

INDUSTRIAL FOR SALE

## 9976 SOUTH CHOCTAW

9976 SOUTH CHOCTAW DRIVE  
BATON ROUGE, LA 70815



# INDUSTRIAL FOR SALE

### CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy  
Baton Rouge, Louisiana 70806



### PRESENTED BY:

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# PROPERTY SUMMARY

9976 South Choctaw  
9976 South Choctaw Drive | Baton Rouge, LA 70815

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## Property Summary

Today's Date:	11/13/2025
Price:	\$995,000
Building SF:	10,000 SF
Lot Size:	0.90 Acre
Parking:	46 Spaces
Year Built:	2004
Zoning:	M1

## Property Overview

**Building**  
Built in 2004  
Approximately 10,000 sf  
Two story office space upfront approx 1,600 sf  
The warehouse is approximately 8,400 sf  
Several roll up doors  
The building needs some work

**Land**  
The land is approximately 39,465 sf  
0.90 Acres  
Frontage on Choctaw 150 feet  
Lot depth 263.10 feet  
The property consists of three parcels  
3020118, 3020126, 30851039  
Electric Gate

## Location Overview

Choctaw is an industrial area.  
Baton Rouge East Business Center  
S Choctaw Industrial Area  
Very close to the Amazon Distribution Center



# PROPERTY PHOTOS

9976 South Choctaw  
9976 South Choctaw Drive | Baton Rouge, LA 70815

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# PROPERTY PHOTOS

9976 South Choctaw  
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# PROPERTY PHOTOS

9976 South Choctaw  
9976 South Choctaw Drive | Baton Rouge, LA 70815

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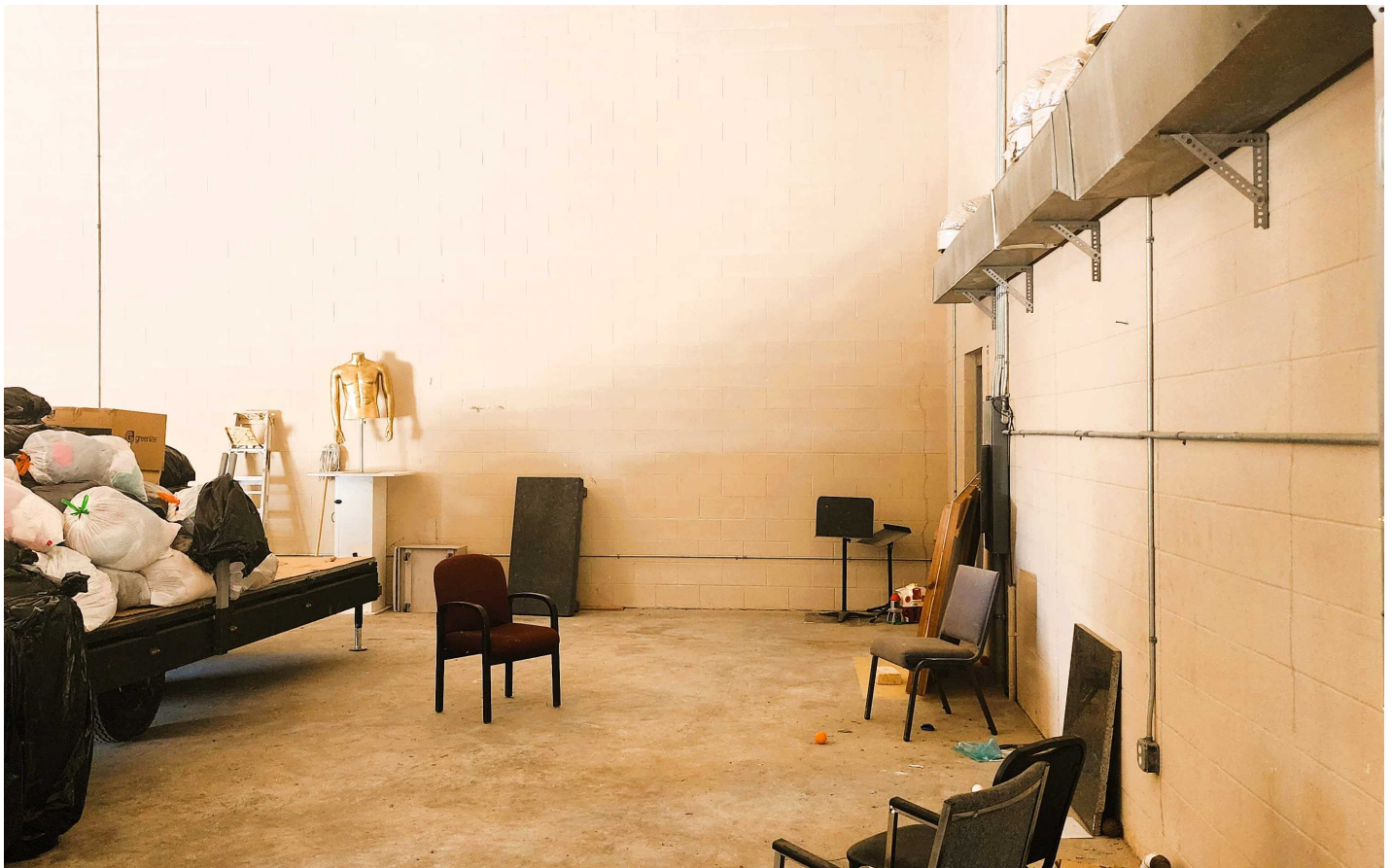




