

LAND FOR SALE

## 13413 Plank Rd

Baker, LA 70714

**19.53 Acres**

352'

2,578'

2,893'

87'

253'

240'

Plank Road

Presented By:

**Dex Shill**

Commercial Sales & Leasing

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### PROPERTY DESCRIPTION

Prime ±19.53-acre development tract located at 13413 Plank Road in Baker, Louisiana. Offering exceptional frontage along Plank Road (LA Highway 67), this property benefits from high traffic counts, excellent visibility, and convenient access to the Baton Rouge metropolitan area. Strategically positioned within the city limits of Baker and surrounded by a mix of residential, commercial, and industrial uses, the site is ideally suited for retail, industrial, or mixed-use development. With its ample size, strong location, and growth potential, this tract presents a rare opportunity for investors and developers seeking a high-exposure site in the Greater Baton Rouge market.

### PROPERTY HIGHLIGHTS

- ±19.53 acres with substantial development potential
- Excellent frontage and visibility along Plank Road (LA Highway 67)
- High traffic counts and strong local demographics
- Within the city limits of Baker, East Baton Rouge Parish
- Convenient access to downtown Baker and Greater Baton Rouge
- Surrounded by residential, commercial, and industrial uses
- Ideal for residential development

### OFFERING SUMMARY

|             |                           |
|-------------|---------------------------|
| Sale Price: | \$685,000 (\$35,074/acre) |
| Lot Size:   | 19.53 Acres               |

