



LAND FOR SALE
JANUARY 2025

8930 HIGHWAY 19

SLAUGHTER, LA

stirling

PROPERTY SUMMARY

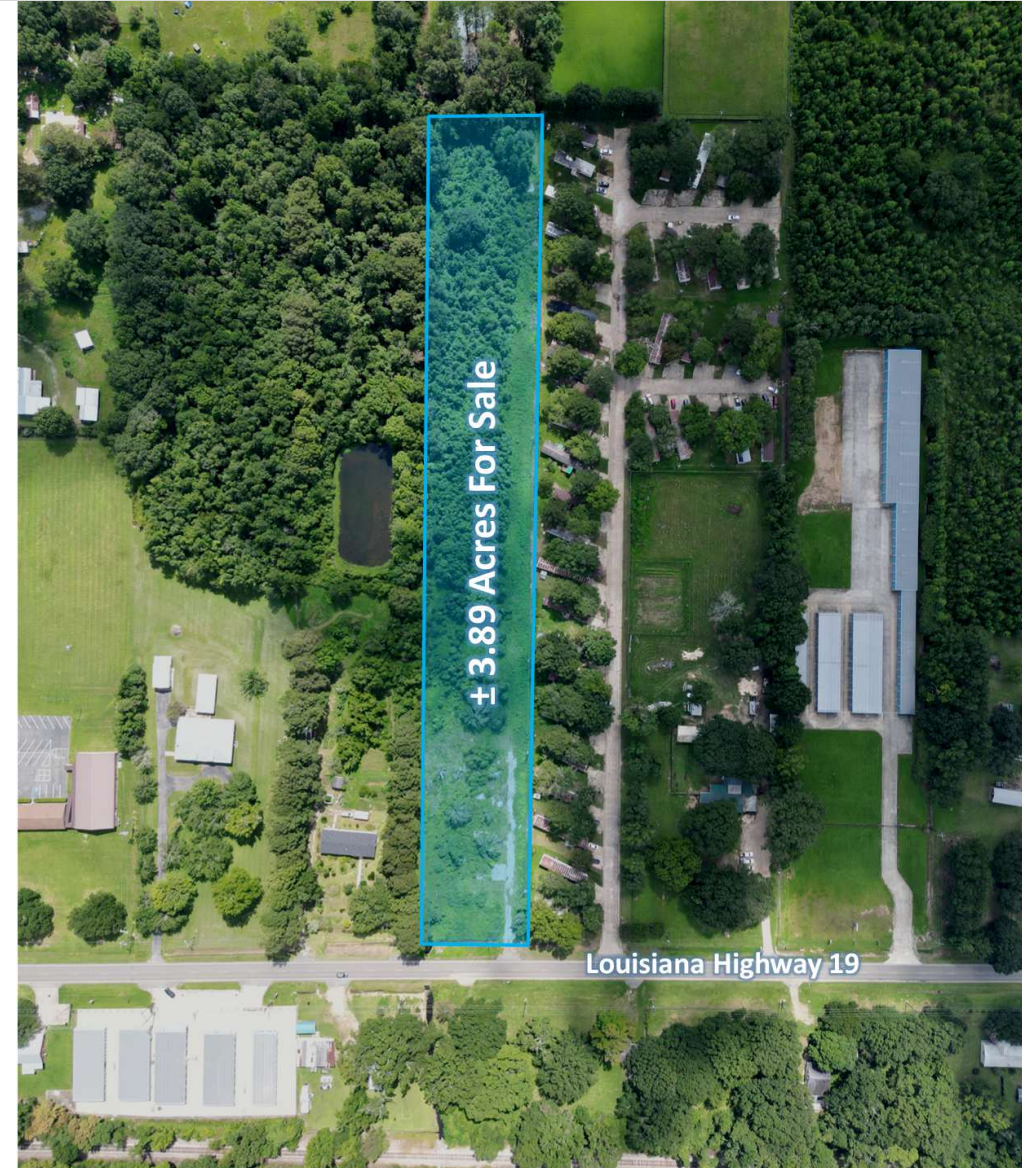
Land for sale on Highway 19, less than 3 miles north of Main Street in Zachary, LA. This site offers a prime opportunity for development just north of one of the fastest-growing cities in East Baton Rouge Parish. The site currently has suburban residential zoning which allows for single-family subdivisions and/or manufactured home parks.