# PROPERTY PHOTOS

9976 South Choctaw  
9976 South Choctaw Drive | Baton Rouge, LA 70815

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# PROPERTY PHOTOS

9976 South Choctaw  
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08



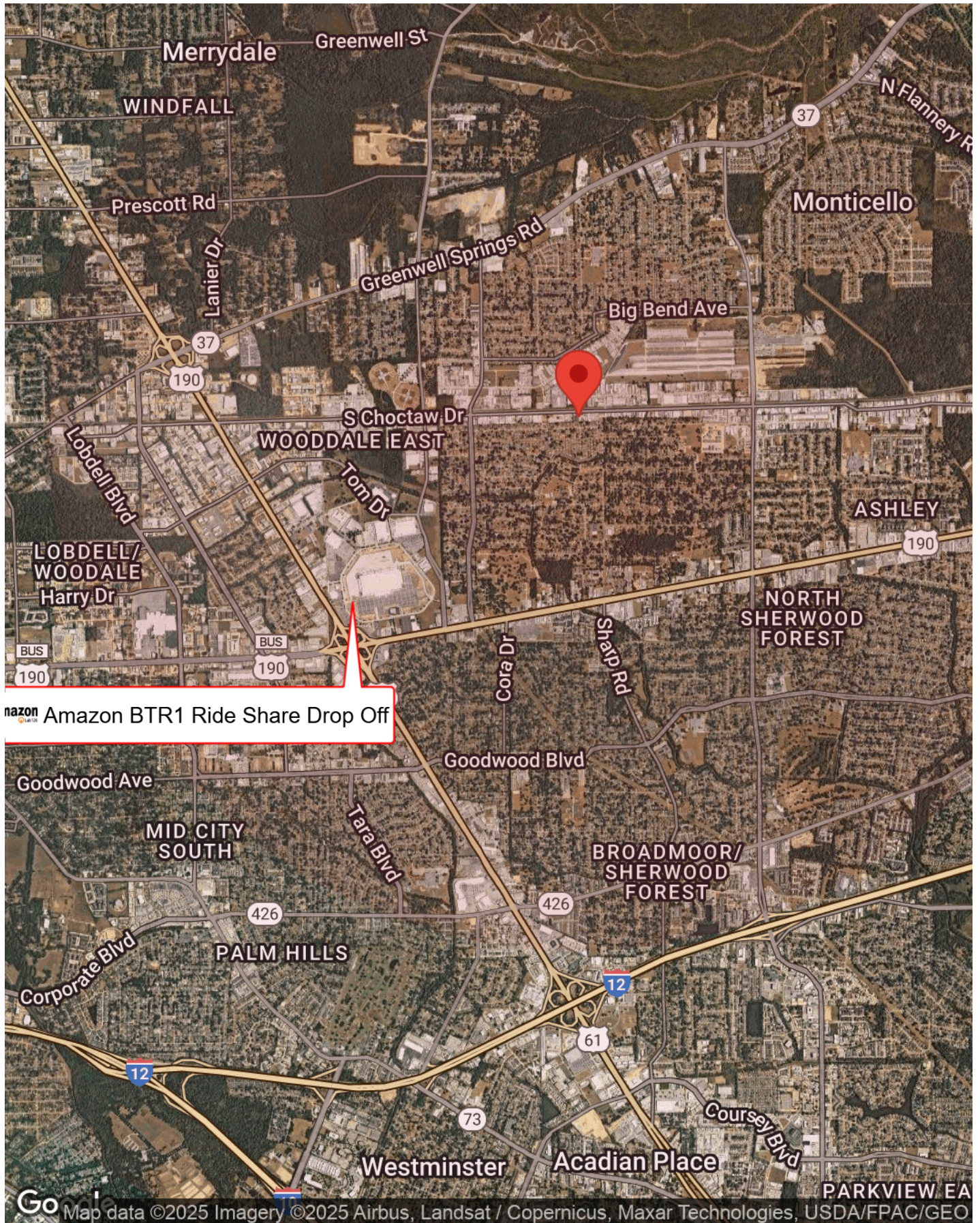


# BUSINESS MAP

9976 South Choctaw