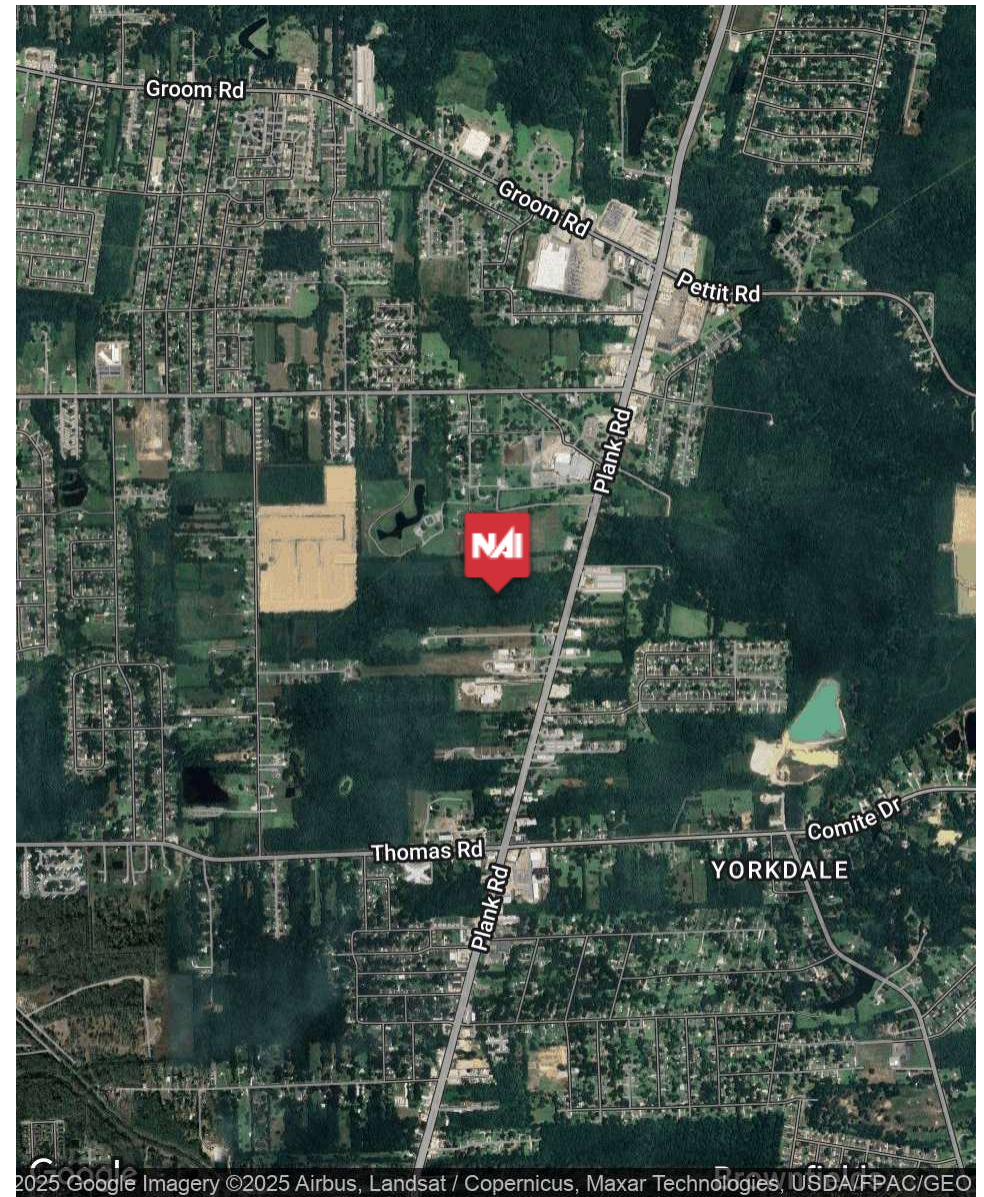
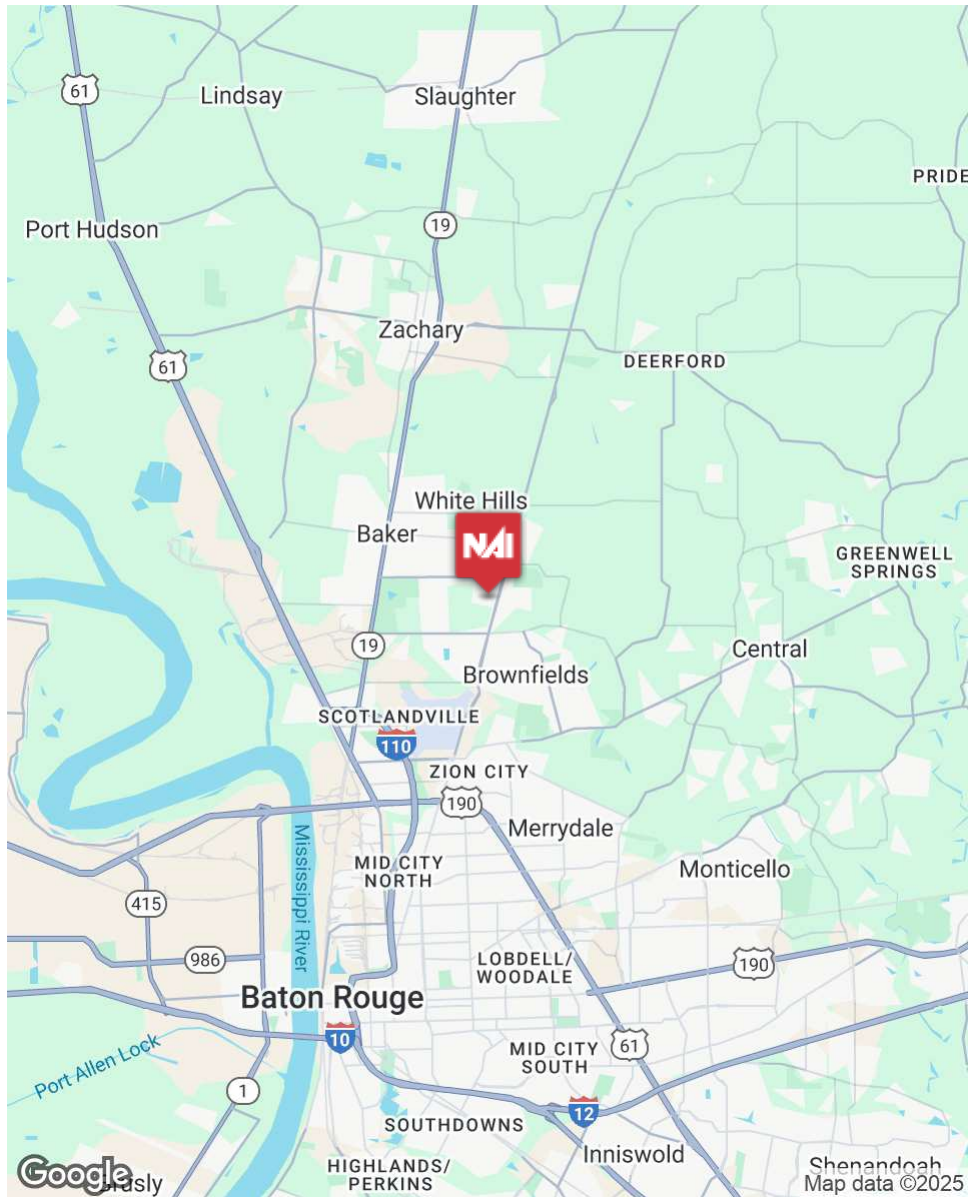
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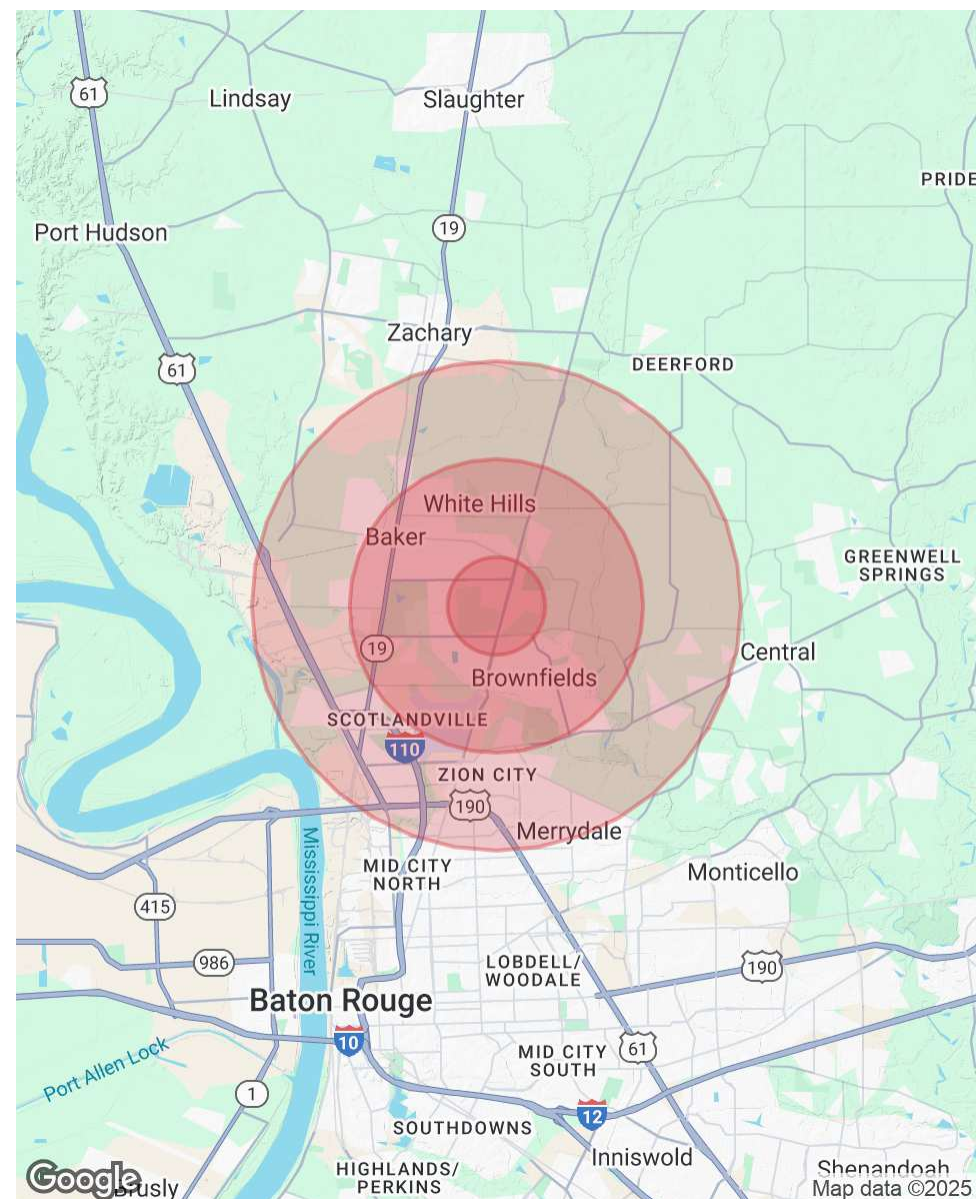


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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,069  | 23,082  | 67,630  |
| Average Age          | 42     | 40      | 39      |
| Average Age (Male)   | 41     | 39      | 37      |
| Average Age (Female) | 44     | 42      | 41      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,227     | 8,776     | 24,722    |
| # of Persons per HH | 2.5       | 2.6       | 2.7       |
| Average HH Income   | \$59,871  | \$64,764  | \$60,894  |
| Average House Value | \$179,983 | \$179,458 | \$184,353 |

Demographics data derived from AlphaMap



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For More Information:

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