

## UNIQUE RESIDENTIAL OPPORTUNITY READY FOR DEVELOPMENT

### BIG PRICE REDUCTION

- \$7,900,000 (\$27,200+/- per acre)

### LAND SIZE

- 291 ± Acres (Subject to Survey)

### LOCATION

- In East Baton Rouge Parish "EBRP" (pop. 456,700+/-)
- Partly adjoining Zachary City Limits (pop. 19,300+/-)
- Easy 27 minute (21 mile) drive north of downtown Baton Rouge & LA State Capitol campus
- 17 miles north of Baton Rouge Municipal Airport (BTR)

### PROPERTY FEATURES

- Adjoins 200-acre, 18-hole, 5-star, public Beaver Creek Golf Course opened in 2002. Long frontage on 13 fairways.
- Adjoins 125-lot (124 homes) "Beaver Creek on the Plains" single-family subdivision. Per MLS, recent home sales range from \$274,900 - \$535,000 (\$152 psf - \$192 psf). Living Area: 1,678 sf - 3,513 sf. (Subject to verification)
- GREAT ACCESS Frontage on 2 parish roads & 3 public streets
- In very desirable Zachary Public School District #1. One of the State's best!

### ZONING & CITY LIMITS

- Zoning: Rural. Future Land Use Designation is "Residential Neighborhood"
- City Limits: Outside (part adjoins Zachary city limits)

### TOPOGRAPHY

- Gently rolling & mostly covered in pine & hardwood timber.

### FLOOD ZONE

- Some A, mostly X



### PROPOSED

- 59-lot, 40-acre "Beaver Creek on the Plains, 4th Filing" on golf course fairways 16, 17 & 18 is designed & platted & is a part of this 291 acres.