9976 South Choctaw Drive | Baton Rouge, LA 70815

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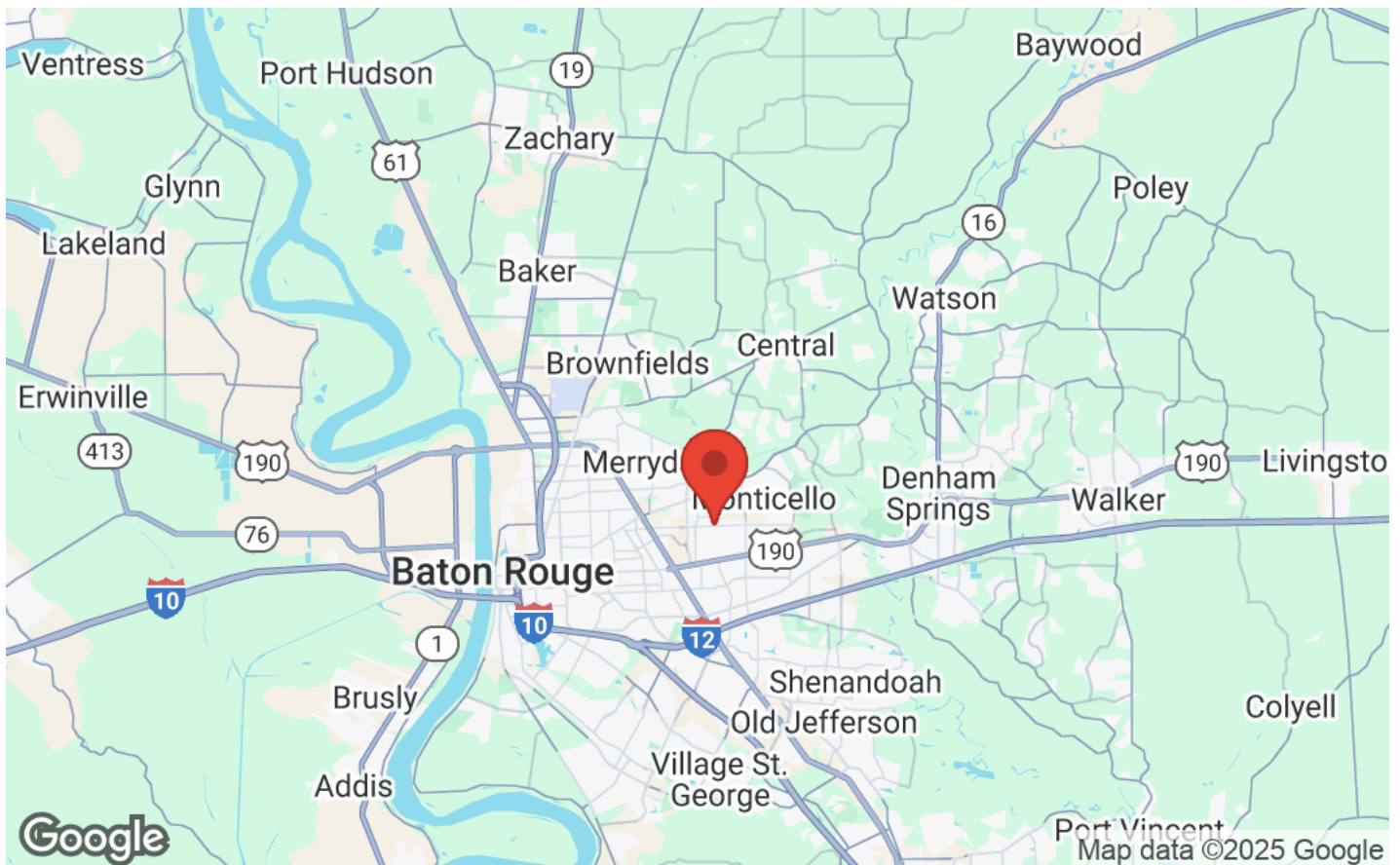
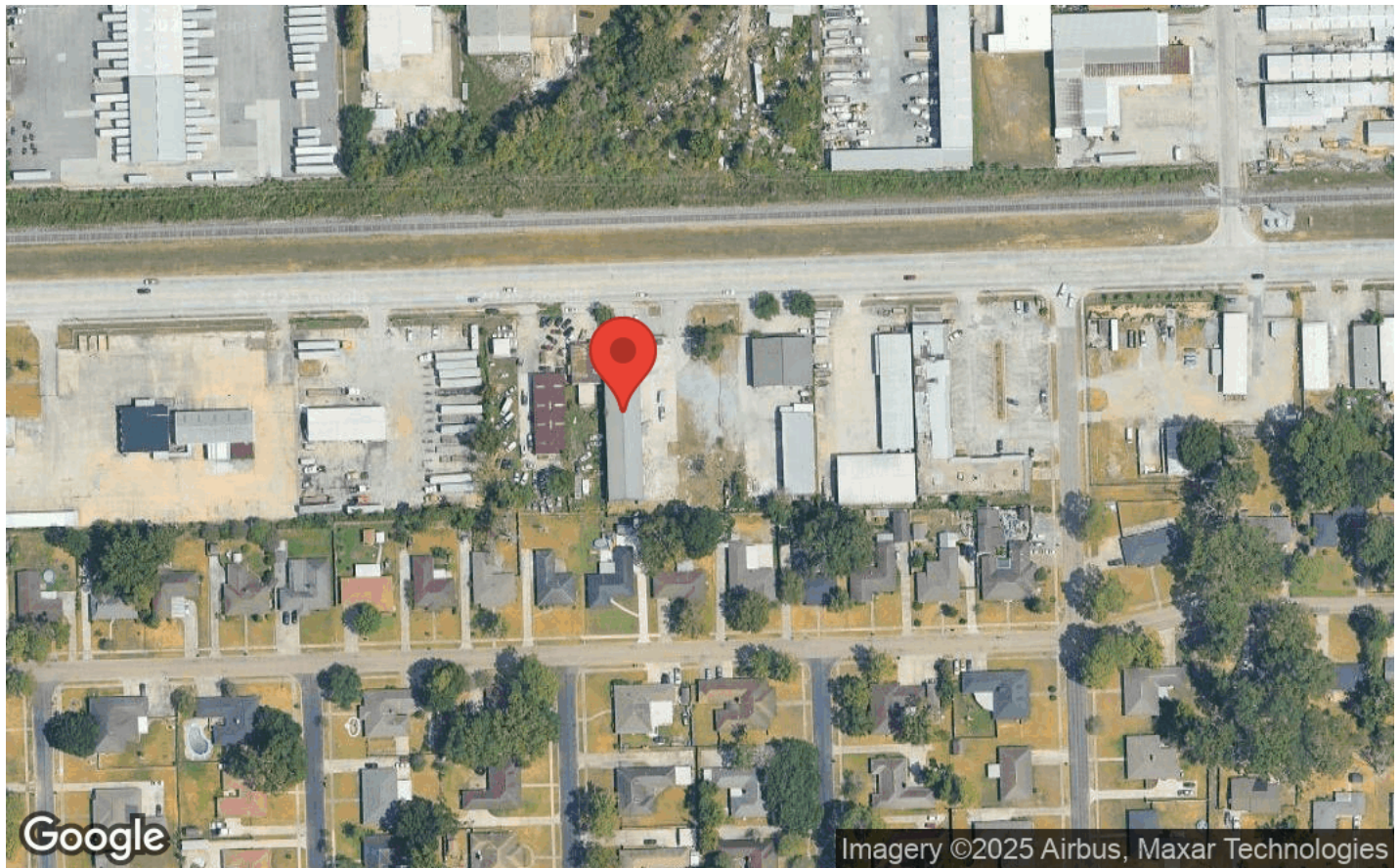




