

LAND FOR SALE
AUGUST 2025

DEVELOPMENT SITE FOR SALE

10646 JOOR ROAD
BATON ROUGE, LA

stirling





PROPERTY DESCRIPTION

This property, situated within the City of Central's commercial corridor is perfect for a wide range of businesses due to its versatility for office use, strategic position for commercial investment, and flexible zoning for various retail ventures. Its high visibility and easy access to major roads make it ideal for retail opportunities. It offers convenient access for both customers and employees.

PROPERTY HIGHLIGHTS

- Zoned B5 - Office for versatile use
- Prime location in the City of Central's commercial corridor
- High visibility for retail opportunities
- Easy access to major thoroughfares
- Flexible zoning for various retail ventures
- Strategic location for commercial investment

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	2.37 Acres
Zoning:	B5 - Office
Frontage:	+/-270ft. on Joor Road

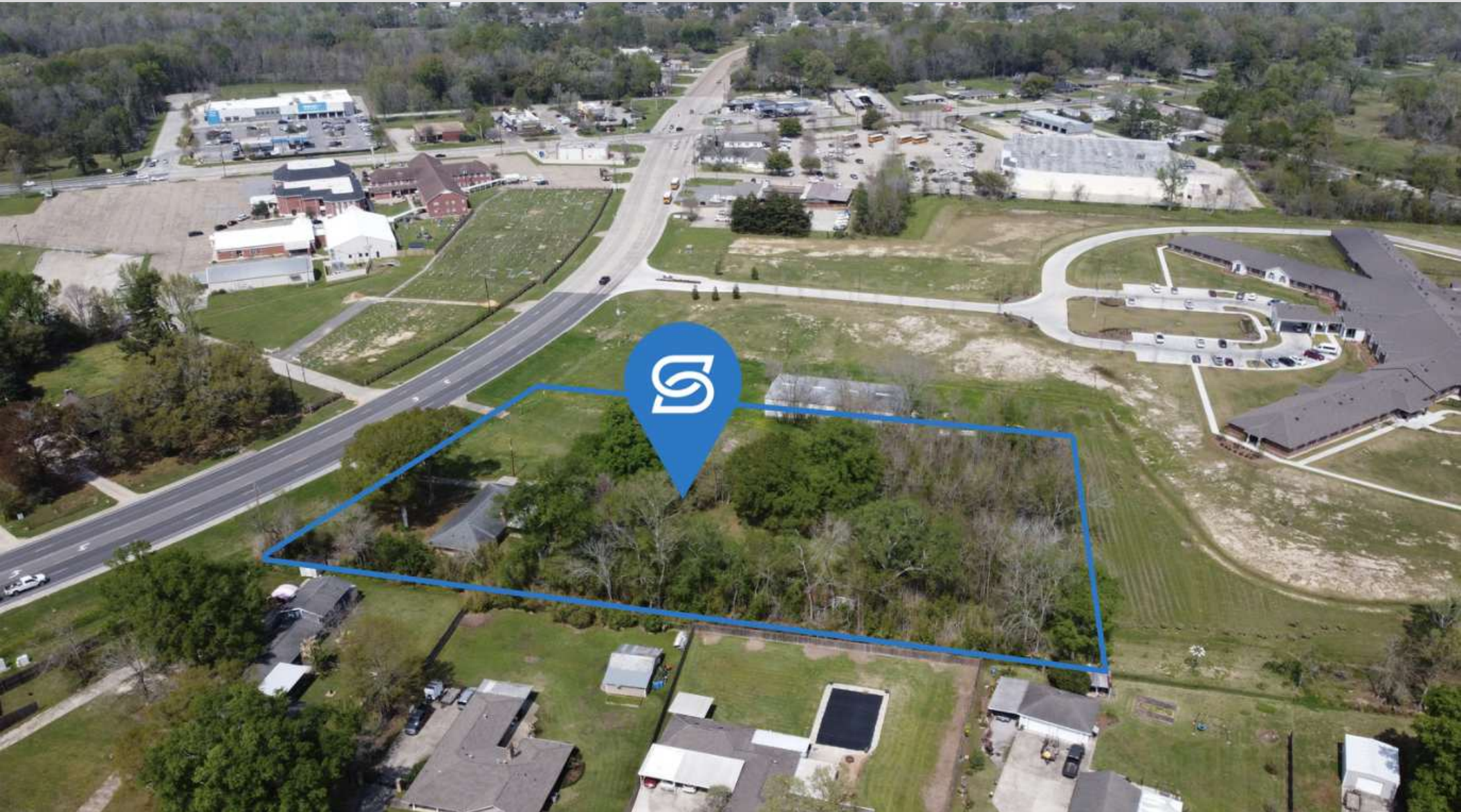
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	614	6,151	22,081
Total Population	1,647	15,770	57,205
Average HH Income	\$85,598	\$88,249	\$70,357