OFFERING SUMMARY

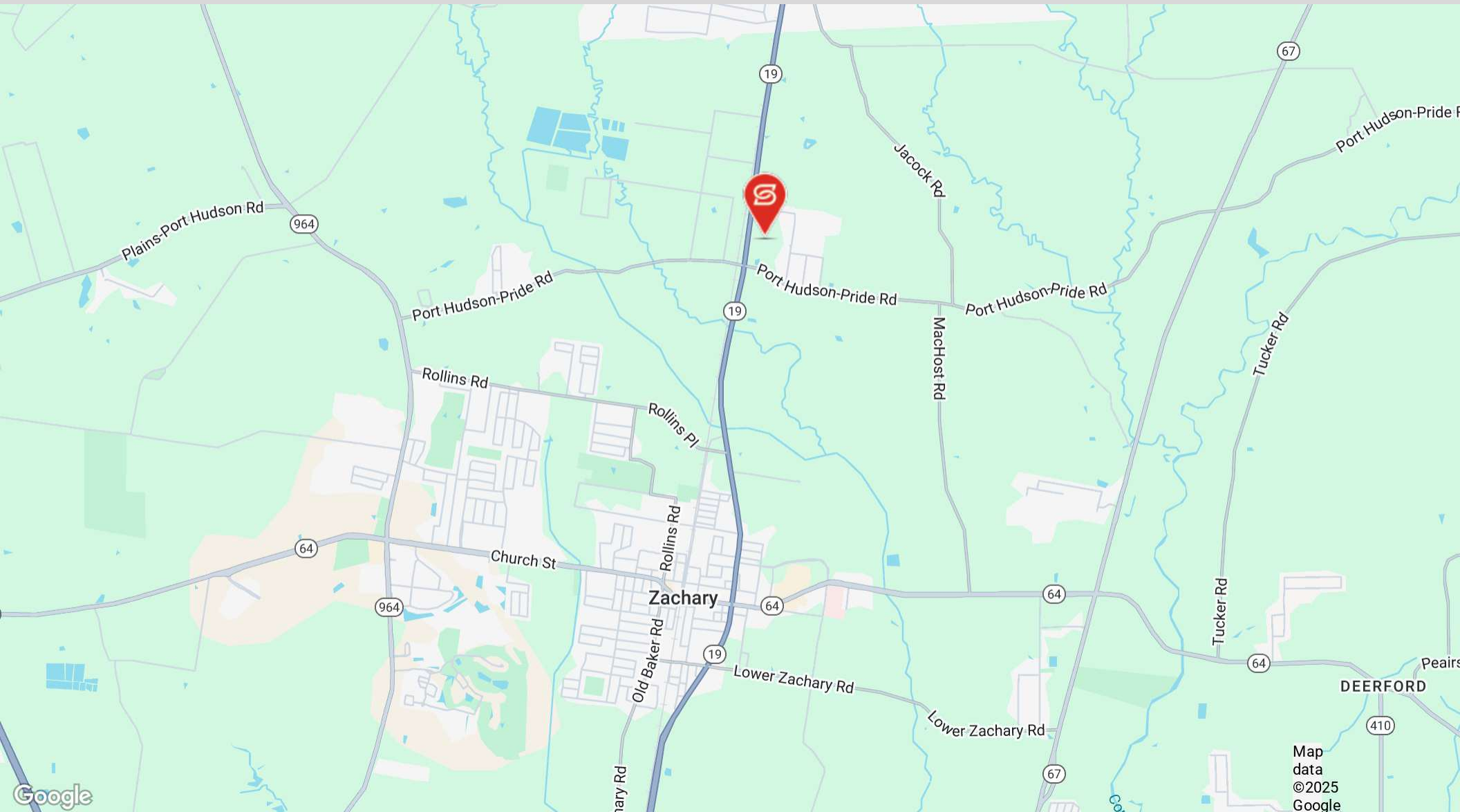
Sale Price	\$245,000.00
Lot Size:	+/- 3.89 Acres
Price/Acre	\$62,982.00
Price/SF:	\$1.45

