

SUMMARY

PLAT

MAPS

DEMOGRAPHICS

ZACHARY, LA. LAND FOR SALE. GREAT FOR INVESTMENT OR DEVELOPMENT

PRICE:

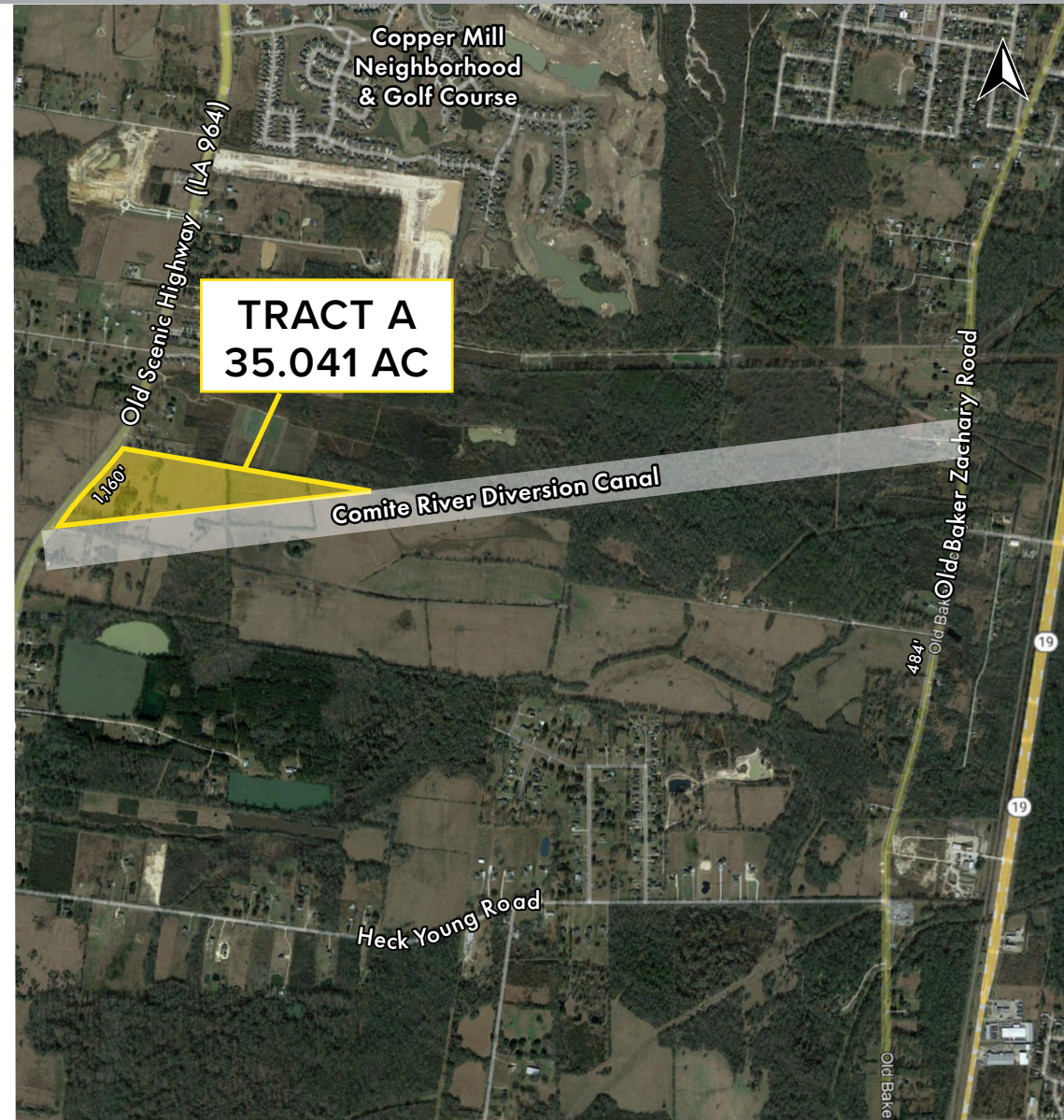
- Tract A (35.041 Acres) \$876,000 = \$25,000 per Acre
- Minerals not included (offers welcome)

LAND SIZE:

- 35.041 Acres - Surveyed 8/2021
- 1,160' fronting Old Scenic Hwy (LA 964)
- 3,728' on diversion canal

PROPERTY FEATURES:

