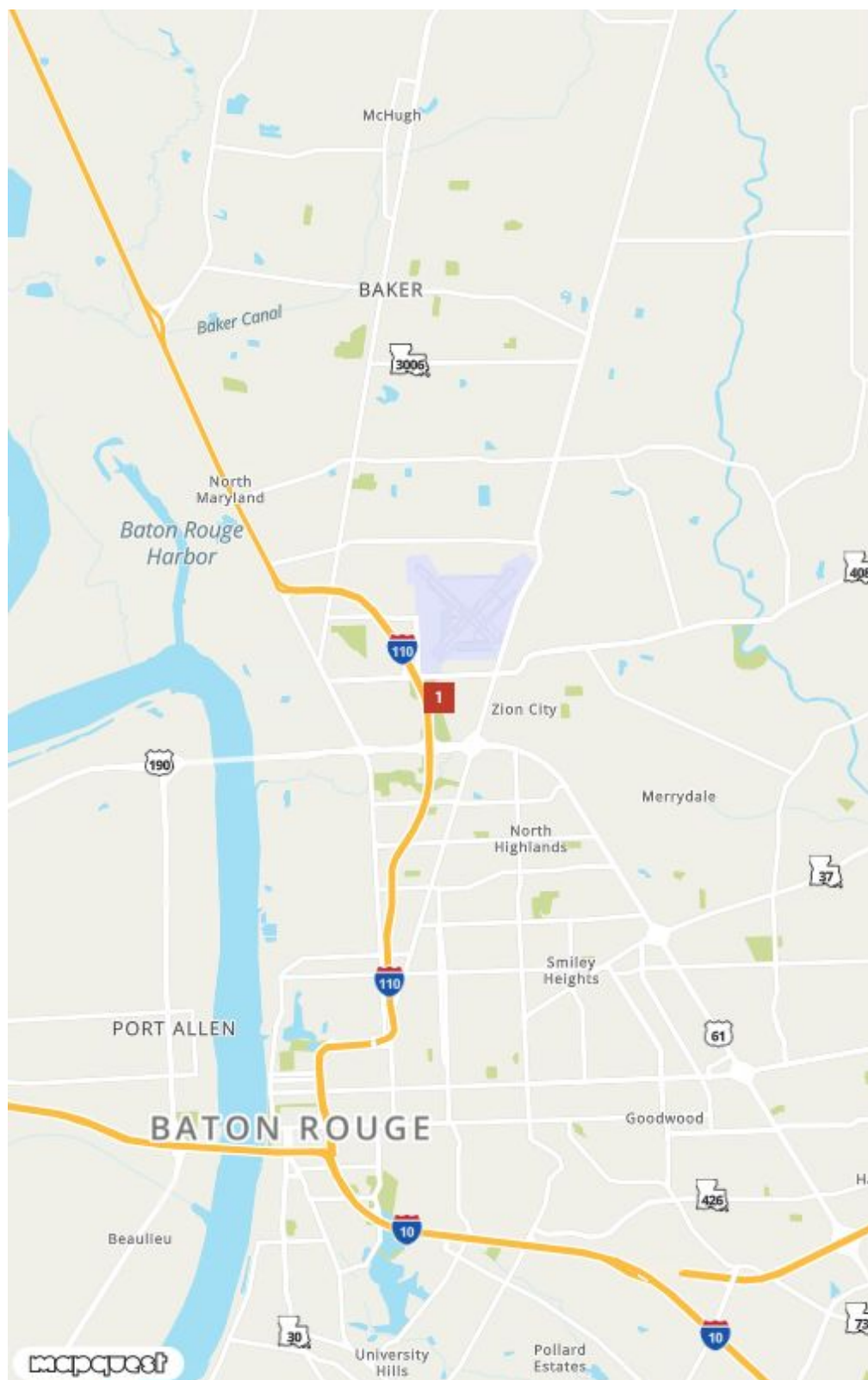


Report for 7809 Howell Blvd, ...



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7809 Howell Blvd
Baton Rouge, LA 70807



Howell Blvd. Vacant Land for Sale

7809 Howell Blvd., Baton Rouge, LA, 70807

Land: Industrial For Sale

Prepared on November 04, 2024



Listing Details | Land For Sale

Secondary Uses	Industrial, Hospitality	Days On Market	3 days
Total Available Space	2.65 Acres	Date Listed	11/01/2024
Asking Price	\$439,500	Last Modified	11/04/2024
Listing Price Per SF	-	Listing ID	41372311
List Price Per Acre	\$165,849	Parking Spaces	-
Cap Rate (Actual)	-	Electric Service	-
Possession	at closing	Water	-
Free & Clear	Yes	Sanitary Sewer	-
Available Date	11/01/2024		

Description

For Sale: 2.65-Acre Cleared Vacant Lot Near Baton Rouge Airport.

Location: Conveniently located near the Baton Rouge Airport with easy access to Interstate 110 and Interstate 10.