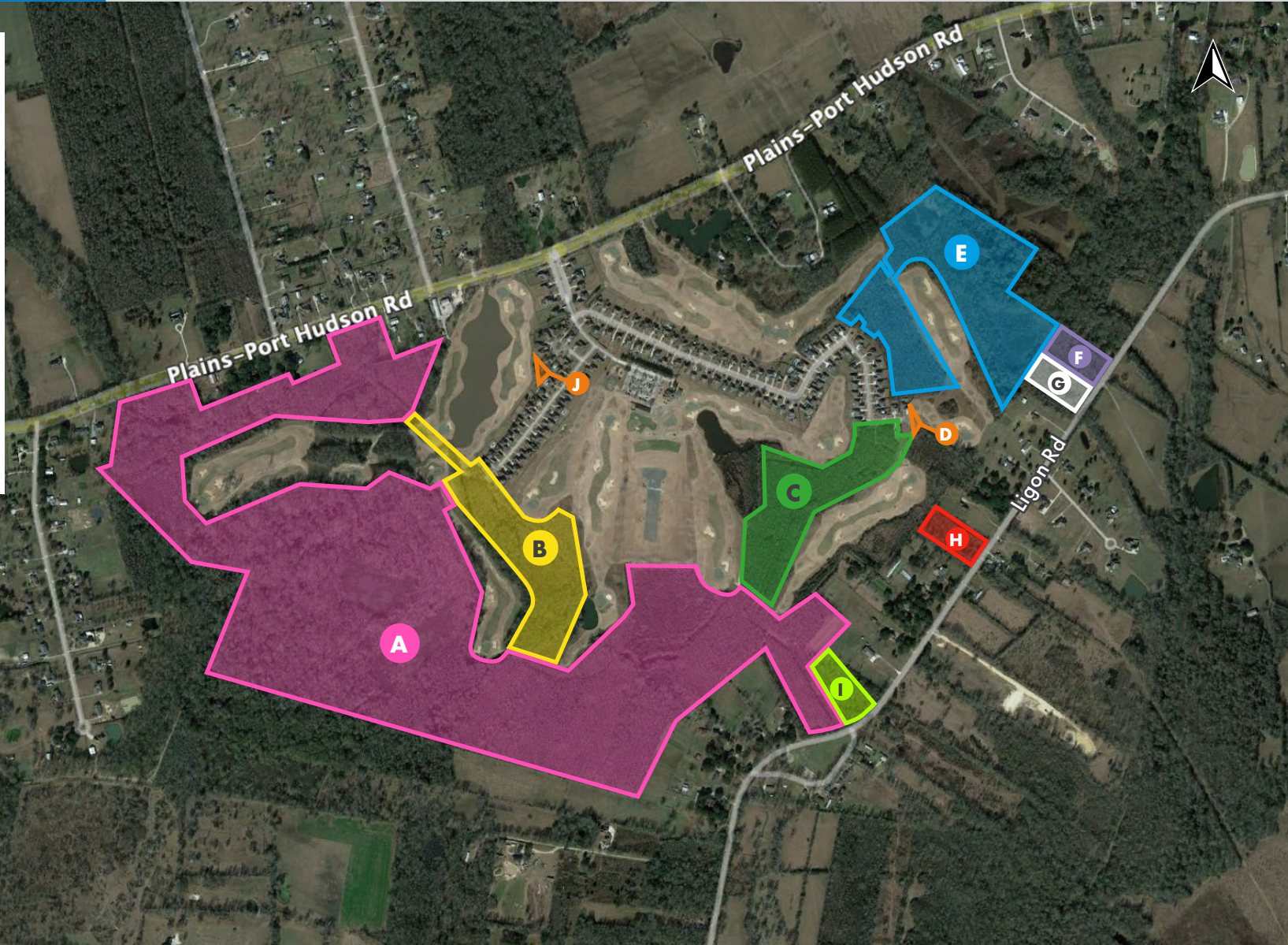
### UTILITIES & SERVICES TO PROPERTY

- UTILITIES - Water & natural gas by City of Zachary, Sewer by National Water Infrastructure (www.nwila.com), Electricity by Entergy, All underground phone & electric wiring
- SERVICES - Fire Protection: Zachary Fire Department, Police Protection: EBRP Sheriff's Department, EMS: EBRP, and Garbage: EBRP c/o Republic Services

**PARCEL SIZES ±**  
ALL SUBJECT TO SURVEY

- A - 204 Acres
- B - 19.97 Acres
- C - 18.99 Acres
- D - 0.15 Acres (Sewer Lift)
- E - 34.75 Acres
- F - 3.16 Acres
- G - 3.16 Acres
- H - 3.08 Acres
- I - 2.77 Acres
- J - 0.33 Acres (Sewer Treatment)