PROPERTY HIGHLIGHTS

- Zoned RS (Suburban Residential)
- Flood Zone X - Minimal Flood Risk
- 11,978 ADT on LA-19 - DOTD 2023
- Former Manufactured Home Development







RICKY SCHOBER, MBA

Licensed in LA

225.301.3371

rschober@stirlingprop.com

JUSTIN LANGLOIS, CCIM

Licensed in LA

225.329.0287

jlanglois@stirlingprop.com

STIRLINGPROPERTIES.COM / f t i in

Map
data
©2025
Google

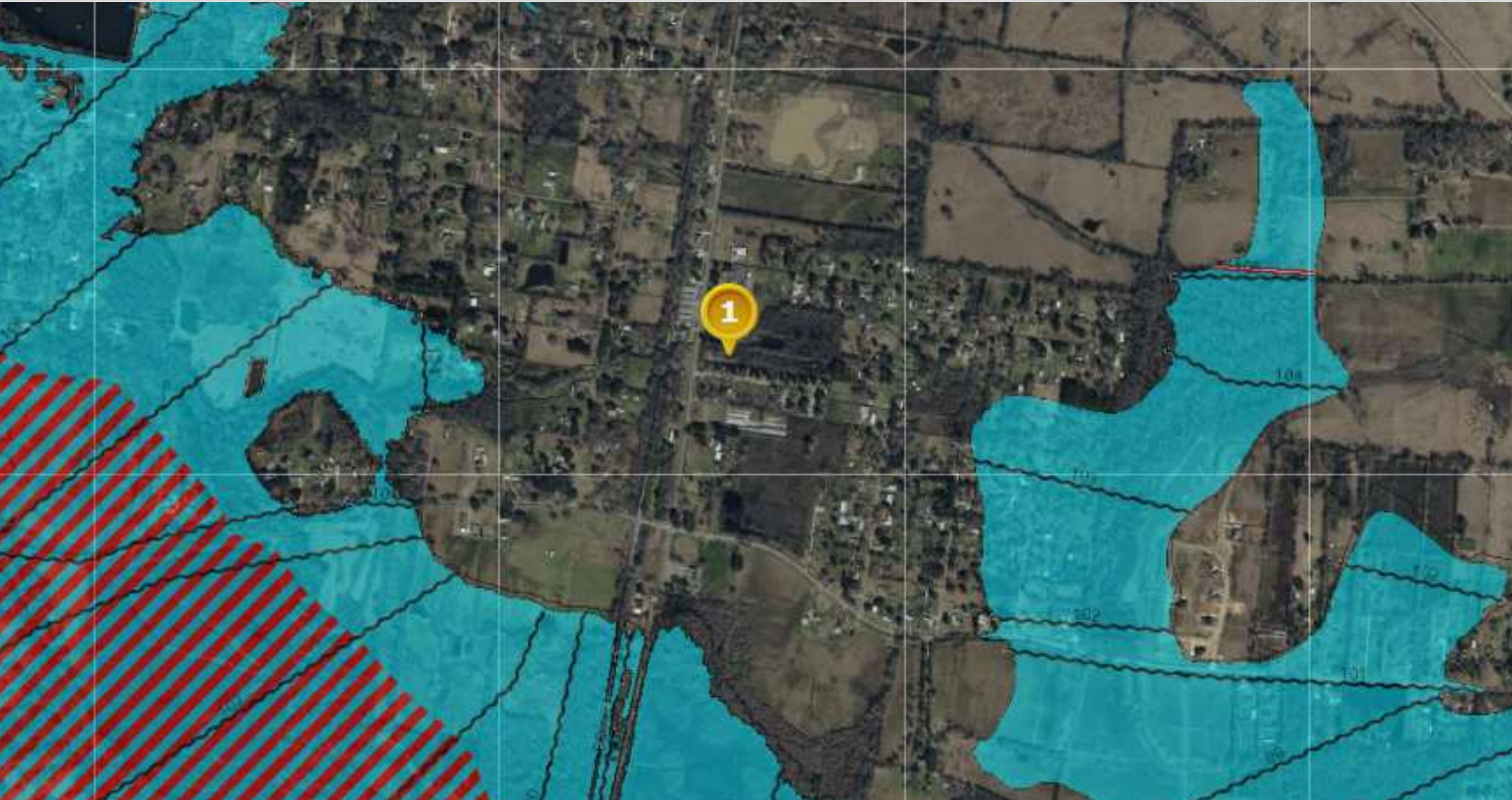
Member of /4
RETAIL BROKERS NETWORK

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice.





The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not Member of limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice.



