

SUMMARY

PLAT

MAPS

PHOTOS

DEMOGRAPHICS

**DEVELOPMENT LAND FOR SALE
 (ALL OR PART)**

BIG PRICE REDUCTION!

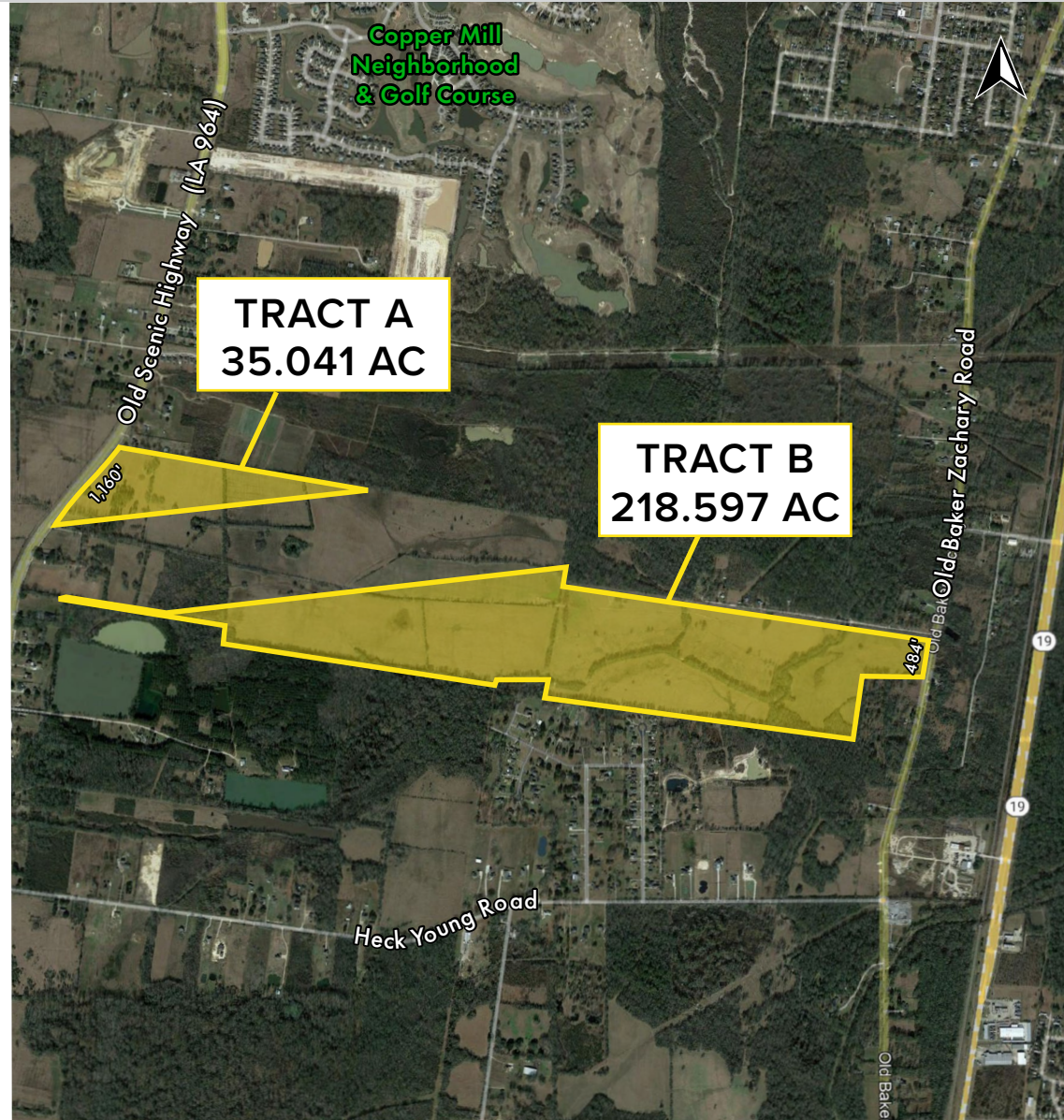
- **Tract A & B (253.638 Acres)** \$2,297,000 = \$9,079 per Acre
- **Tract A only (35.041 Acres)** \$876,000 = \$25,000 per Acre
- **Tract B only (218.597 Acres)** \$1,421,000 = \$6,500 per Acre
- Note: Adjacent 149 Acres SOLD 6/2021 for \$2,899,000 (\$19,444 per Acre)
- Minerals not included

LAND SIZE

- 253.638 Acres - Surveyed 8/2021
- 1,160' fronting Old Scenic Hwy (LA 964)
- 484' fronting Old Baker Zachary Rd.

