

1- 28.8 ACRES
FOR SALE



HWY 63
LIVINGSTON, LA

DEVELOPABLE LAND WITH
INTERSTATE ACCESS

CBRE

PROPERTY OVERVIEW

Highlights

- Approximately 28.8 acres available with access from both S Frost Rd and Leroy Magee Rd in Livingston, LA
- Parcels Available from 1 – 28.8 Acres
- Great access to I-12 through Exit 22
- Well situated between Baton Rouge and Hammond, LA with both cities being approximately 15 minutes away along I-12
- Opportunity for retail and industrial development with about 700' of frontage along Hwy 63
- Adjacent to the Livingston Parish Government facility as well as the Livingston Parish Sheriff's office
- Approximately 9,400 AADT (2024) along Hwy 63 and 80,096 AADT (2024) along I-12
- Majority of Property Located in Flood Zone X
- Zoning Split between ID (Institutional District) and CR (Regional Commercial District)
- Recent QSR Development across Hwy 63
- Contact Agents for more details

Acreage: 1-28.8 Acres

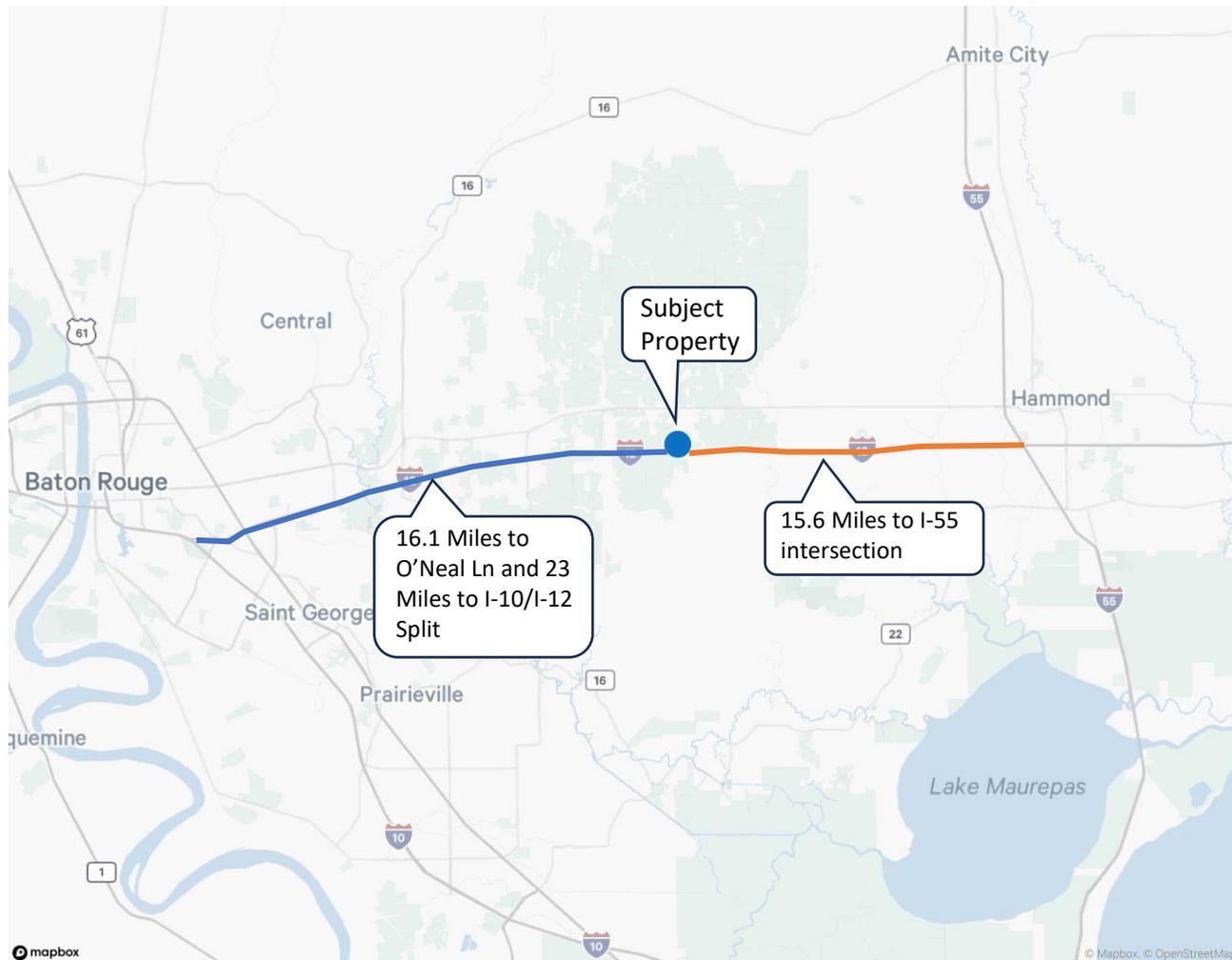
Pricing: Contact Agents



