

Picardy Ave. & Mancuso Ln. Baton Rouge, LA 70809

PROPERTY SUMMARY



Property Description:

- Lot 1-A-1 - 1.8 usable acres (78,408 SF)
- Located 0.5 miles from the Baton Rouge General, Children's Hospital and Our Lady of the Lake campuses
- Cleared and construction ready
- Flood Zone X
- Zoned LC2
- All utilities/water/sewer run to site
- No environmental/no wetlands issues - clean Phase 1 available
- Topo and ALTA survey available

Jessie Babcock

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Offering Summary

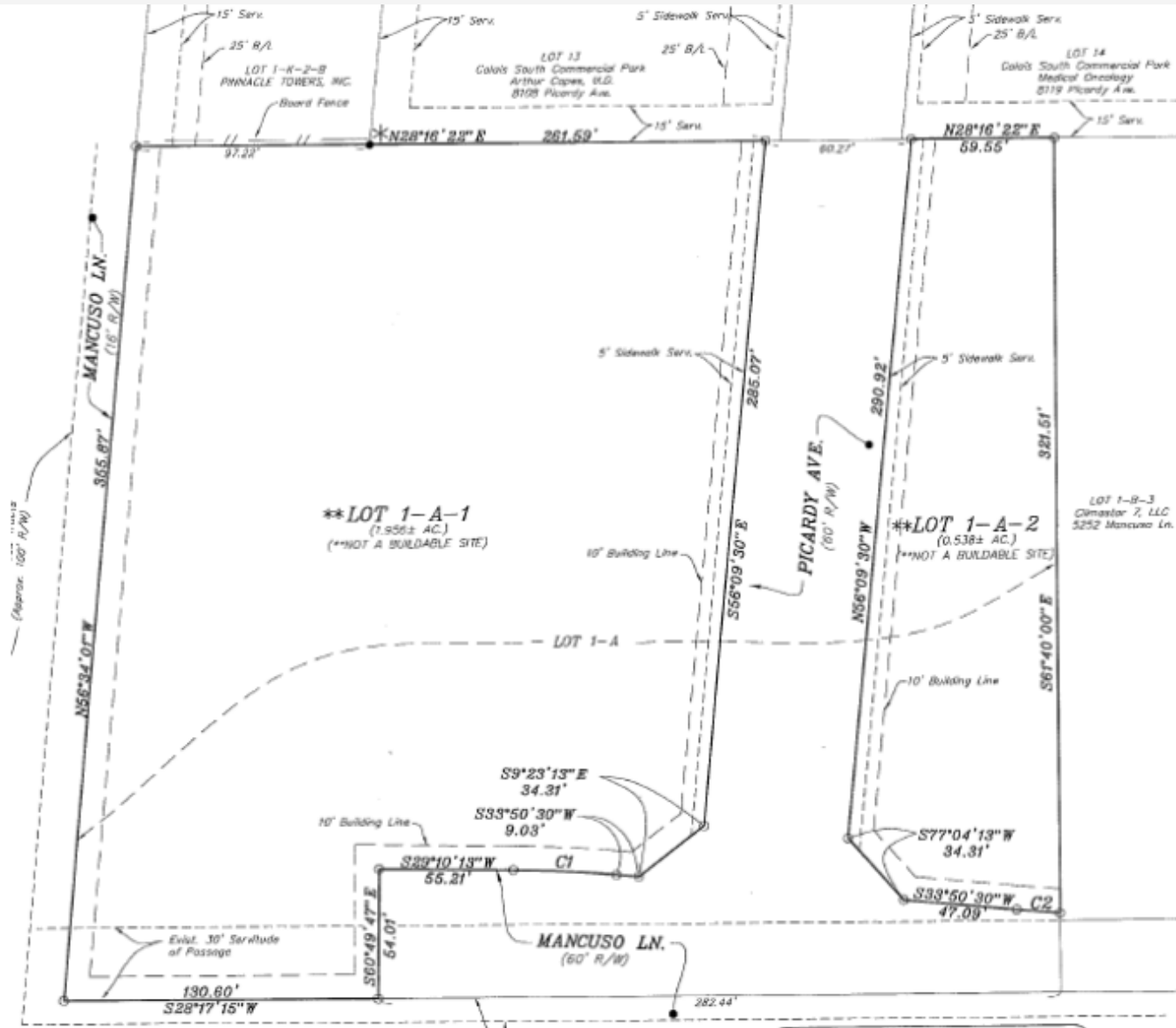
Sale Price:	\$1,705,374 / \$21.75 PSF
Lot Size:	1.8 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	392	1,220	3,695
Total Population	661	2,362	7,487
Average HH Income	\$44,629	\$51,219	\$61,394



