

MIXED USE DEVELOPMENT FOR SALE

13691 PLANK ROAD

13691 PLANK ROAD
BAKER, LA 70714



5.93 Acres

Plank Rd

MIXED USE DEVELOPMENT SITE

CASTRO REAL ESTATE SERVICES

10202 Perkins Rowe Ste E-160
Baton Rouge, Louisiana 70806



PRESENTED BY:

MIGUEL CASTRO, JR

Castro Real Estate Services

office: (225) 936-7643

cell: (225) 936-7643

miguel@castrorealestateservices.com

995703492, Louisiana

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MIGUEL CASTRO, JR

CASTRO REAL ESTATE SERVICES

O: (225) 936-7643

C: (225) 936-7643

miguel@castrorealestateservices.com

995703492, Louisiana

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PROPERTY SUMMARY

13691 Plank Road
13691 Plank Road | Baker, LA 70714



Property Summary

Today's Date:	5/5/2026
Price:	\$650,000
Land Size:	5.93 Acres (258,311 SF) +/-
Price per SF:	\$2.51
Price per Acre:	\$109,612
Building SF:	2,800 SF
Frontage:	210 Feet
Lot Size:	5.93 Acres
Market:	Baton Rouge, LA
Submarket:	Baker
Opportunity Zone:	Yes
Year Built:	1965
Zoning:	C-2
Depth:	1,330 Feet

Property Overview

13691 Plank Road is a significant commercial and residential property located in Baker, Louisiana (70714). Based on current market data and recent city ordinances

Location Overview

Baker, Louisiana, is a small, quiet suburban city located in the northern portion of East Baton Rouge Parish, roughly 11 miles north of downtown Baton Rouge. Known for its "small-town values" and community pride, it serves as a residential hub for many who work in the nearby metropolitan and industrial areas.

The city is described as having a "sparse suburban feel." A high percentage of residents (70%) own their homes, contributing to a stable, family-oriented environment.

The median household income is around \$54,750. The local economy is supported by industries such as healthcare, retail, and manufacturing, with many residents commuting to Baton Rouge or the nearby riverfront refineries.



Zoning Guidelines (Subject to verification)

This summary condenses the regulations for the C-2 Light Commercial District, which incorporates all permissions and restrictions from the B-1, B-2, and C-1 districts.

C-2 Zoning District Summary

The C-2 District is a "cumulative" zone, meaning it allows everything from the more restrictive

B-1, B-2, and C-1 districts, plus specific heavy-use commercial activities.

1. Permitted Uses

Professional Offices (B-1): Doctors, lawyers, accountants, architects, realtors.

Retail & Service (B-2): Apparel, studios, pharmacies, salons, banks, daycare centers, and HVAC/appliance sales.

Light Commercial (C-1): Convenience stores, restaurants, greenhouses, mortuaries,

indoor ranges, and small engine/appliance repair shops (< 2,500 sq. ft.).

Specific C-2 Uses: * Automotive: Sales/service of cars, pickups, vans, boats, and motorcycles.

Large Scale/Entertainment: Hotels, motels, dancehalls, convention halls, health clubs, and supermarkets.

Specialty: Animal hospitals (with outside facilities), kennels, mini-storage, and carpet cleaning.

Residential: Single-family detached dwellings (per R-2 standards) and Caretaker

Dw3. Residential Buffer Requirements

If the property abuts a residential area, the following stricter rules apply:

Setback: Minimum 8 feet from the residential property line.

Screening: A 6-foot, 95% solid fence is required from the building line to the rear property line.

Storage: All outdoor storage must be screened by a 95% solid wall/fence to the height of the material.

4. Signage & Caretaker Rules

B-1/B-2 Carryover: Generally restricted to one attached sign (3'x5') unless expanded by C-2 billboard allowances.

Caretaker Unit: Allowed for security/maintenance. Must be set 100 feet behind the main building, 30 feet from the rear, and 15 feet from side lines. Skirting is required for mobile/modular units.ellings (on 2+ acre active business sites).