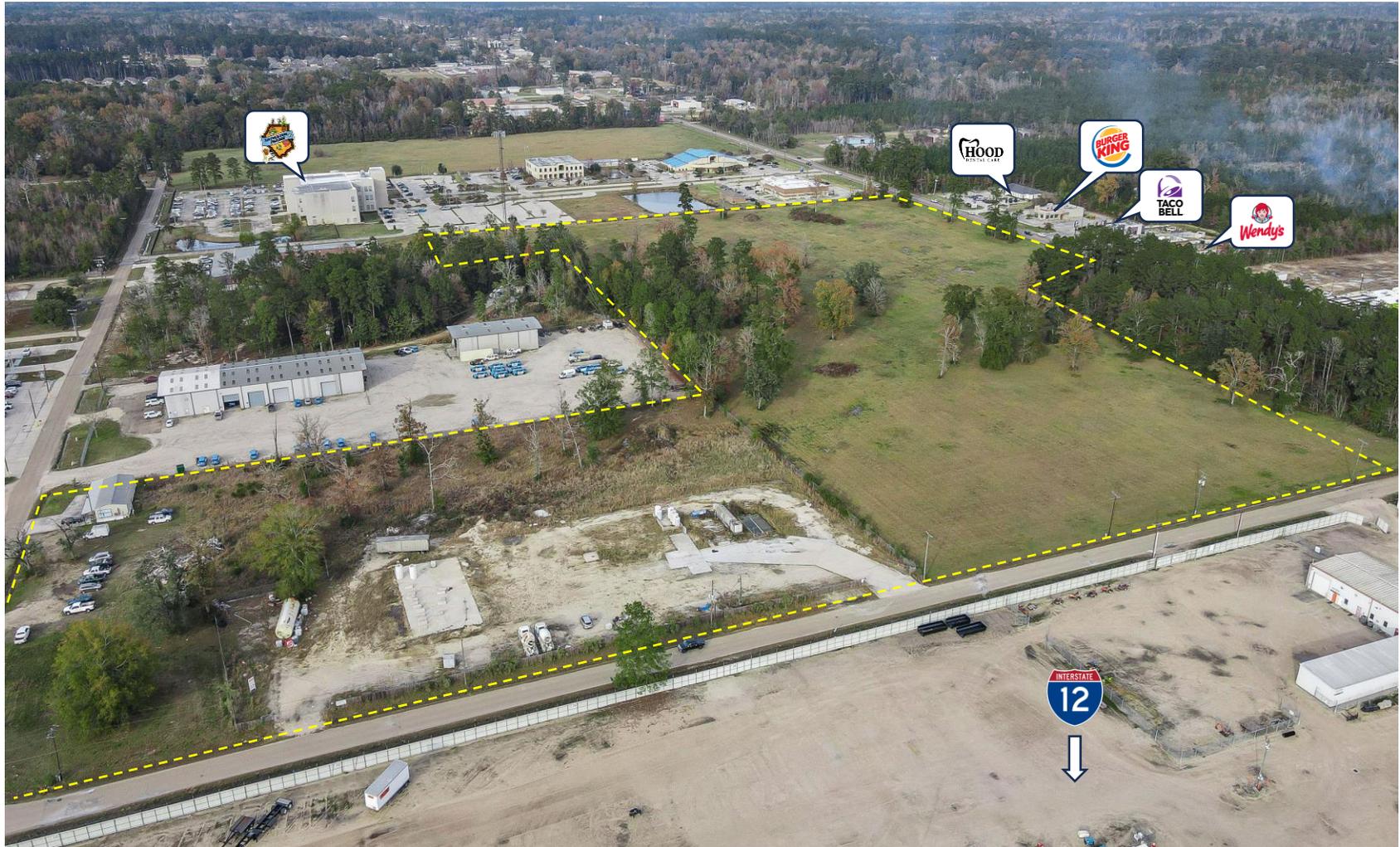
SITE AERIAL



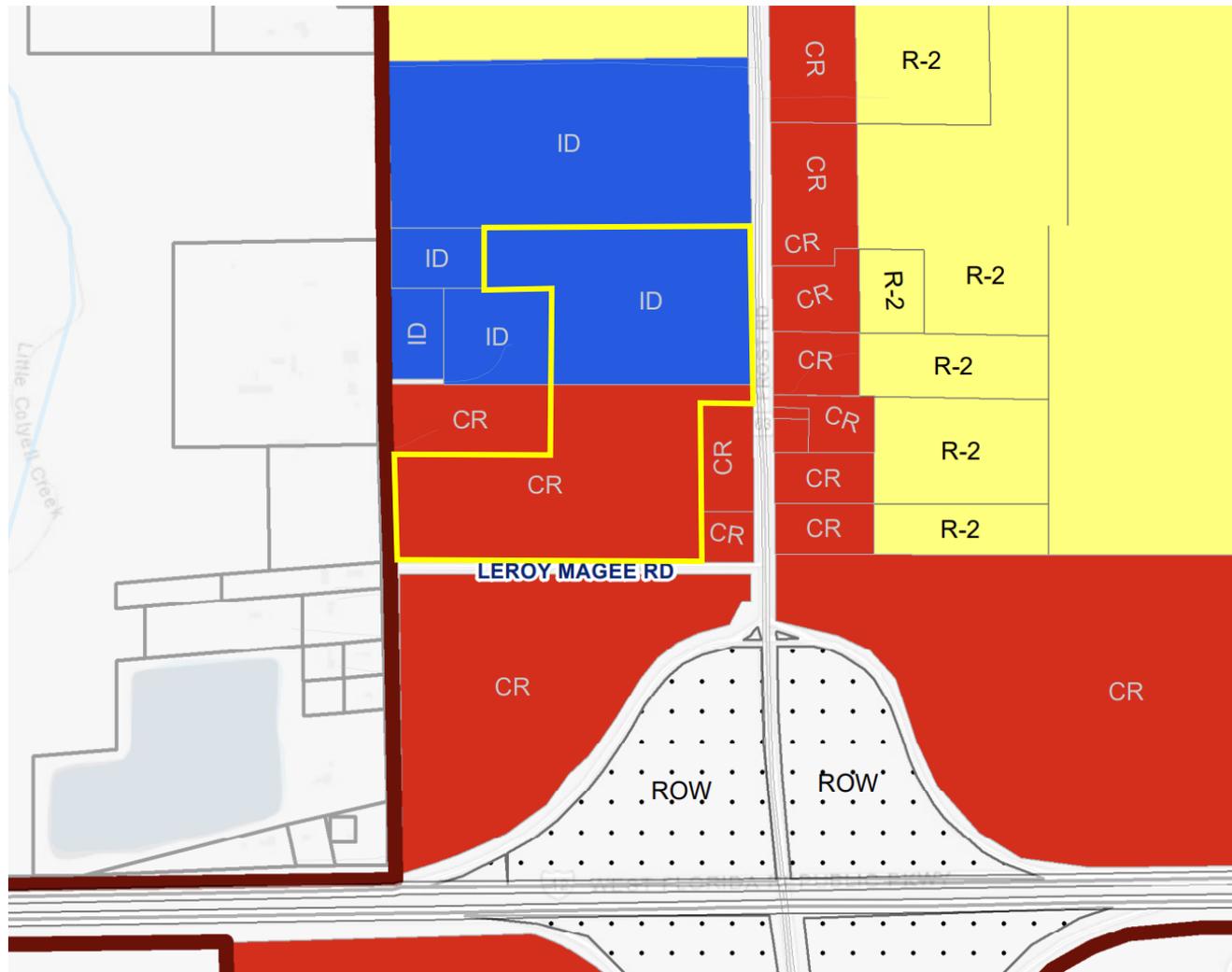
Property Location



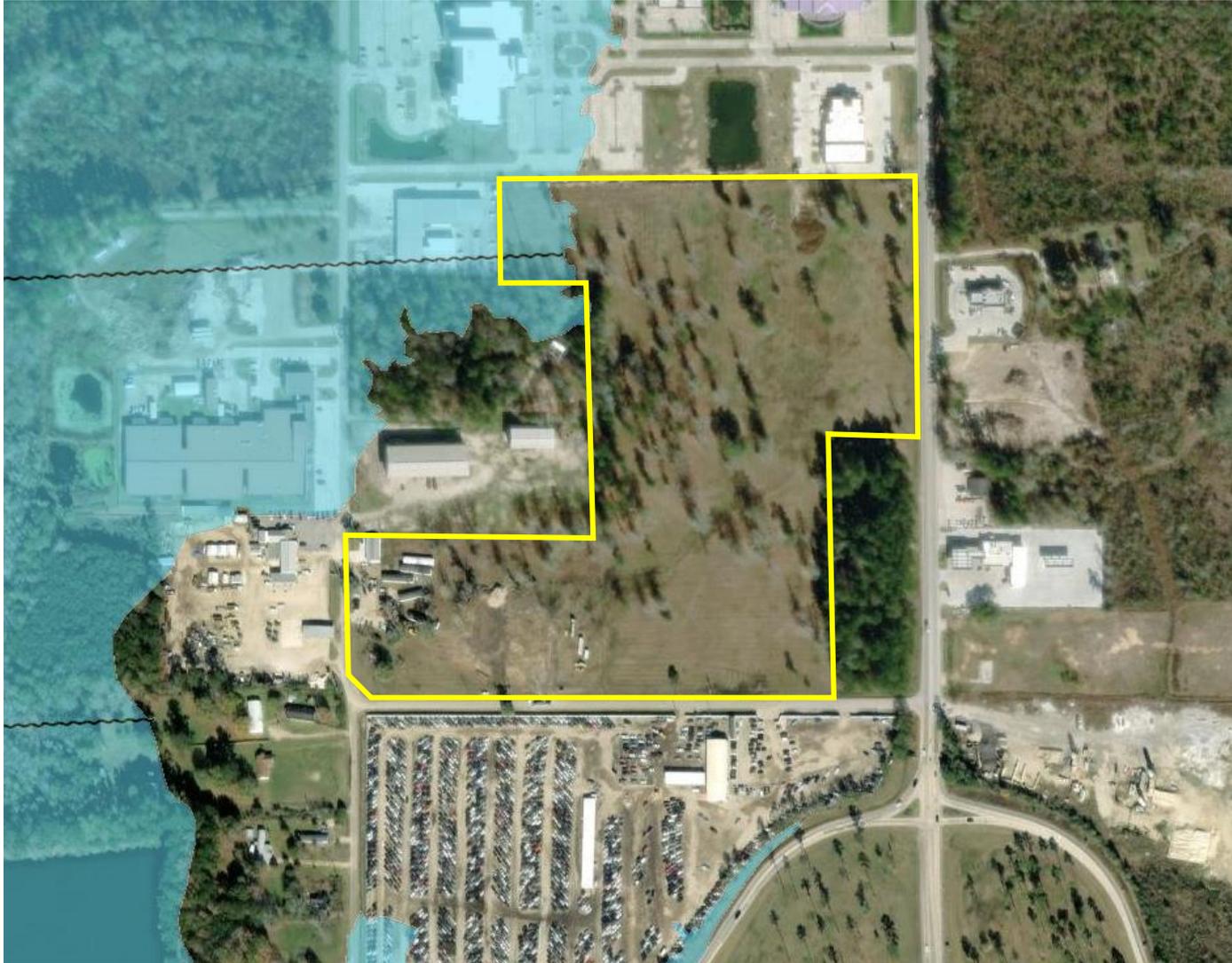
ADDITIONAL IMAGE



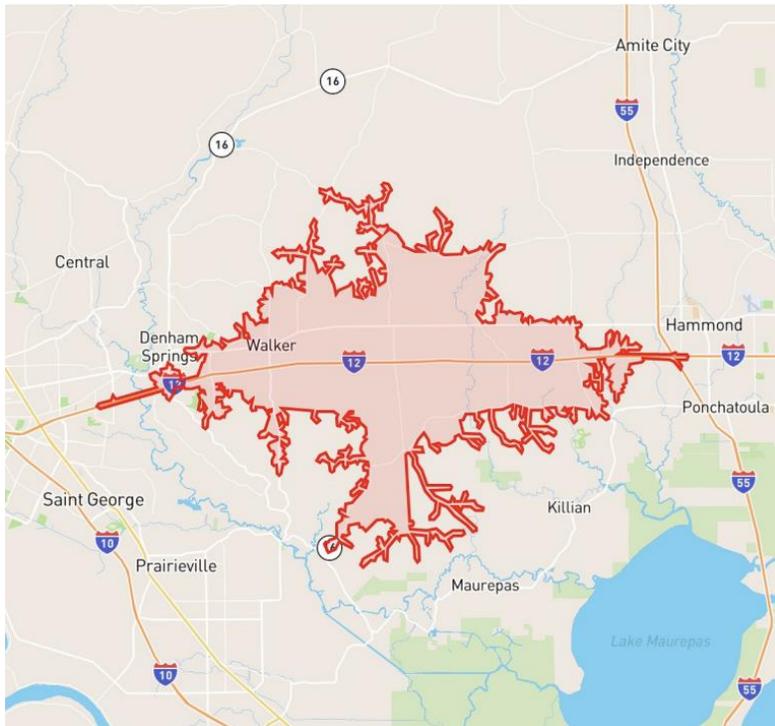
ZONING MAP



FLOOD MAP



DEMOGRAPHICS



POPULATION		15 MINUTES
2025 Population - Current Year Estimate		53,477
2030 Population - Five Year Projection		56,351
2020 Population - Census		49,764
2010 Population - Census		43,578
2020-2025 Annual Population Growth Rate		1.38%
2025-2030 Annual Population Growth Rate		1.05%
HOUSEHOLDS		
2025 Households - Current Year Estimate		20,185
2030 Households - Five Year Projection		21,516
2020 Households - Census		18,389
2010 Households - Census		15,765
2020-2025 Compound Annual Household Growth Rate		1.79%
2025-2030 Annual Household Growth Rate		1.29%
2025 Average Household Size		2.61
HOUSEHOLD INCOME		
2025 Average Household Income		\$85,941
2030 Average Household Income		\$92,534
2025 Median Household Income		\$72,614
2030 Median Household Income		\$78,844
2025 Per Capita Income		\$32,486
2030 Per Capita Income		\$35,385
HOUSING UNITS		
2025 Housing Units		22,069
2025 Vacant Housing Units	1,884 8.5%	
2025 Occupied Housing Units	20,185 91.5%	
2025 Owner Occupied Housing Units	15,525 70.3%	
2025 Renter Occupied Housing Units	4,660 21.1%	
EDUCATION		
2025 Population 25 and Over		35,950
HS and Associates Degrees	24,359 67.8%	
Bachelor's Degree or Higher	7,810 21.7%	
PLACE OF WORK		
2025 Businesses		1,920
2025 Employees		17,998

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