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SURVEY



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LOCATION



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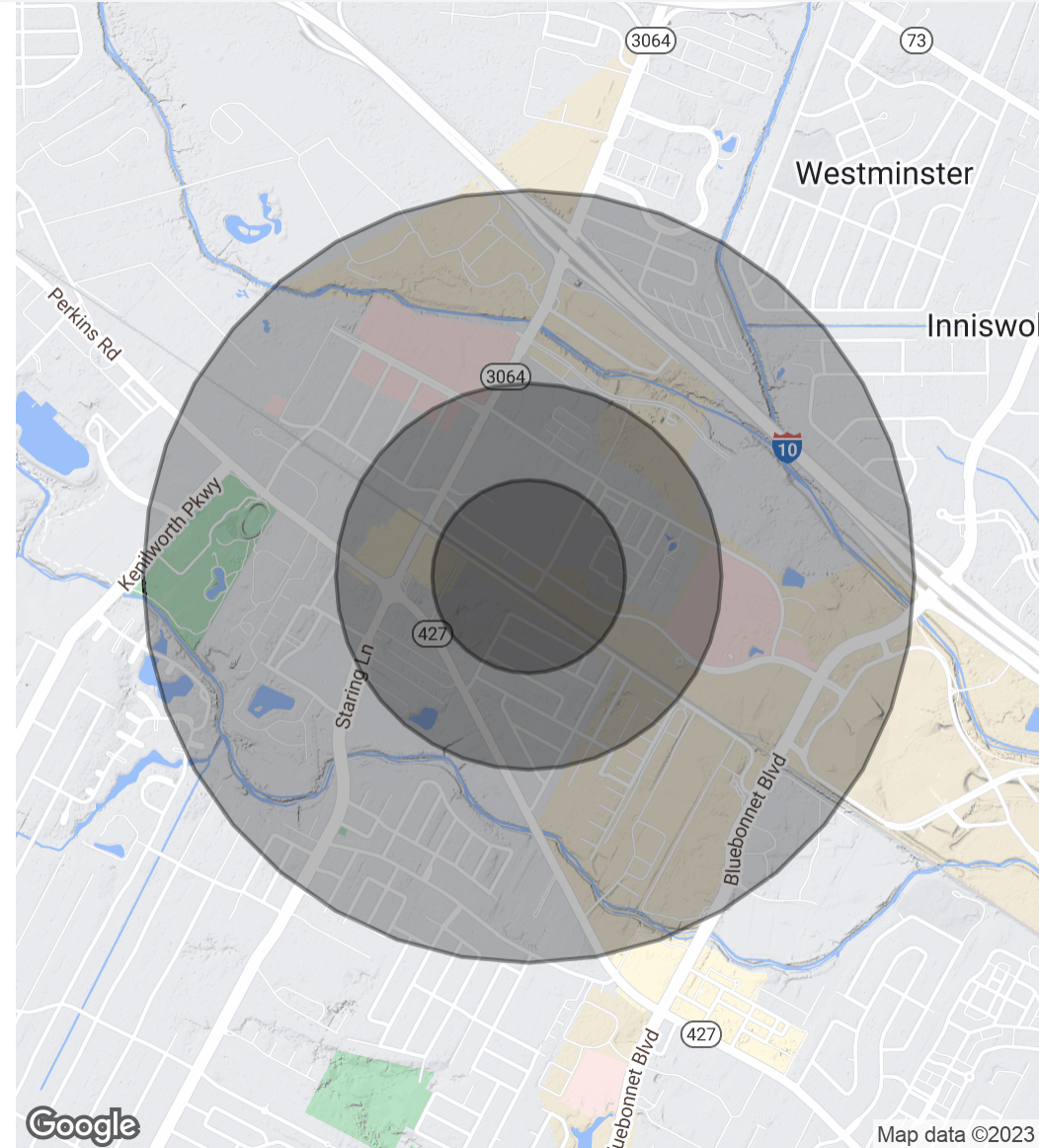
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DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	661	2,362	7,487
Average Age	42.8	43.8	39.3
Average Age (Male)	48.3	49.6	42.9
Average Age (Female)	39.9	43.3	40.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	392	1,220	3,695
# Of Persons Per HH	1.7	1.9	2.0
Average HH Income	\$44,629	\$51,219	\$61,394
Average House Value	\$109,102	\$150,601	\$202,146

* Demographic data derived from 2020 ACS - US Census



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