FRONT AND REAR VIEW

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miguel@castrorealestateservices.com



REAR VIEW OF PROPERTY

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INTERIOR OF STRUCTURE

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MIGUEL CASTRO, JR
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miguel@castrorealestateservices.com



AI RENDERINGS

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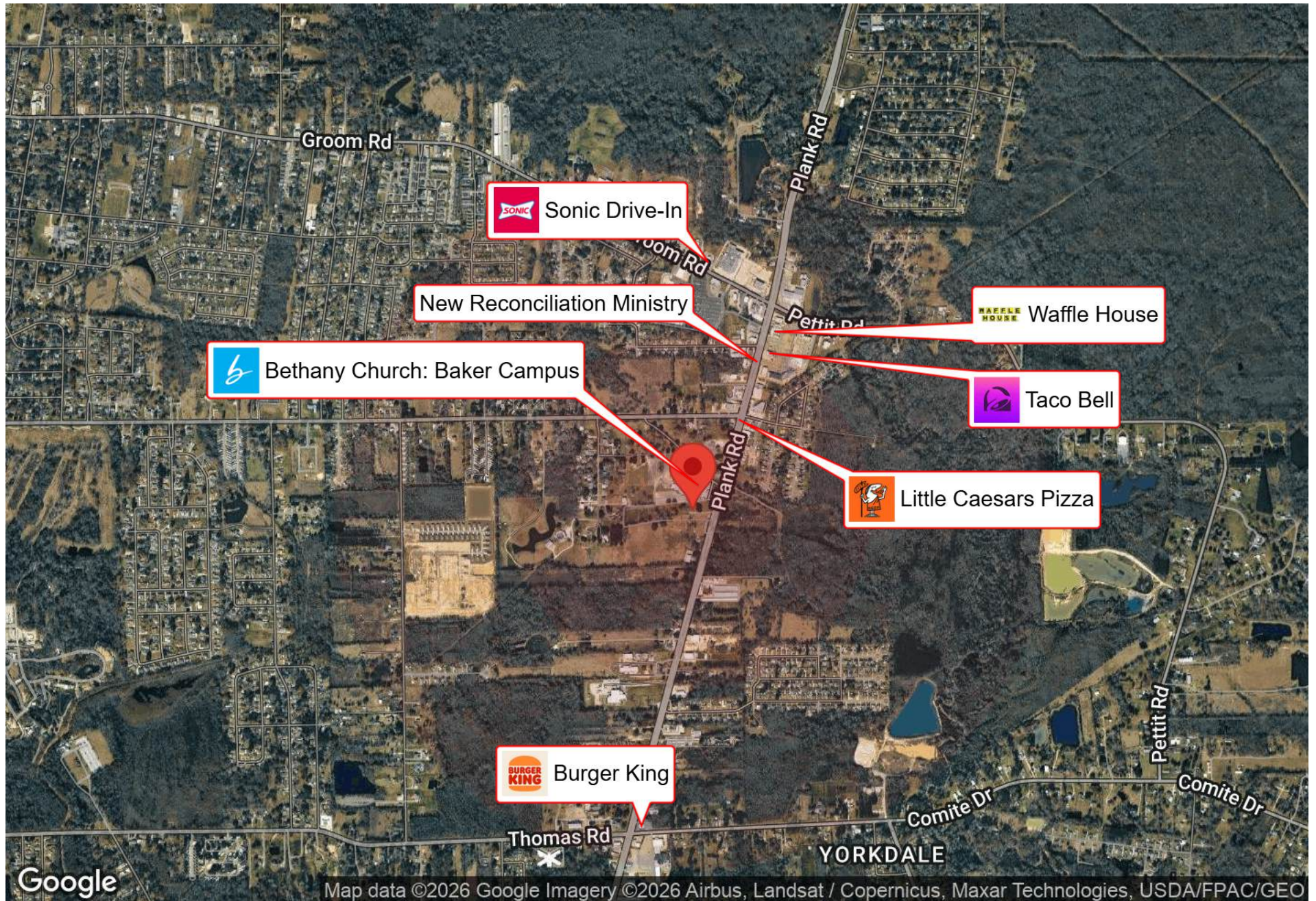


