



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

.9 ACRES ON JEFFERSON HWY. - ZONED HC1

12758 JEFFERSON HWY, BATON ROUGE, LA 70816

FOR SALE

.9 ACRES



OFFERING SUMMARY

Sale Price:	\$496,912
Lot Size:	.9 Acres
Zoning:	HC1

PROPERTY HIGHLIGHTS

- Great Exterior Baton Rouge Development Site
- .9 Acres (38,224 SF) on Jefferson Hwy. (150' x 250') Lot
- Ideal Zoning: HC1 (Heavy Commercial, Light Industrial)
- Situated on Jefferson Hwy. between Pecue Ln. and Airline Hwy. intersections
- Easy access to Airline Hwy., Siegen Ln. and interstate



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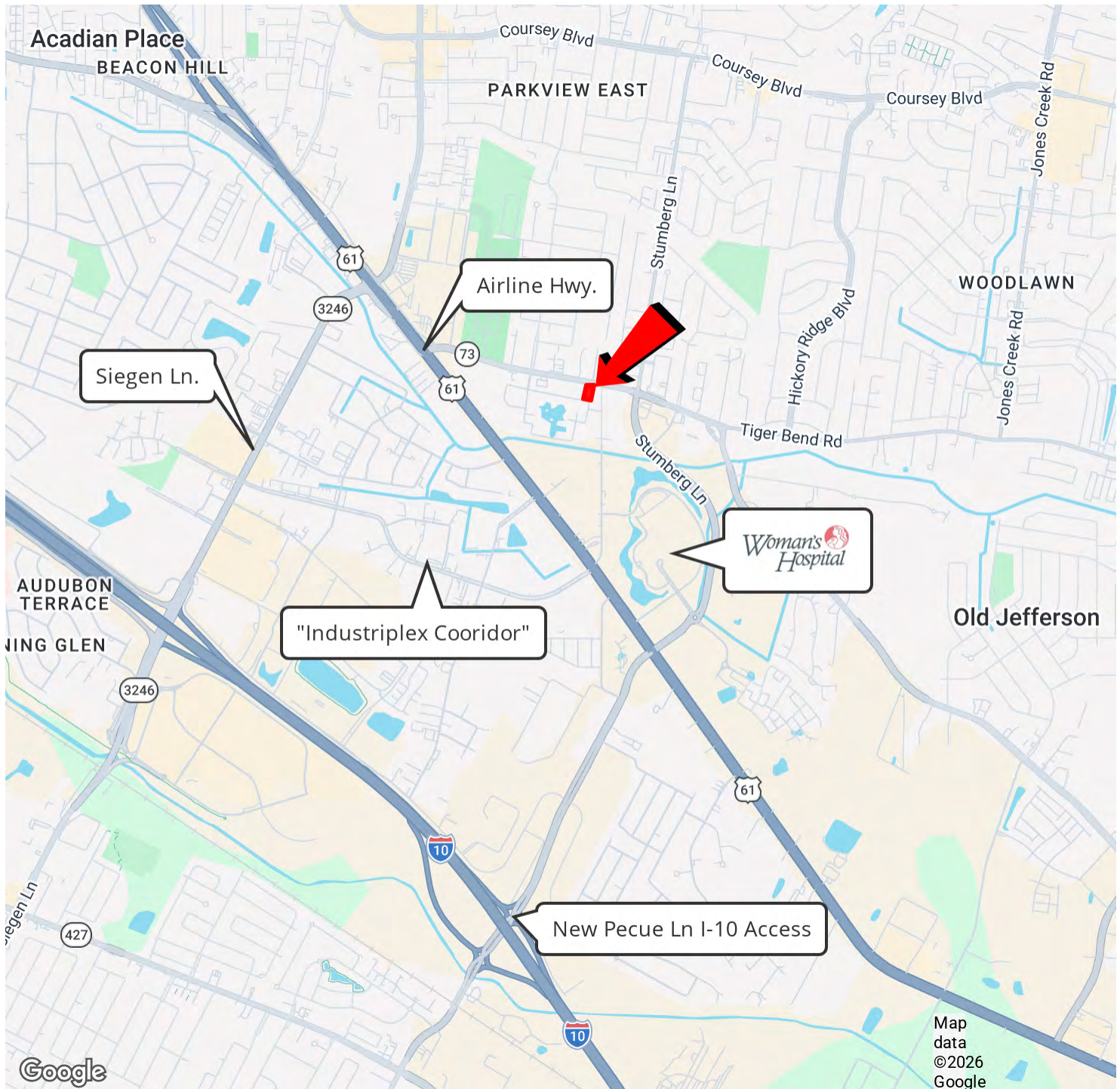
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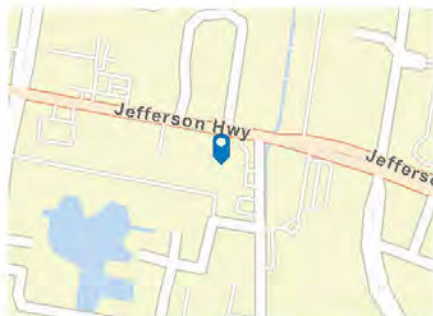
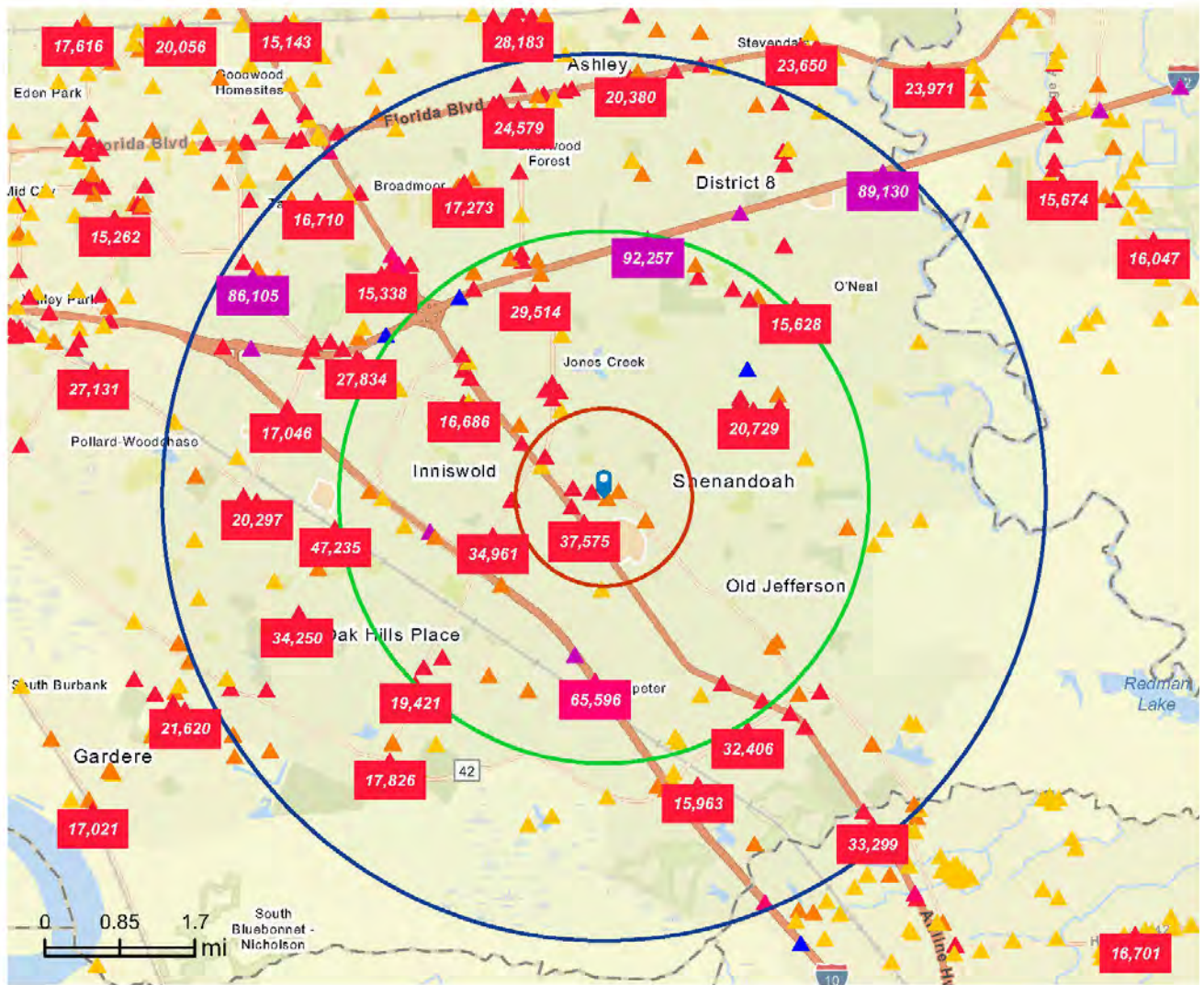
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Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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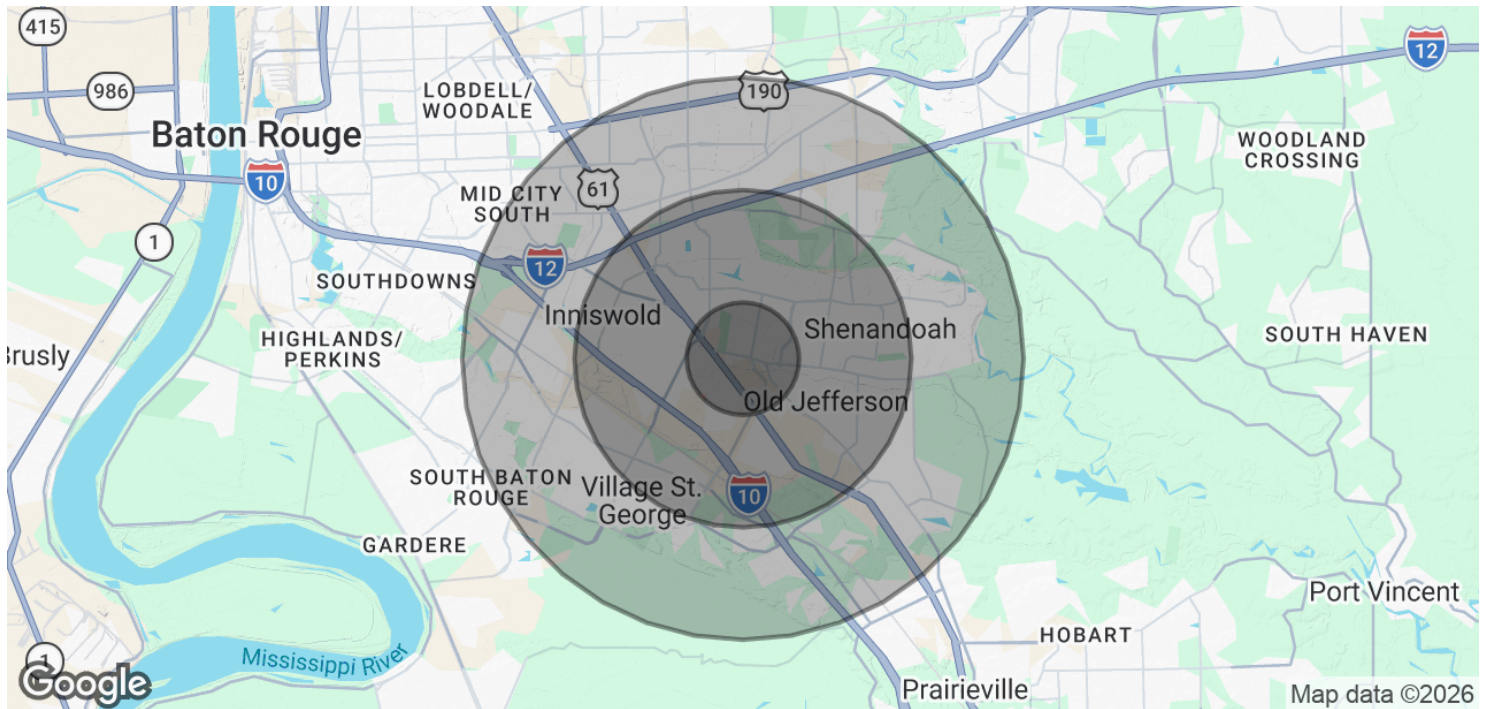
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DEMOGRAPHICS

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.9 ACRES



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,505	70,228	164,826
Average Age	36.6	37.4	38.1
Average Age (Male)	37.4	35.2	37.7
Average Age (Female)	34.9	38.5	38.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,679	28,713	66,293
# Of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$89,669	\$110,237	\$116,251
Average House Value	\$246,225	\$304,477	\$332,262

2023 American Community Survey (ACS)

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