- In growing area SW of Zachary, La. (pop. 20,000 +/-)
- 1 Mile S. of Zachary & Copper Mill Golf Course & residential neighborhood
- 3 miles N.E. of US Hwy. 61 (Samuels Rd.) at Old Scenic Hwy. (LA. 964) intersection.
- 14 miles (15 minutes) N. of downtown Baton Rouge, LA. & LA. state capitol
- 24 miles SE of St. Francisville, LA.
- Great location for commercial and/or residential development
- Generally level, mostly cleared, at street grade
- Easy access and unlimited visibility to all passing traffic
- Long frontage on Old Scenic Hwy./ La. Hwy. 964 (1,160') and on Comite River Diversion Canal (3,728')
- In Zachary-4 public school district
- Zoned R (Rural)
- Outside City Limits
- In East Baton Rouge Parish (pop. 446,000)
- Utilities: Electricity by Entergy or DEMCO. 10" water & 4" natural gas main by City of Zachary plus 16" water main by Baton Rouge Water Co. on Old Scenic Hwy in front of Tract A.

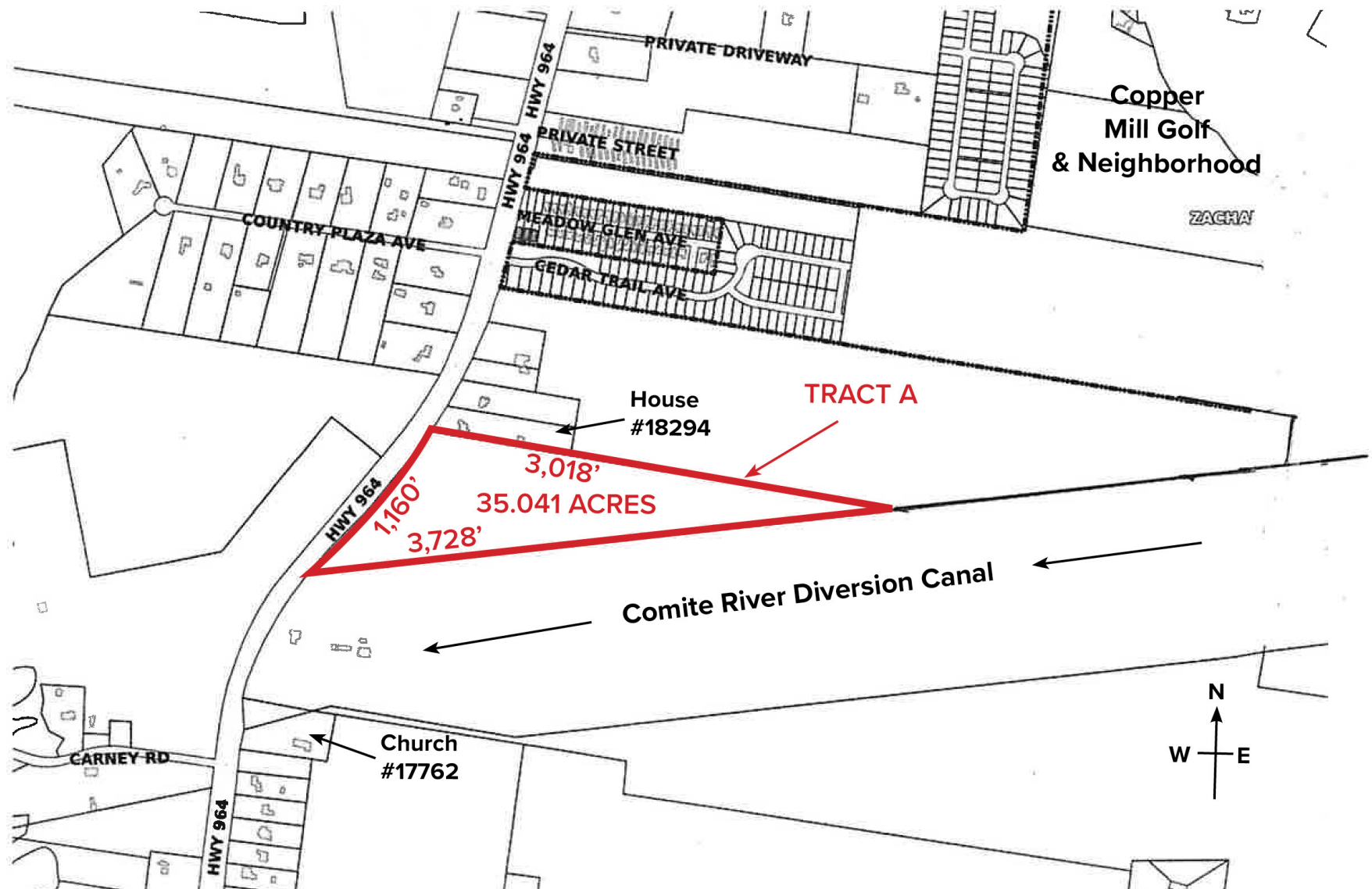


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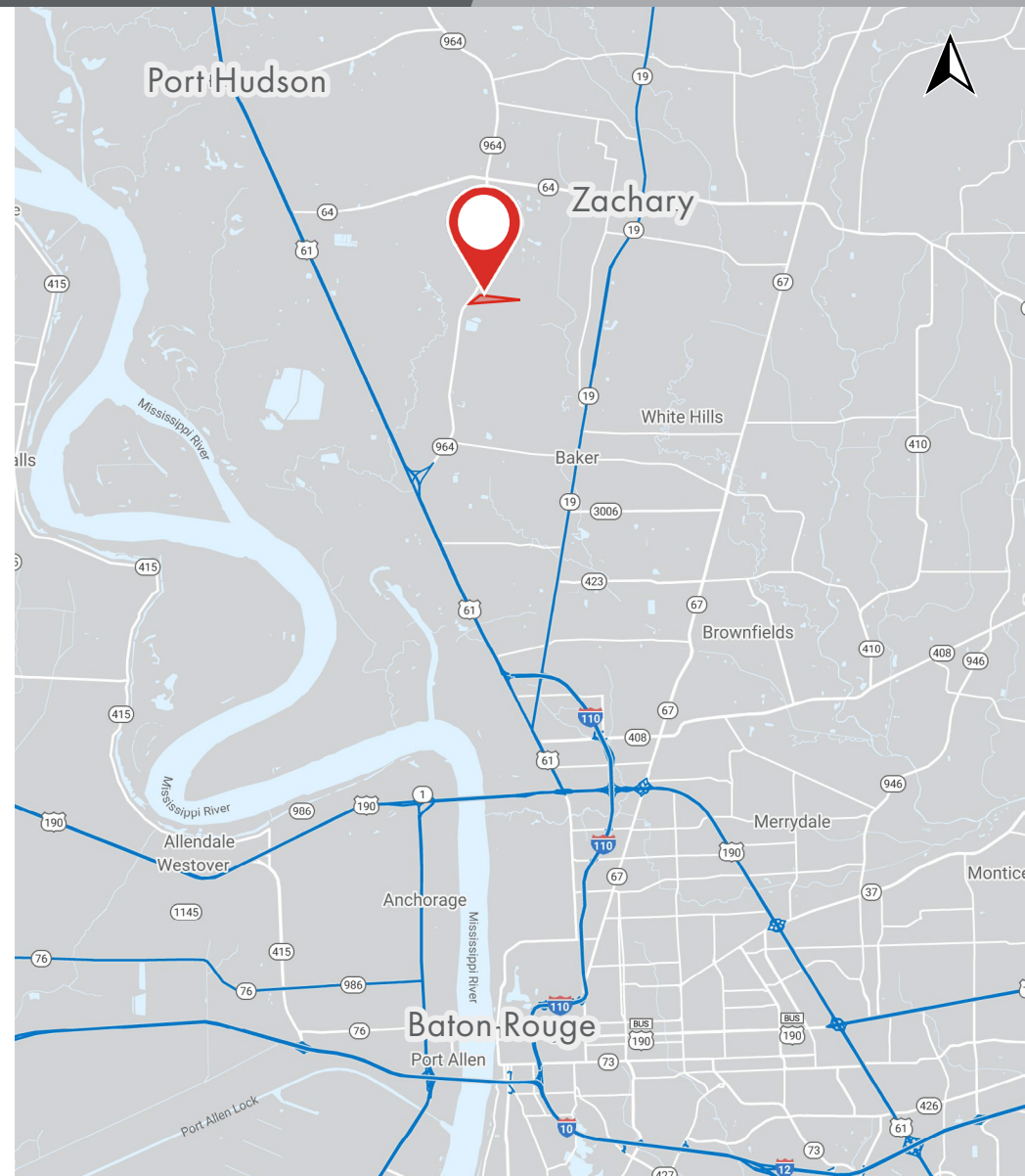
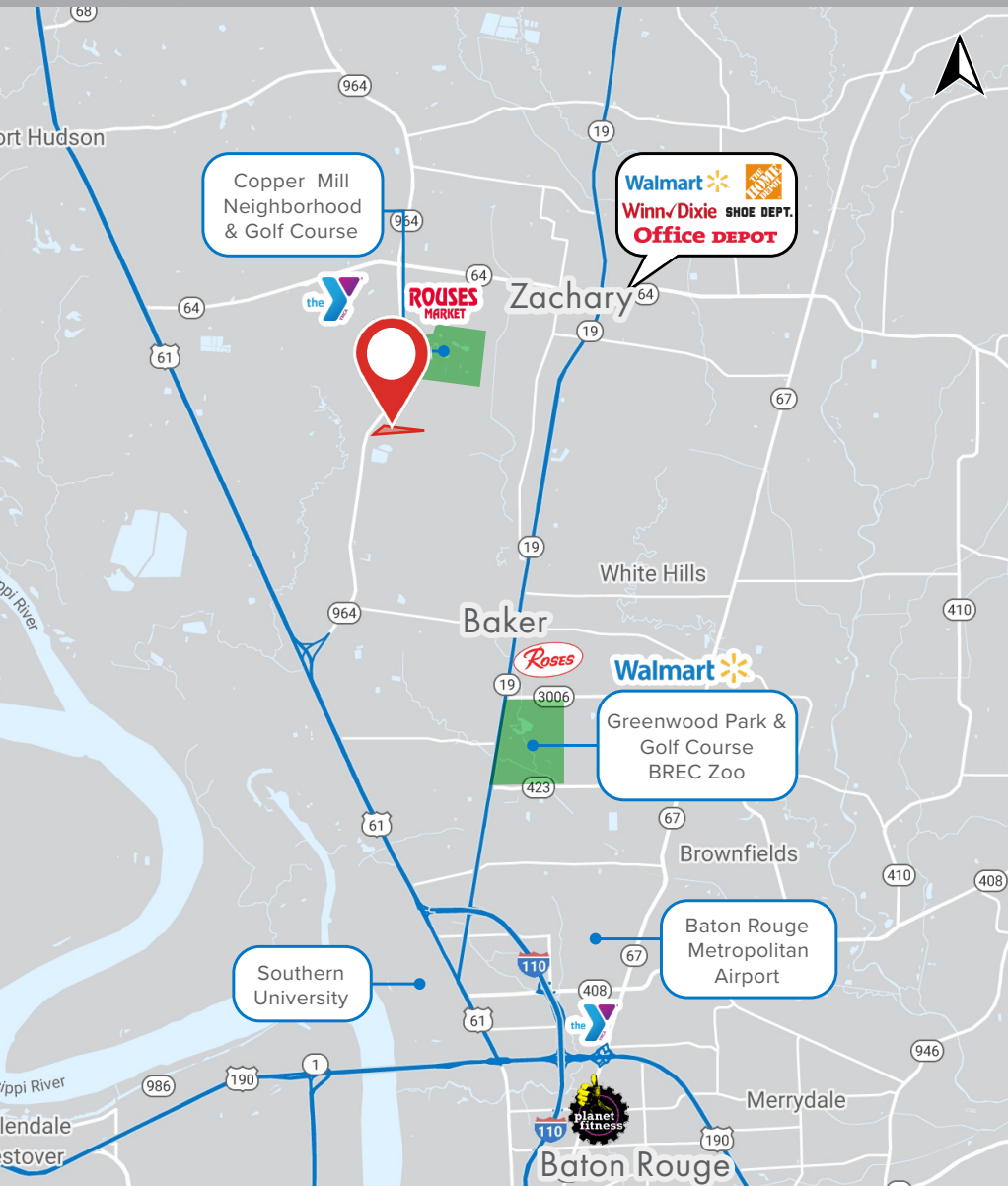


