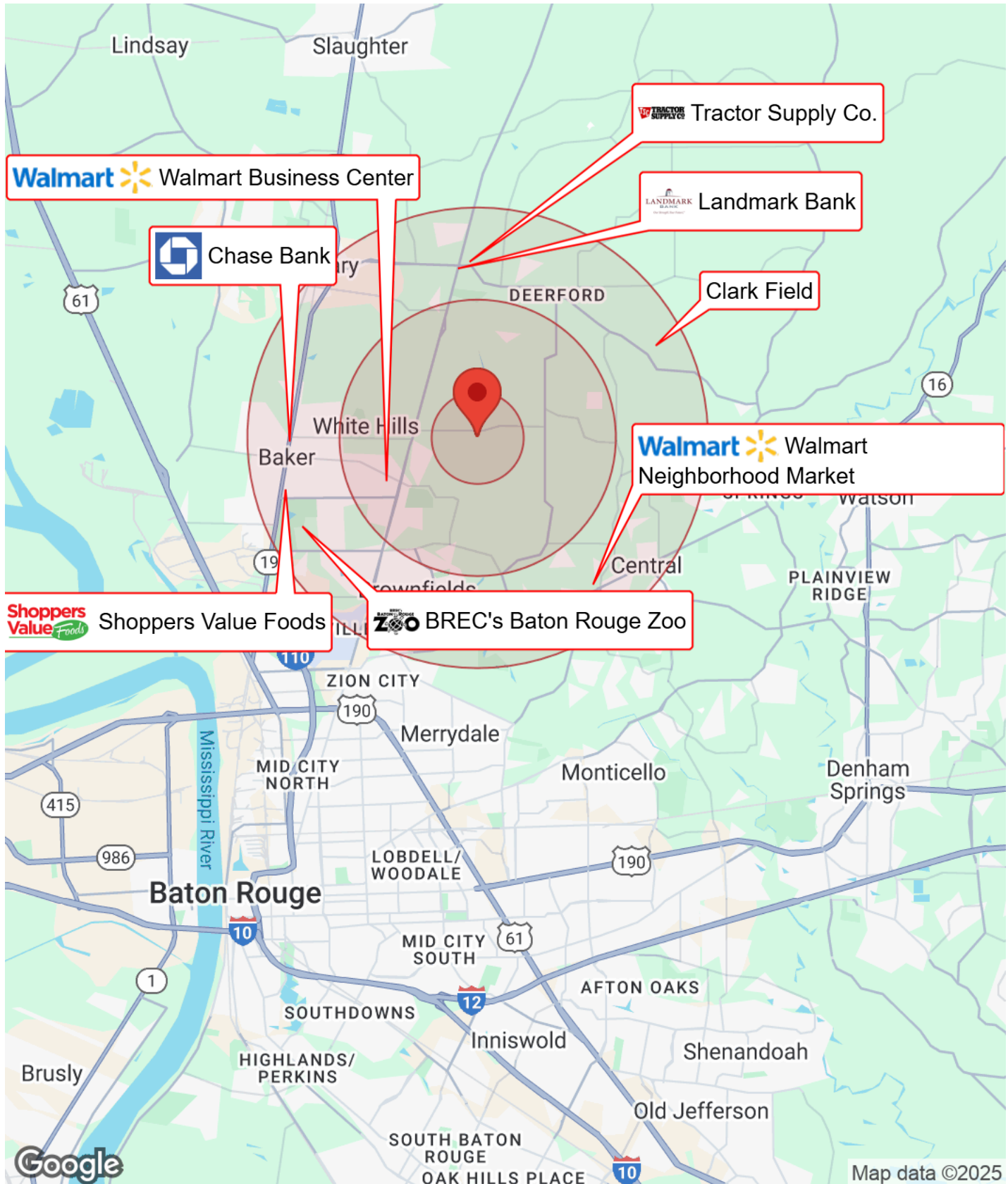
MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana



BUSINESS MAP

DYER ROAD | BAKER, LA 70714



CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806

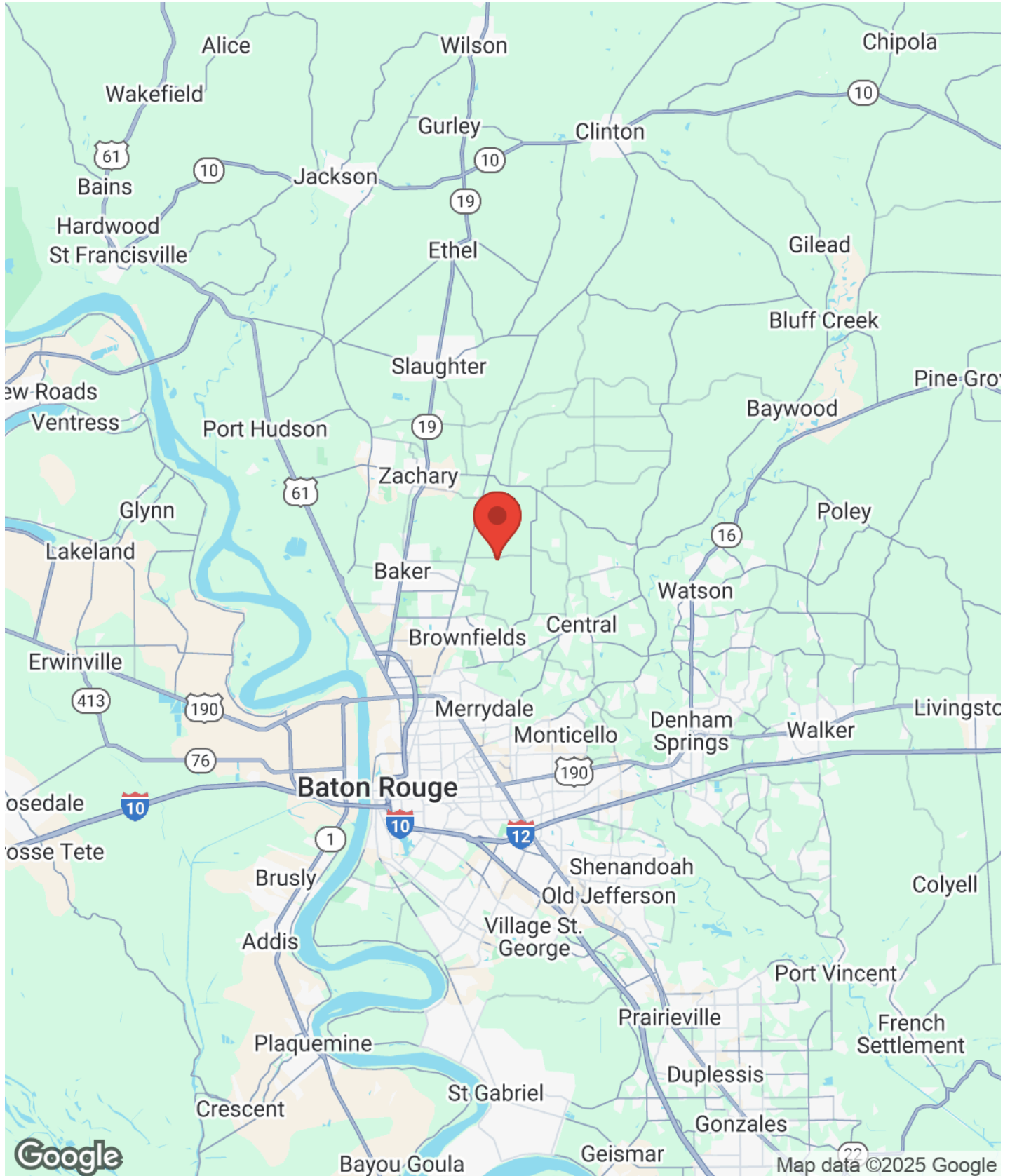
MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana



REGIONAL MAP

DYER ROAD | BAKER, LA 70714



CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806

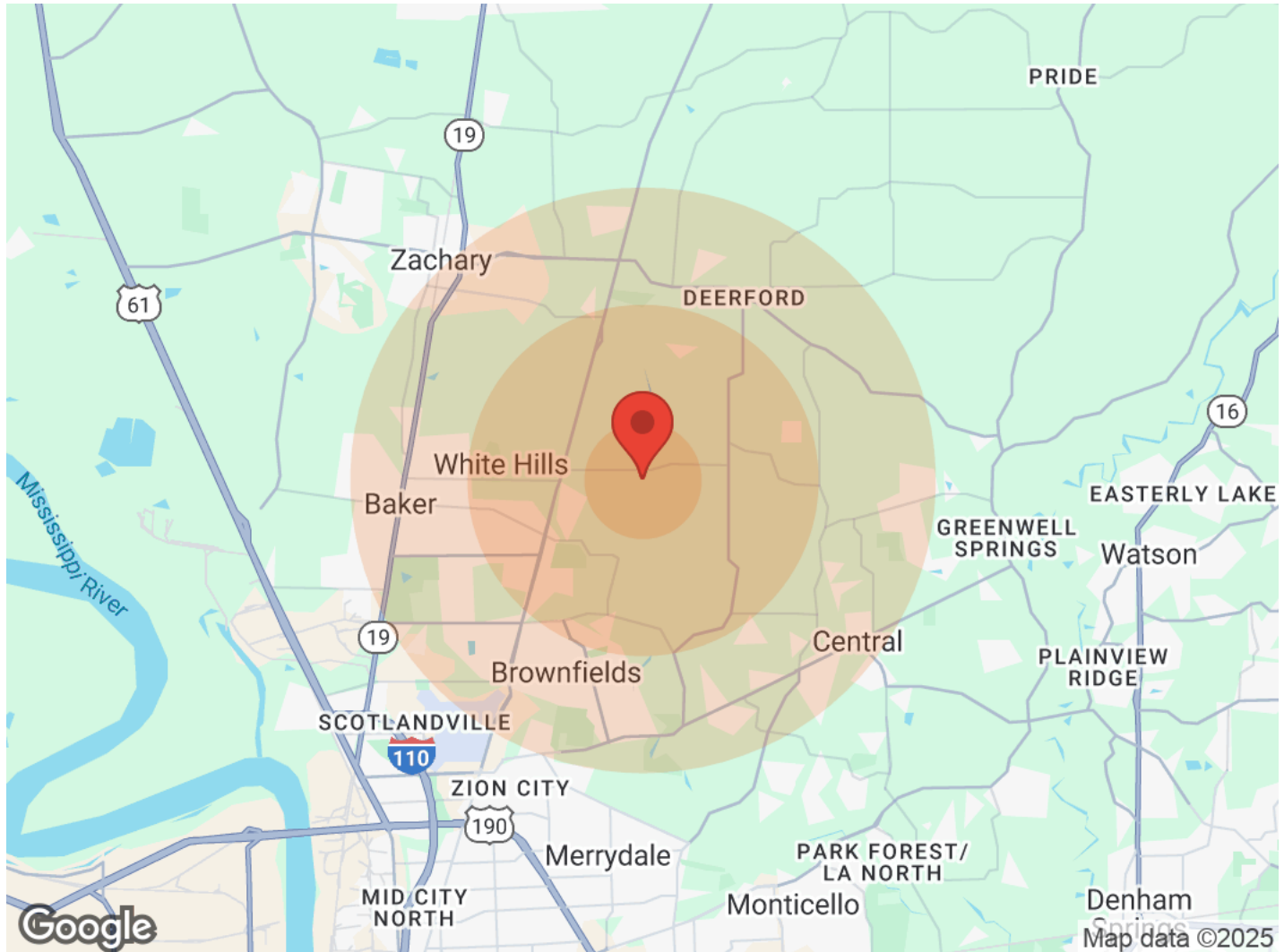


MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

DEMOGRAPHICS

DYER ROAD | BAKER, LA 70714



Population	1 Mile	3 Miles	5 Miles
Male	N/A	5,277	19,047
Female	N/A	5,807	21,537
Total Population	N/A	11,084	40,584

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,319	8,802
Ages 15-24	N/A	1,686	6,222
Ages 25-54	N/A	4,472	16,200
Ages 55-64	N/A	1,262	4,557
Ages 65+	N/A	1,345	4,803

Race	1 Mile	3 Miles	5 Miles
White	N/A	4,790	16,135
Black	N/A	6,210	24,080
Am In/AK Nat	N/A	5	9
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	127	603
Multi-Racial	N/A	154	682

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$38,627	\$46,842
< \$15,000	N/A	563	1,509
\$15,000-\$24,999	N/A	459	1,621
\$25,000-\$34,999	N/A	379	1,887
\$35,000-\$49,999	N/A	958	2,962
\$50,000-\$74,999	N/A	802	2,912
\$75,000-\$99,999	N/A	482	2,140
\$100,000-\$149,999	N/A	279	1,239
\$150,000-\$199,999	N/A	92	463
> \$200,000	N/A	63	161

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	4,094	14,961
Occupied	N/A	3,833	14,080
Owner Occupied	N/A	2,878	10,613
Renter Occupied	N/A	955	3,467
Vacant	N/A	261	881

CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806



MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

PROFESSIONAL BIO

DYER ROAD | BAKER, LA 70714



MIGUEL CASTRO, JR

Castro Real Estate Services

miguel@castrorealestateservices.com

Direct: (225) 936-7643 | Cell: (225) 936-7643

995703492, Louisiana

Castro Real Estate Services, LLC.
6777 Jefferson Hwy
Baton Rouge, La 70806
225-936-7643 [Mobile]
miguel@castrorealestateservices.com
<http://www.castrorealestateservices.com>

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.

Castro Real Estate Services
6777 Jefferson Hwy
Baton Rouge, Louisiana 70806
225-936-7643

DISCLAIMER

DYER ROAD



All materials and information received or derived from Castro Real Estate Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Castro Real Estate Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Castro Real Estate Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Castro Real Estate Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Castro Real Estate Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Castro Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.

CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806



PRESENTED BY:

MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

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.