PROPERTY FEATURES

- Mostly cleared, hay meadows (less clearing cost)
- Dual road frontage (1,160' Old Scenic Hwy & 484' Old Zachary Baker Rd.)
- In Zachary-4 public school district
- Zoned R (Rural)
- Outside City Limits
- In East Baton Rouge Parish (pop. 446,000)
- Utilities: Electricity by Entergy or DEMCO. 10" water & 4" natural gas main by City of Zachary plus 16" water main by Baton Rouge Water Co. on Old Scenic Hwy in front of Tract A. * Water, sewer & natural gas mains on Old Zachary Baker Hwy in front Tract B.
- Year 2021 Property Taxes: \$1,145 (Parcel #1365088 for Tract "A" & Parcel #1365142 for Tract "B")



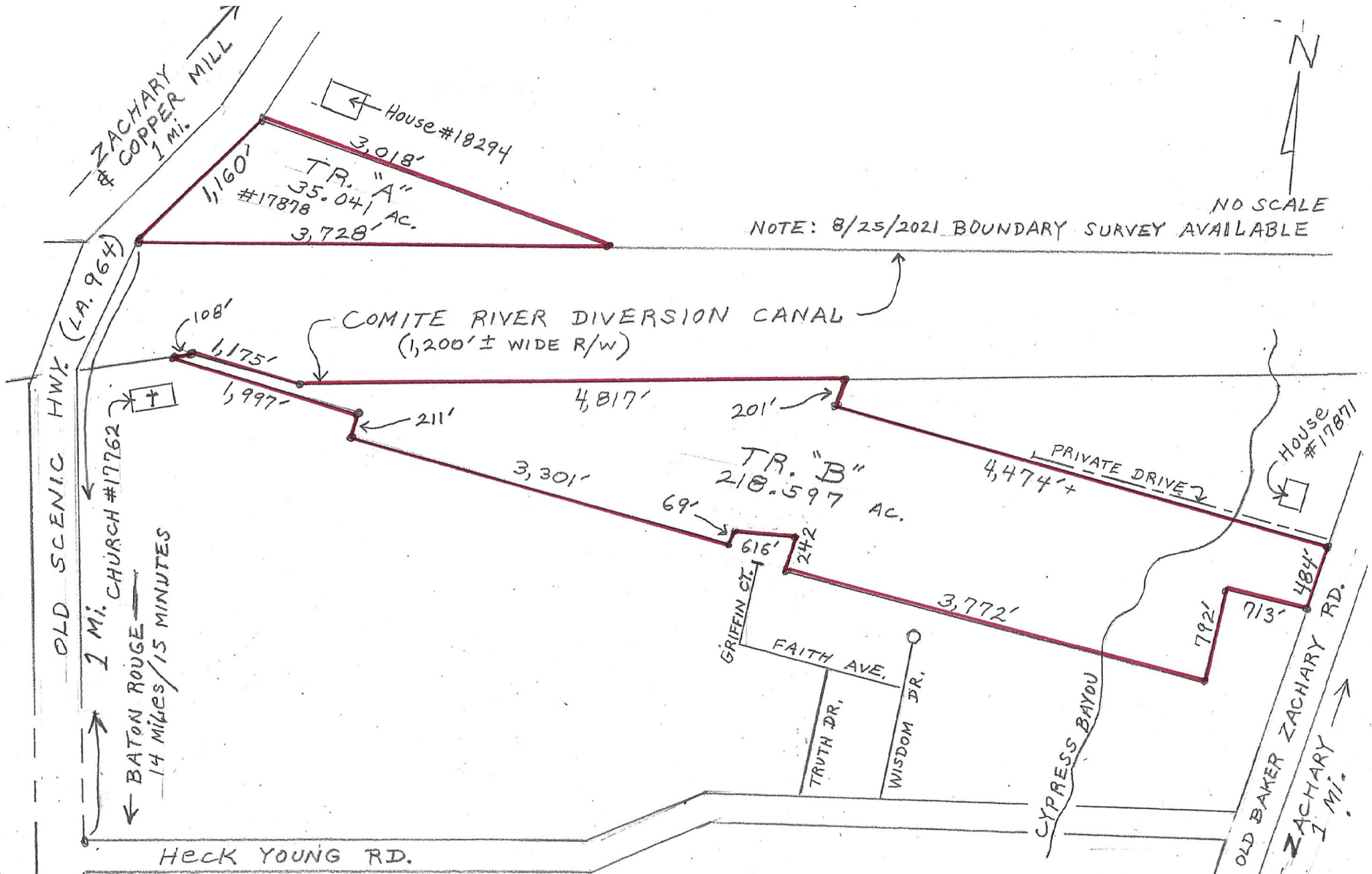
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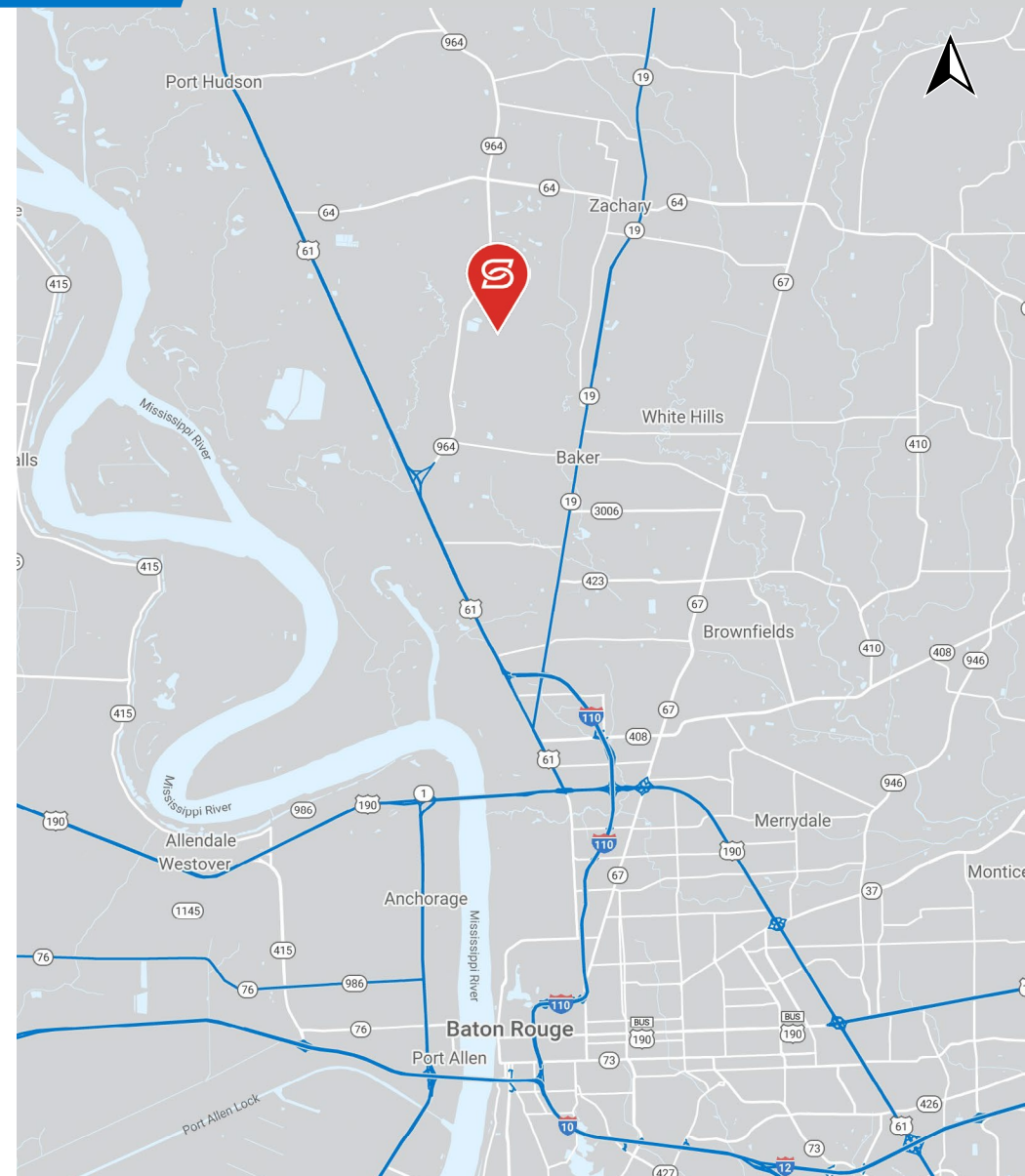
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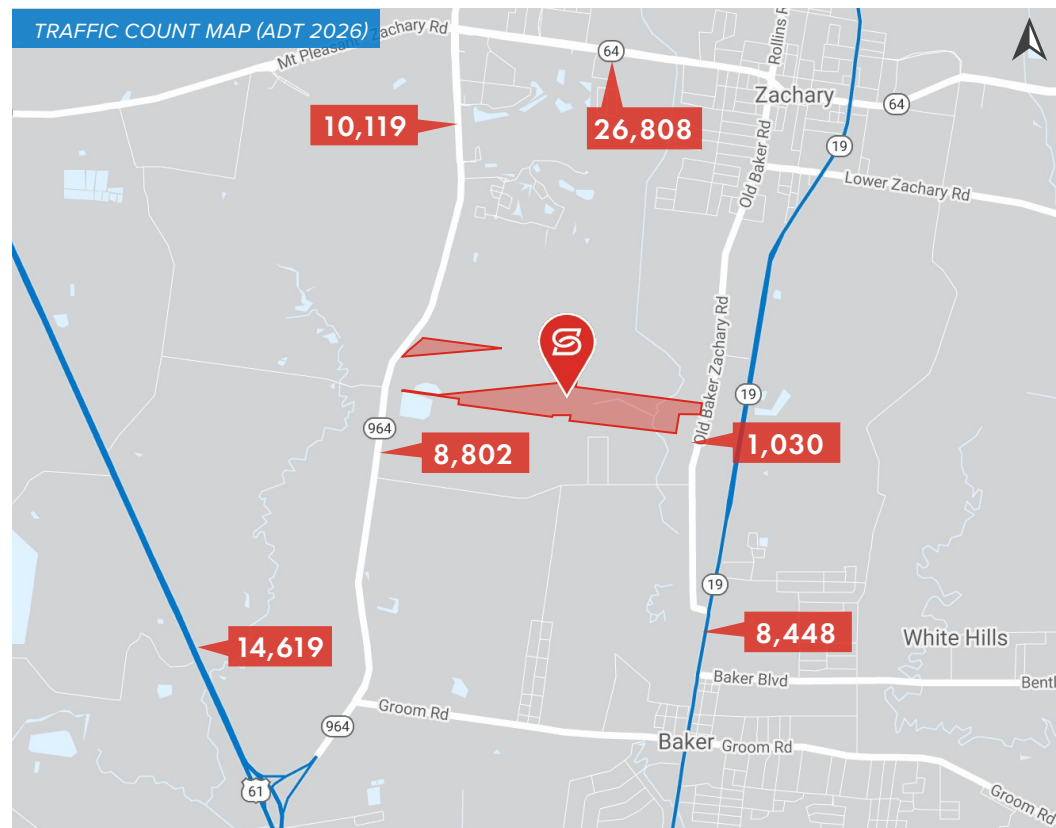
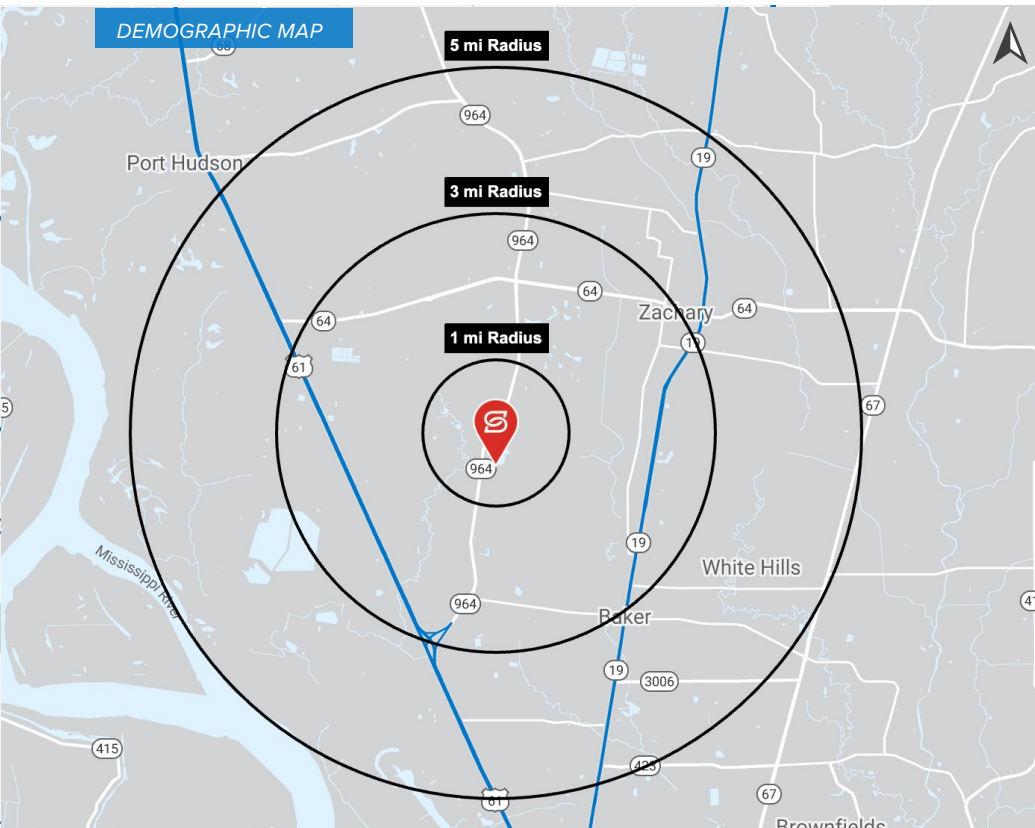
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2025 DEMOGRAPHICS

