



LAND FOR SALE

8780 Pecue Lane

Baton Rouge, LA 70809

Presented By:

Johnny Blount

Commercial Advisor

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PROPERTY DESCRIPTION

The property offers convenient access to I-10, Jefferson Highway, Perkins Road, Highland Road, and Airline Highway, providing excellent connectivity throughout Baton Rouge and the greater metropolitan area. Nearby developments include a mix of retail, medical, office, and residential uses, supporting a wide range of potential end users.

PROPERTY HIGHLIGHTS

- Prime Baton Rouge Location – Situated on Pecue Lane in a rapidly growing commercial corridor
- Excellent Accessibility – Convenient access to I-10, Jefferson Highway, and Airline Highway
- Strong Surrounding Development – Near established and expanding retail, office, medical, and residential uses
- Development Opportunity – Ideal for commercial development, owner-user, or long-term investment

OFFERING SUMMARY

Sale Price:	\$765,000
Lot Size:	1.1 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	301	1,716
Total Population	178	825	4,609
Average HH Income	\$131,192	\$148,175	\$141,644

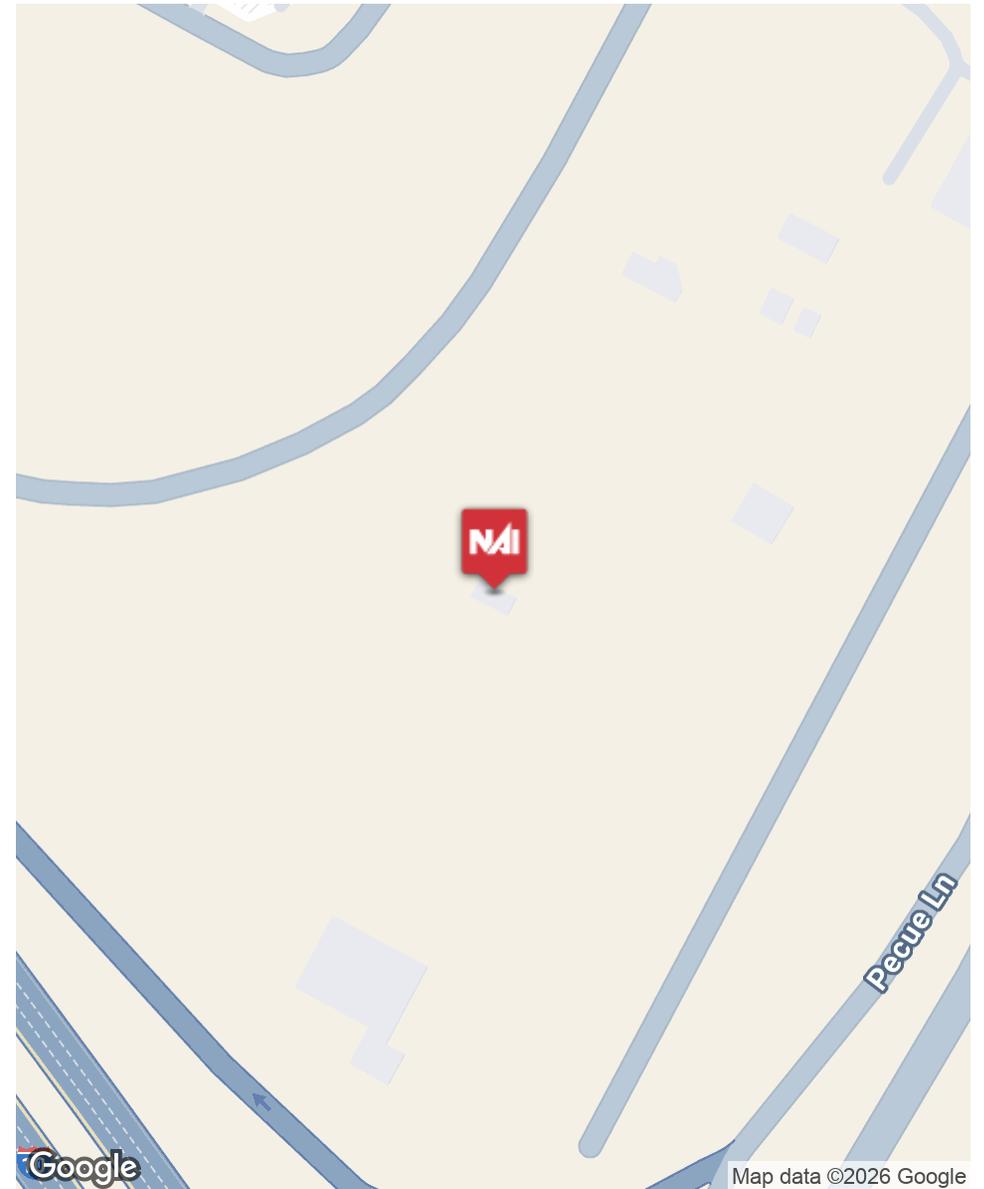
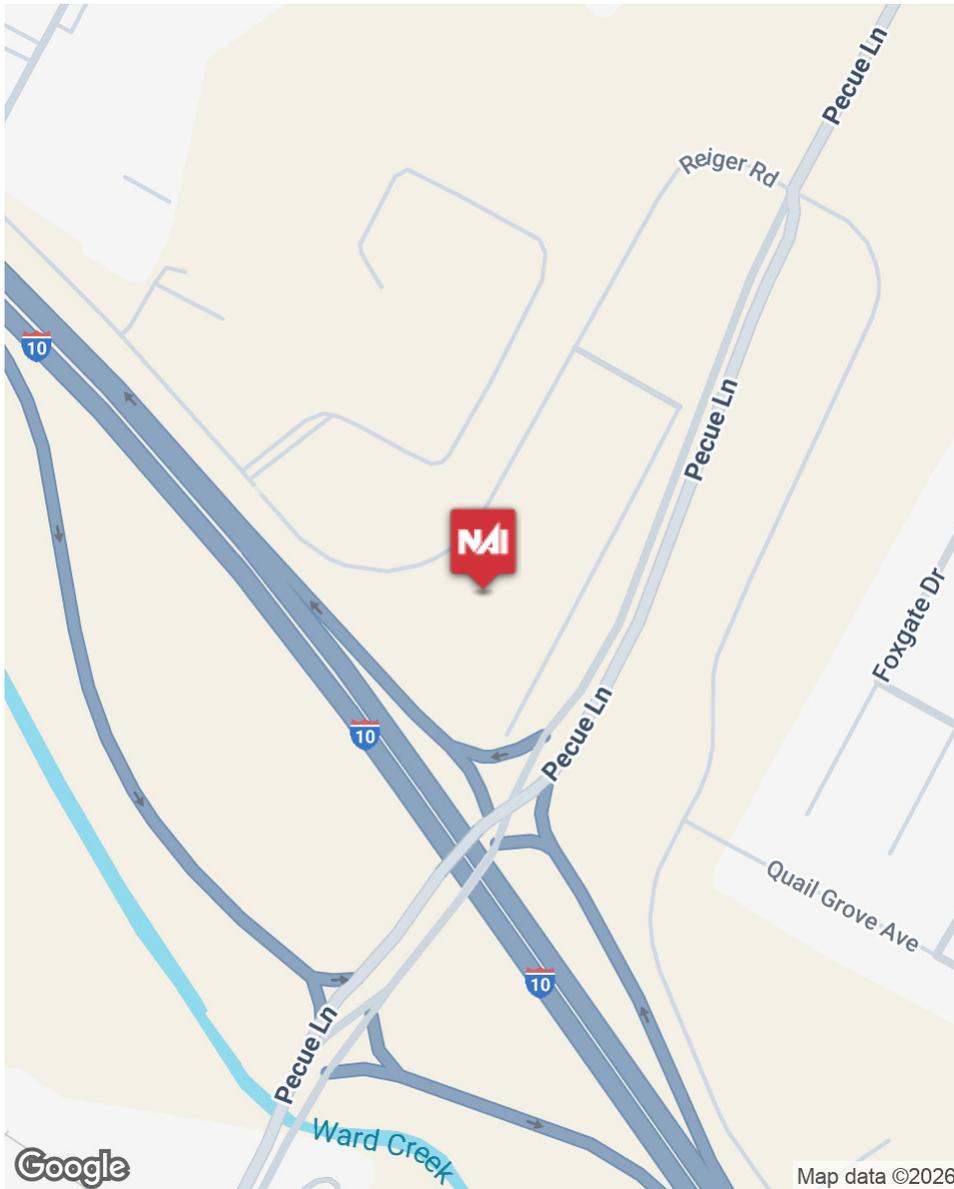
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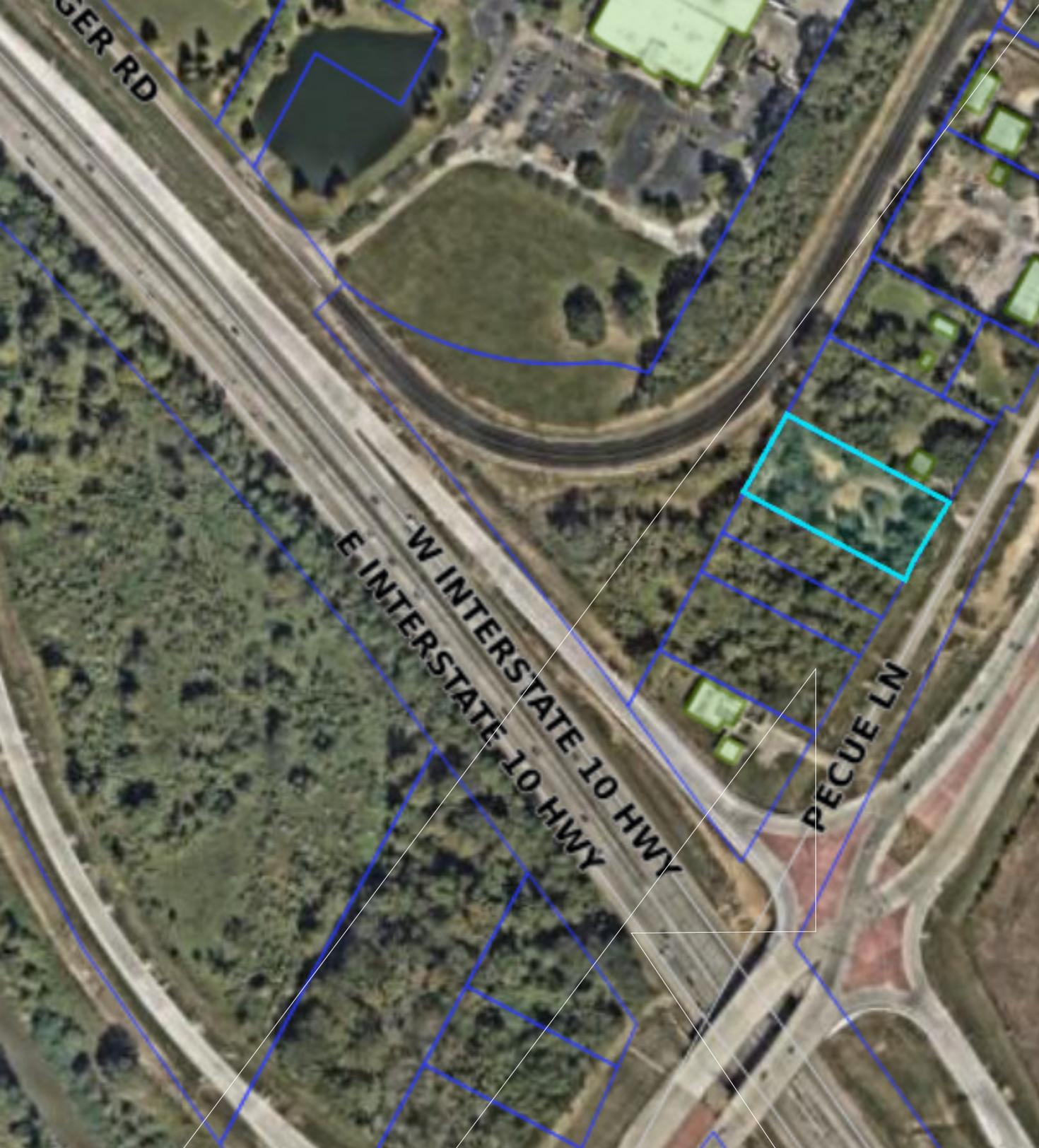
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For More Information:

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