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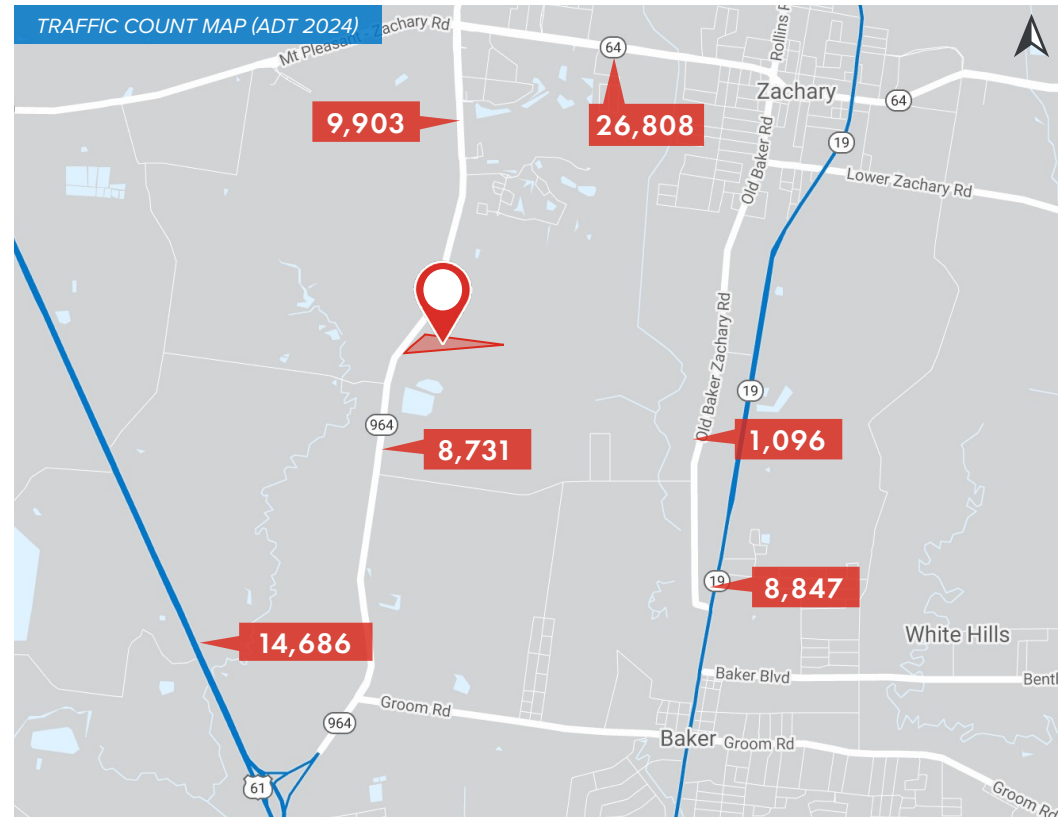
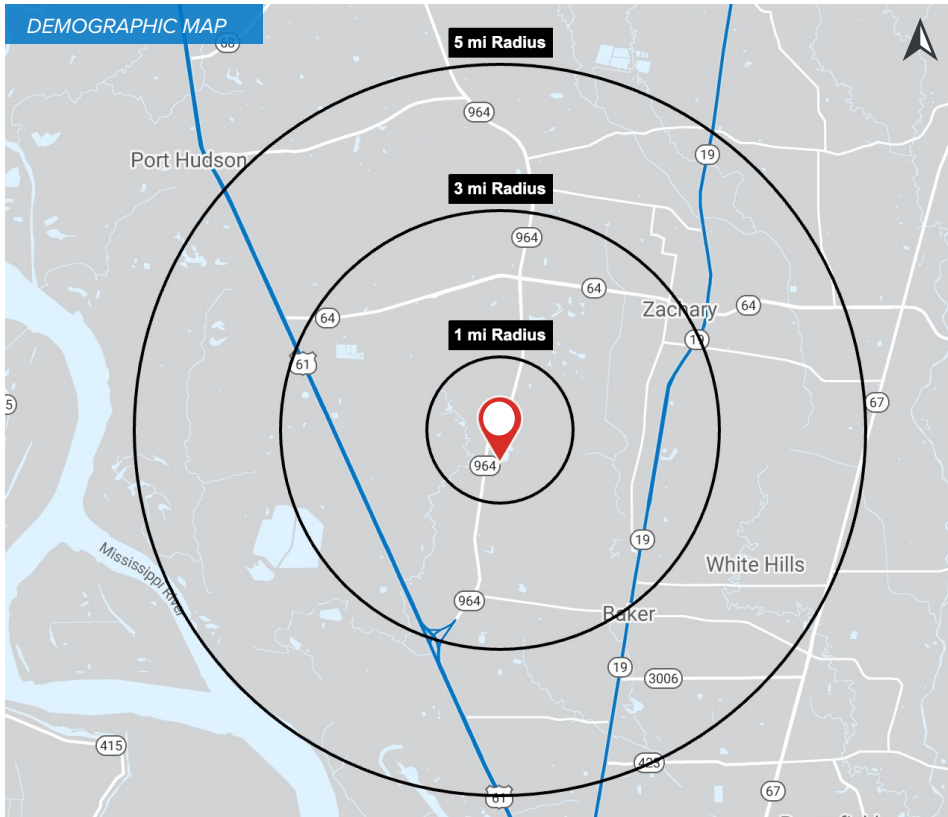


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2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



121

14,762

34,986

1 MILE

3 MILE

5 MILE



\$129,247

\$108,533

\$95,569

1 MILE

3 MILE

5 MILE



41

5,199

12,557