# LOCATION MAPS

9976 South Choctaw  
9976 South Choctaw Drive | Baton Rouge, LA 70815

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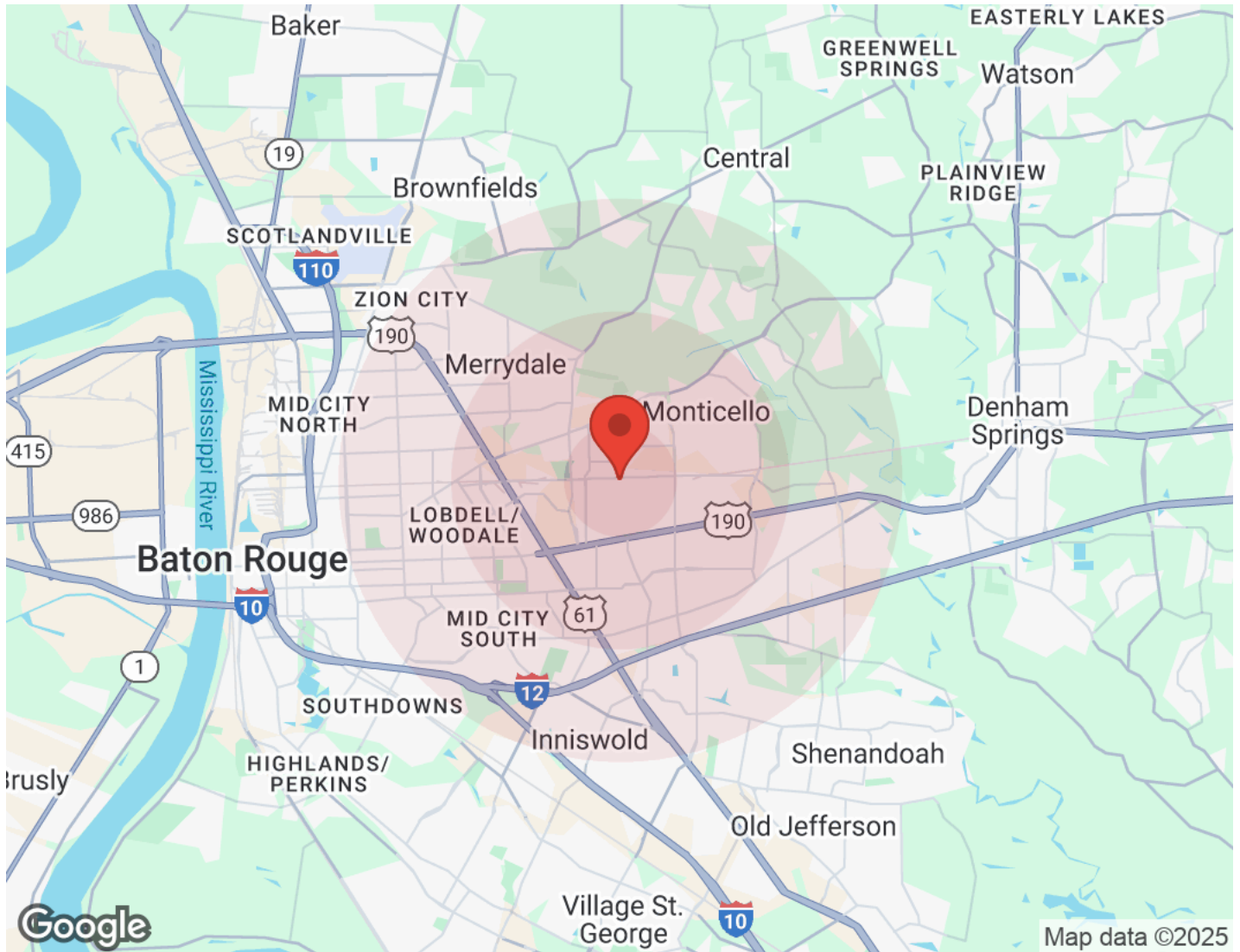




# DEMOGRAPHICS

9976 South Choctaw  
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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,872	28,760	80,882	Median	\$49,671	\$51,136	\$55,262
Female	4,275	31,780	88,964	< \$15,000	447	3,028	8,687
Total Population	8,147	60,540	169,845	\$15,000-\$24,999	382	1,999	5,661
				\$25,000-\$34,999	273	2,620	7,088
				\$35,000-\$49,999	399	3,468	9,315
				\$50,000-\$74,999	654	4,003	11,525
				\$75,000-\$99,999	303	2,629	8,253
				\$100,000-\$149,999	306	2,592	8,260
				\$150,000-\$199,999	124	1,102	4,130
				> \$200,000	92	1,316	4,684
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,461	12,242	33,739	Total Units	3,402	26,635	79,271
Ages 15-24	1,372	9,545	25,737	Occupied	2,980	22,756	67,603
Ages 25-54	3,053	23,214	64,357	Owner Occupied	1,933	12,629	36,274
Ages 55-64	968	6,438	18,203	Renter Occupied	1,047	10,127	31,329
Ages 65+	1,292	9,102	27,807	Vacant	422	3,879	11,668
Race	1 Mile	3 Miles	5 Miles				
White	1,752	16,685	54,945				
Black	5,371	34,750	93,058				
Am In/AK Nat	7	79	170				
Hawaiian	N/A	6	17				
Hispanic	601	5,146	12,993				
Asian	334	3,069	6,216				
Multi-Racial	72	726	2,242				
Other	11	79	204				

## Property Details Report

- [View the FEMA Flood Hazard Area web map](#)
- [Click Here to View the Unified Development Code \(UDC\)](#)