Utilities: All utilities are available at the site, making it ready for development.

Zoning: C-2 zoning allows for a variety of uses, including potential for a hotel or industrial development.

Property Details

Zoning	C2	County	East Baton Rouge Parish
Occupancy Type	Single Tenant	In Opportunity Zone	Yes
Parcels	023-2985-9	Water	-
Legal Owner	-	Natural Gas	-
Submarket	LACDB - 12	Sanitary Sewer	-

Flood Zone: Situated in Flood Zone X, meaning no flood insurance is required.

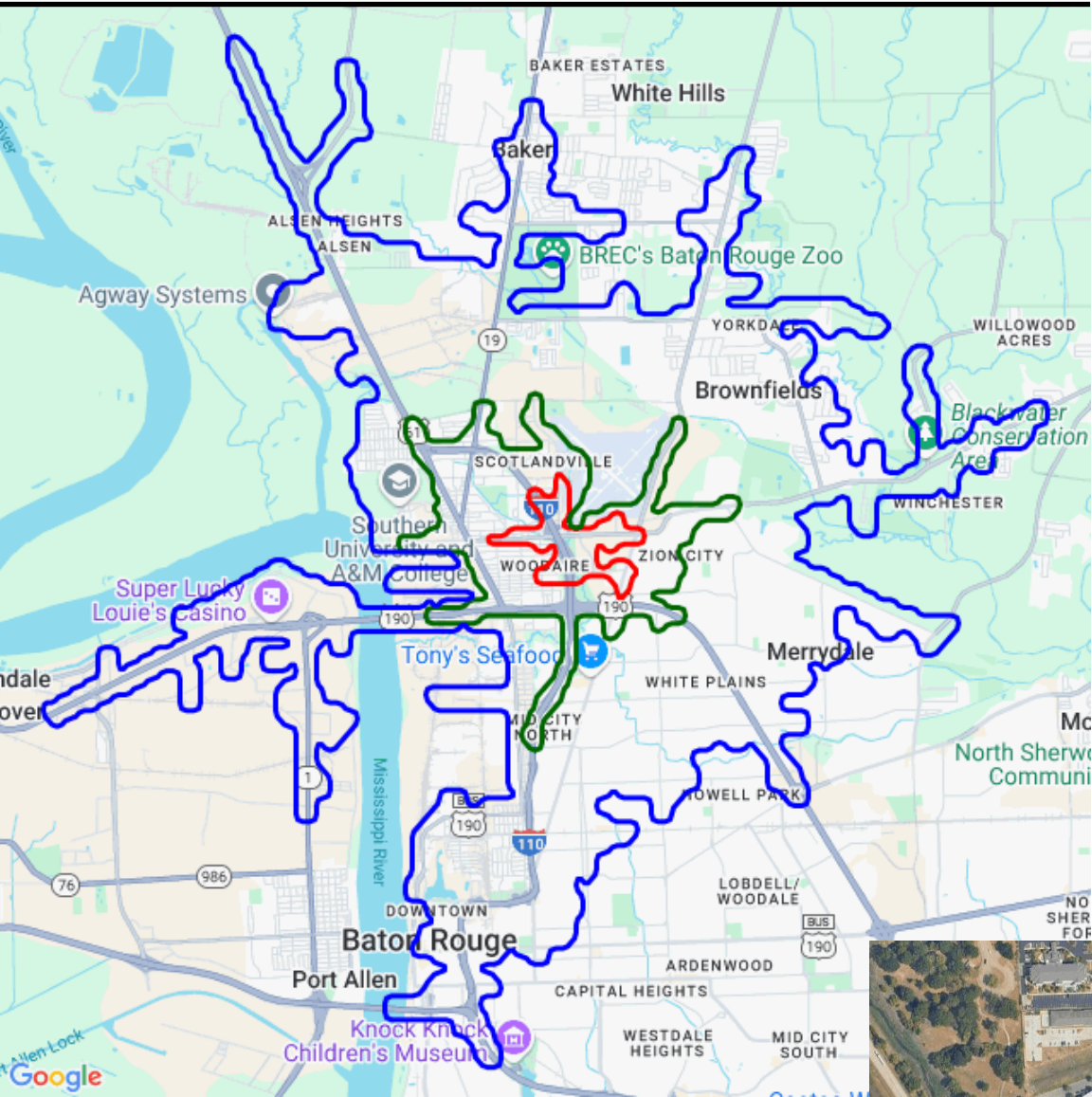
This piece of land is ideal for investors and developers looking to capitalize on a being near the airport. Don't miss this opportunity! For more information, please contact us today.

Contact



Troy J Daigle
225-297-5383
tdaigle@goJRE.com

Demographic Report



7809 Howell Blvd

Population

Distance	Male	Female	Total
3- Minute	3,563	2,545	6,108
5- Minute	18,324	16,915	35,239
10 Minute	74,379	76,635	151,014