**TOTAL - 290.69 ± ACRES**



SUMMARY

AERIAL

BEAVER CREEK  
PHOTOS

MAPS

SITE PLAN

SURVEY

DEMOGRAPHICS





SUMMARY

AERIAL

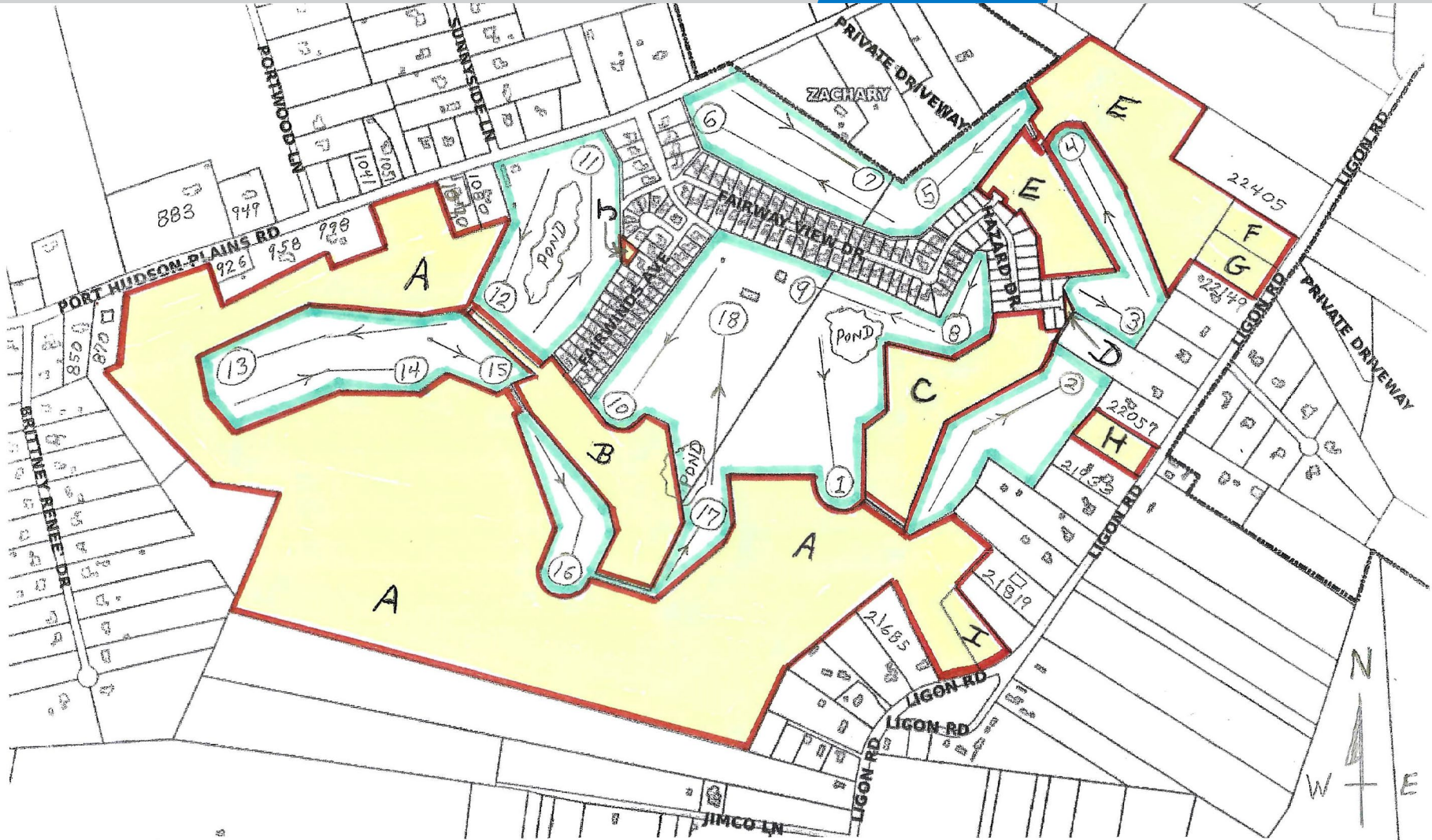
BEAVER CREEK  
PHOTOS

MAPS

**SITE PLAN**

SURVEY

DEMOGRAPHICS



- A: 204 ± AC., ● B: 19.97 ± AC., ● C: 18.99 ± AC., ● D: 0.15 ± AC. (SEWER LIFT)
- E: 34.75 ± AC., ● F: 3.16 ± AC., ● G: 3.16 ± AC., ● H: 3.08 ± AC.,
- I: 2.77 ± AC., ● J: 0.33 ± AC. (SEWER TREATMENT)