### Property Details

Lot ID Number: [1110250388](#) (Click to view the property in a map window)

Address: 9680 S CHOCTAW DR

Business Name: ATLANTIC INDUSTRIAL SERVICES

Planning District: 11

Lot & Block Map No.: 25

Subdivision: BATON ROUGE EAST BUSINESS CENTER

Block Number:

Property Info:

Zoning: [M1](#)

Overlay District:

Conditional Use:

Existing Land Use: [I](#)

NAICS Code: 815000

### Census Information

Census Tract: [Map](#)

### Governmental Boundaries

Jurisdiction: Baton Rouge

School District: EBR-4

Voting Precinct: 1-054

LA House of Representative: 61

LA Senate: 15

US House of Representative: 6

Historic Landmark:

Industrial Area: No

Crime Prevention District:

### Data Source: CITY/PARISH

ZIP Code: 70815

Subarea: 1

Lot Number: 60

Filing: 3RD FILING

Acreage: 0.3

Character Area: Suburban

Township, Range, Section: T7S R1E Sect 65

Future Land Use: [EC](#)

DOTD Number: 165

Enterprise Zone: NO

Economic Development Zone: YES

Council District: [06](#)

Police District: [3B-2](#)

Fire District: Baton Rouge City Fire

Sheriff Subsector: C22

Garbage Service: WEDNESDAY AND SATURDAY

Trash Service: WEDNESDAY

Recycle Service: WEDNESDAY

Mosquito Control: C-46

Neighborhood: CORTANA / VILLA DEL REY



### Property Details

Lot ID Number: [1110250388](#) (Click to view the property in a map window)

Address: 9680 S CHOCTAW DR

Business Name: EMPIRE SCAFFOLD LLC

Planning District: 11

Lot & Block Map No.: 25

Subdivision: BATON ROUGE EAST BUSINESS CENTER

Block Number:

Property Info:

Zoning: [M1](#)

Overlay District:

Conditional Use:

Existing Land Use: [I](#)

NAICS Code: 532000

### Census Information

Census Tract: [Map](#)

### Governmental Boundaries

Jurisdiction: Baton Rouge

School District: EBR-4

Voting Precinct: 1-054

LA House of Representative: 61

### Data Source: CITY/PARISH

ZIP Code: 70815

Subarea: 1

Lot Number: 60

Filing: 3RD FILING

Acreage: 0.3

Character Area: Suburban

Township, Range, Section: T7S R1E Sect 65

Future Land Use: [EC](#)

DOTD Number: 165

Enterprise Zone: NO

Economic Development Zone: YES

Council District: [06](#)

Police District: [3B-2](#)

Fire District: Baton Rouge City Fire

Sheriff Subsector: C22



LA Senate: 15  
US House of Representative: 6  
Historic Landmark:  
Industrial Area: No  
Crime Prevention District:

Garbage Service: WEDNESDAY AND SATURDAY  
Trash Service: WEDNESDAY  
Recycle Service: WEDNESDAY  
Mosquito Control: C-46  
Neighborhood: CORTANA / VILLA DEL REY

**Property Details**

Lot ID Number: [1110250388](#) (Click to view the property in a map window)

Address: 9680 S CHOCTAW DR

Business Name: SOUTHERN PIPE & SUPPLY CO INC

Planning District: 11

Lot & Block Map No.: 25

Subdivision: BATON ROUGE EAST BUSINESS CENTER

Block Number:

Property Info:

Zoning: [M1](#)

Overlay District:

Conditional Use:

Existing Land Use: [I](#)

NAICS Code: 423000

**Census Information**

Census Tract: [Map](#)

**Governmental Boundaries**

Jurisdiction: Baton Rouge

School District: EBR-4

Voting Precinct: 1-054

LA House of Representative: 61

LA Senate: 15

US House of Representative: 6

Historic Landmark:

Industrial Area: No

Crime Prevention District:

