



2715 Toulon Dr

Baton Rouge, Louisiana 70816

Property Highlights

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Property Overview

Investor's Opportunity: Presenting 2715 Toulon Dr, a prime commercial property zoned B-1, strategically located in the heart of Baton Rouge, LA. This multifamily-friendly parcel offers a rare opportunity for a savvy investor to capitalize on the high demand for residential developments in this vibrant area. With its desirable zoning and strategic location, this property opens the door to a multitude of possibilities for a lucrative real estate venture. Don't miss the chance to acquire this prime piece of Baton Rouge real estate and unlock its full potential.

Offering Summary

Sale Price:	\$75,000
Available SF:	
Lot Size:	1 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,022	1,787	5,683
Total Population	2,015	3,754	12,974

For More Information

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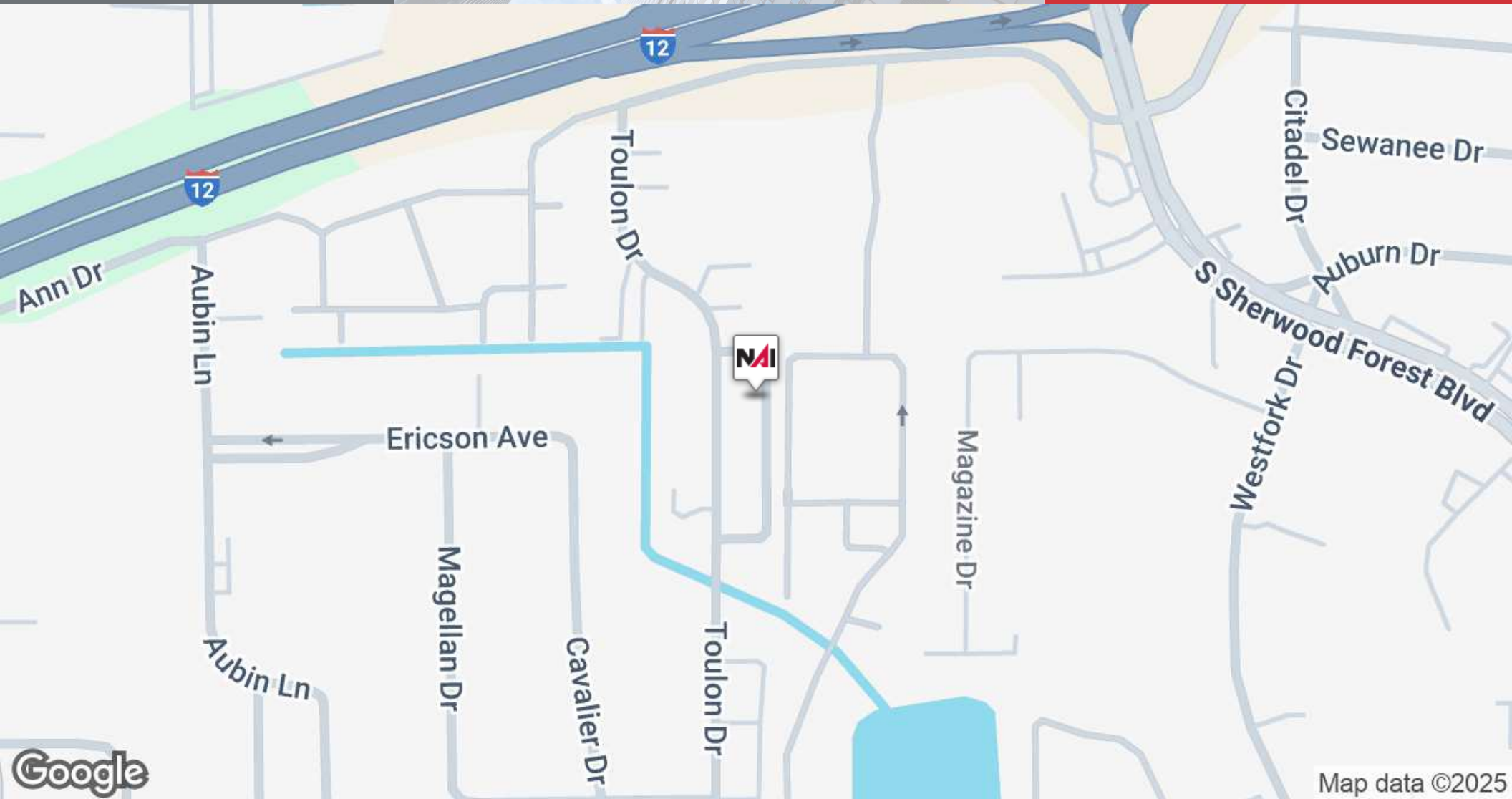
BROCHURE

2715 Toulon Dr, Baton Rouge, LA 70816

NAIRampart

For Sale

1 Acres | \$75,000 / AC
Land Space



BROCHURE

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Information subject to verification and no liability for errors and omission assumed. Price subject to change. Licensed in Louisiana.

NAI Rampart

For Sale

**1 Acres | \$75,000 / AC
Land Space**



BROCHURE

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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,015	3,754	12,974
Average Age	35	37	37
Average Age (Male)	33	35	35
Average Age (Female)	37	39	38

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,022	1,787	5,683
# of Persons per HH	2	2.1	2.3
Average HH Income	\$67,803	\$68,063	\$71,269
Average House Value	\$229,024	\$227,959	\$235,046

Demographics data derived from AlphaMap