SUMMARY

AERIAL

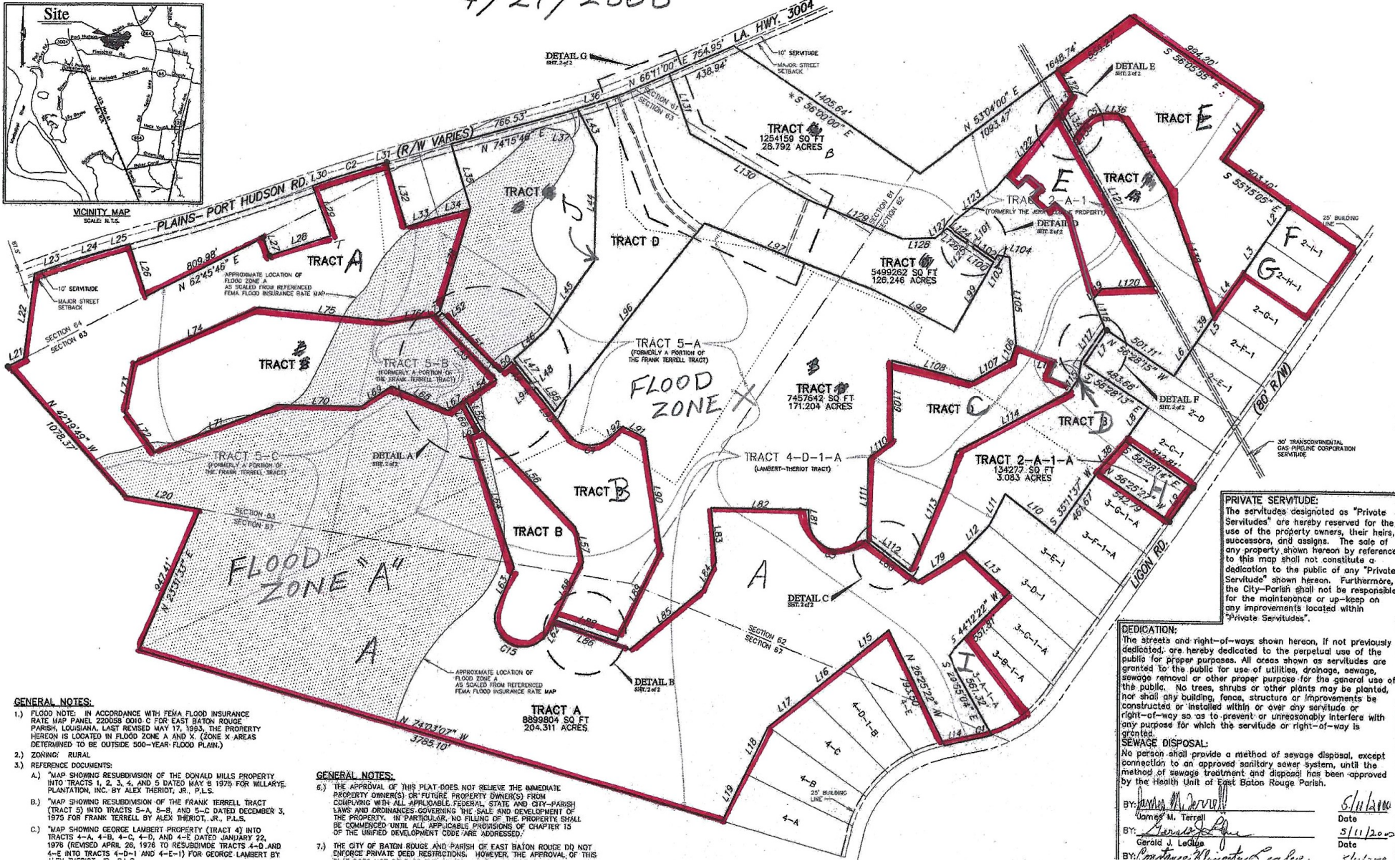
BEAVER CREEK  
PHOTOS

MAPS

SITE PLAN

SURVEY

DEMOGRAPHICS



SUMMARY

AERIAL

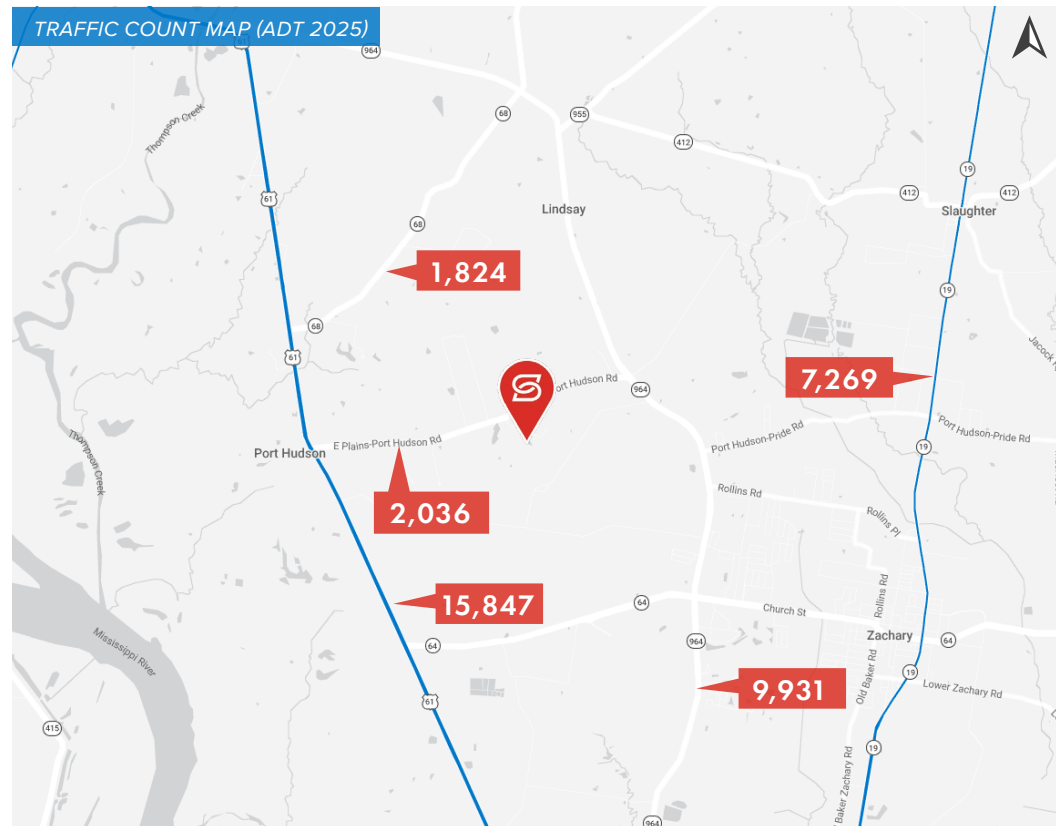
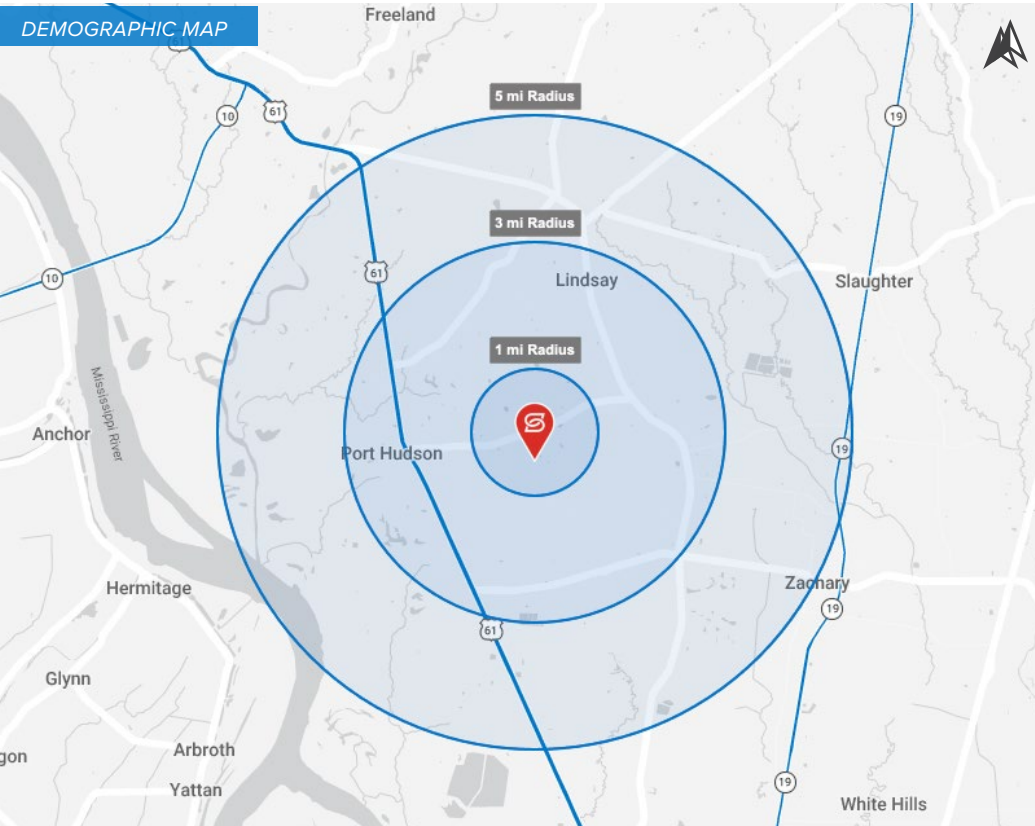
BEAVER CREEK  
PHOTOS

MAPS

SITE PLAN

SURVEY

DEMOGRAPHICS



### 2025 DEMOGRAPHICS

**POPULATION**

1 MI	3 MI	5 MI
1,080	6,866	20,046

**AVG. HH INCOME**

1 MI	3 MI	5 MI
\$156,939	\$120,907	\$130,133

**HOUSEHOLDS**

1 MI	3 MI	5 MI
378	2,493	6,979