**Data Source: CITY/PARISH**

ZIP Code: 70815

Subarea: 1

Lot Number: 60

Filing: 3RD FILING

Acreage: 0.3

Character Area: Suburban

Township, Range, Section: T7S R1E Sect 65

Future Land Use: [EC](#)

DOTD Number: 165

Enterprise Zone: NO

Economic Development Zone: YES

Council District: [06](#)

Police District: [3B-2](#)

Fire District: Baton Rouge City Fire

Sheriff Subsector: C22

Garbage Service: WEDNESDAY AND SATURDAY

Trash Service: WEDNESDAY

Recycle Service: WEDNESDAY

Mosquito Control: C-46

Neighborhood: CORTANA / VILLA DEL REY

[Print](#)[Close](#)[Save as CSV](#)

- A. shall be conducted entirely within constructed buildings;
- B. does not use the open area around such buildings for storage of materials or manufactured products, or for any industrial purpose; and
- C. is not noxious or offensive by reason of emission of smoke, dust, gas, fumes, odors, noise, or vibrations beyond the internal confines of the building.

### *CW3 Commercial Warehousing Three*

The purpose CW3 is to permit businesses that are involved in the distribution and storage of goods. This district must be located along four lane streets (as shown on the Major Street Plan) or within designated commercial/industrial subdivisions.

### *M1 Light Industrial*

The purpose of this district is to permit light manufacturing, fabricating, processing, and wholesale distribution activities located near or adjacent to major thoroughfares or railroads.

### *M2 Heavy Industrial*

The purpose of this district is to permit industrial manufacturing, fabricating, processing and wholesale distribution located near or adjacent to major thoroughfares or railroads. No residential land uses are permitted. All uses except residential, adult businesses, and commercial gaming are permitted, including indoor firing ranges.

### *R Rural*

The purpose of the Rural district is to permit Agricultural and Low-Density Residential development. If an area is designated Agriculture/Rural on the Comprehensive Land Use and Development Plan "Comprehensive Plan" and is zoned Rural, all lots in a development shall be a minimum of one acre. If the area is designated as any other use on the Future Land Use Map, the maximum density allowed shall be 7.3 units per acre 2018, after which date the maximum density shall be 4.1 units per acre. In addition, churches, schools, public buildings, recreational facilities, and accessory uses normally compatible with surrounding low-density development may be permitted.

### *RE/A1 Residential Estate/Agriculture One*

The purpose of RE/A1 is to permit low-density residential development, all lots in a development shall be a minimum of one (1) acre with a minimum of one hundred (100) feet of frontage on a public or private road.

### *RE/A3 Residential Estate/Agriculture Three*

The purpose of RE/A3 is to permit low-density residential development, all lots in a development shall be a minimum of three (3) acres with a minimum of one hundred (100) feet of frontage on a public or private road.

### *GU Governmental Use*

Governmental buildings and facilities including judicial offices and courts.

Civic Center Buildings and facilities including auditorium(s), coliseum(s), and exhibition and convention center(s).

Cultural buildings and facilities including museums, art centers, libraries, music centers, and similar cultural facilities and exhibition uses.

Multi-level parking facilities owned and operated by a public agency only to adequately accommodate the vehicle storage requirements expected to be generated by new development within the District.

Public open spaces including parks and recreation facilities and plazas.

Private and commercial uses as approved by the Planning Commission and Metropolitan Council.

### *X Adult Businesses*

This district allows adult businesses that are distinguished or characterized by an emphasis on matter depicting, describing or relating to 'specified sexual activities'. This district may not be located within one thousand feet of a. another adult business; b. any restaurant, bar or lounge, or package liquor stores; or c. a school, playground, church, or area zoned for residential purposes including rural zones.





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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and enjoys spending time with friends and family.

He attends Healing Place Church where he always finds an uplifting message.

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#### **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Castro Real Estate Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Castro Real Estate Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Castro Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.