The property is located in Flood Zone X which is an area of minimal flood hazard. The ground elevation is 107.6 Ft.

RICKY SCHOB, MBA

Licensed in LA

225.301.3371

rschober@stirlingprop.com

JUSTIN LANGLOIS, CCIM

Licensed in LA

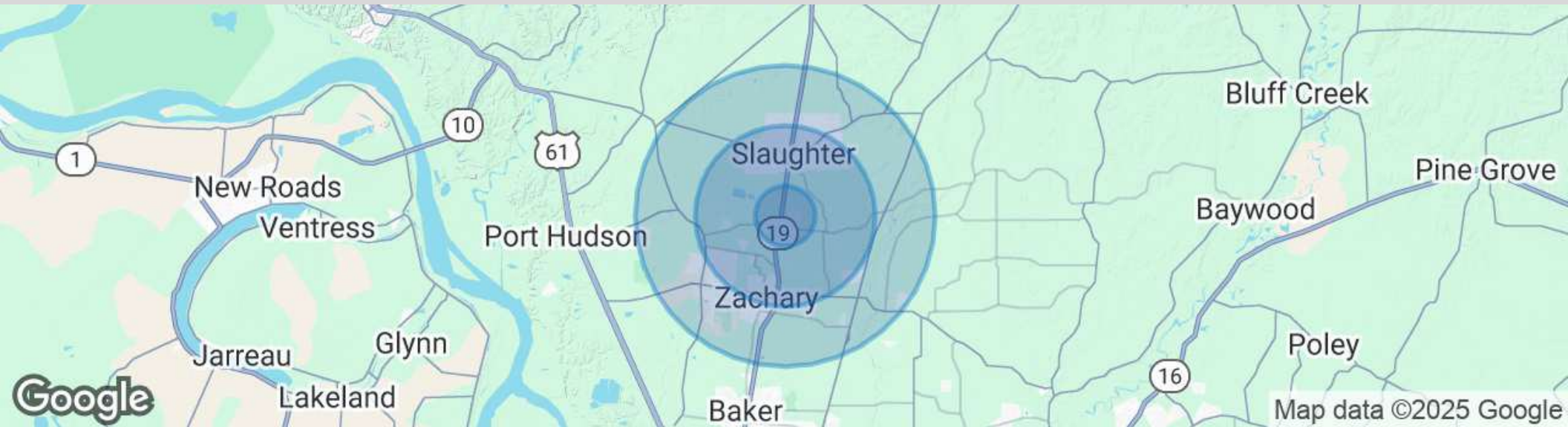
225.329.0287

jlanglois@stirlingprop.com

STIRLINGPROPERTIES.COM / f t i in

Member of 
RETAIL BROKERS NETWORK

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice.



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	987	11,636	26,319
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	330	4,081	9,478
# of Persons per HH	3	2.9	2.8
Average HH Income	\$97,705	\$105,804	\$104,163
Average House Value	\$293,124	\$286,699	\$321,397

Demographics data derived from AlphaMap