JOOR ROAD DEVELOPMENT OPPORTUNITY

10646 JOOR ROAD BATON ROUGE, LA 70818

Land For Sale



STIRLINGPROPERTIES.COM /    

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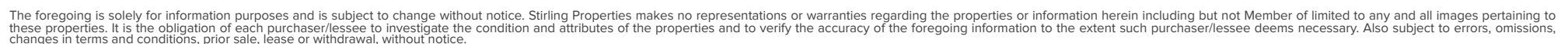
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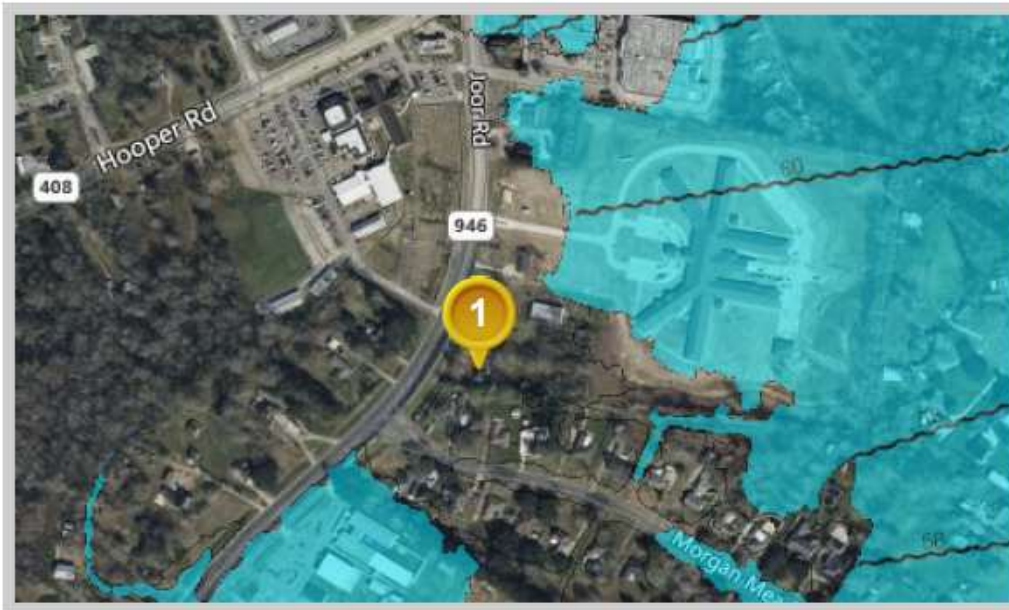
Member of  **RETAIL BROKERS NETWORK**

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Louisiana Flood Map

10646 Joor Road Baton ROuge LA 70818



Visible Layers

Effective FIRM

Bing Hybird

Point Coordinates

Point #	Lat., Long.
1	30.5438, -91.0535

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0195F 6/19/2012	X-AREA OF MINIMAL FLOOD HAZARD	out	60.7	N/A



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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