MIGUEL CASTRO, JR
(225) 936-7643
miguel@castrorealestateservices.com



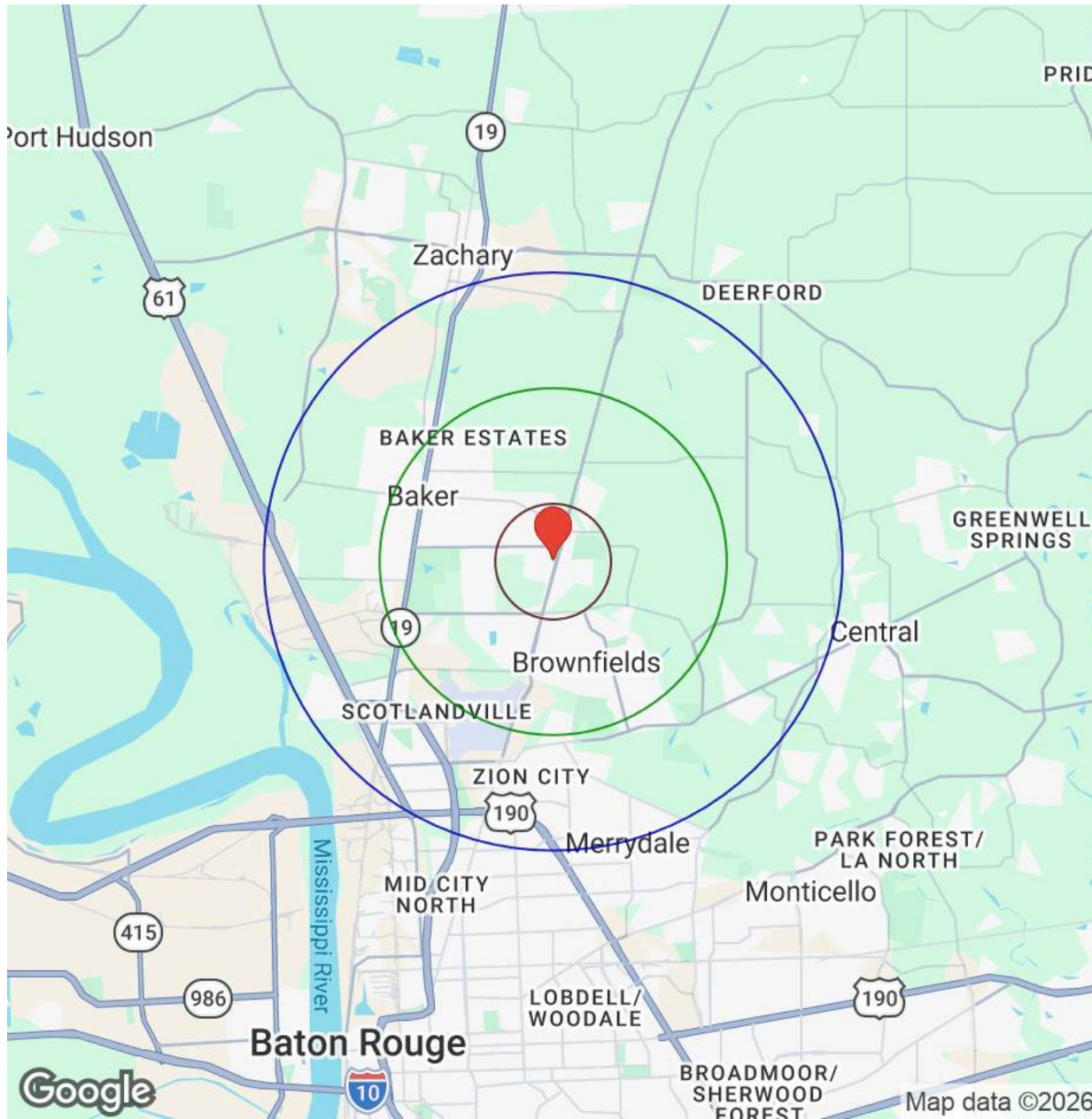
BUSINESS MAP

13691 Plank Road
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DETAILED DEMOGRAPHICS

13691 Plank Road
13691 Plank Road | Baker, LA 70714



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,070	10,455	32,138
Female	1,320	11,951	33,101
Total Population	2,390	22,406	65,239

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	543	5,225	13,850
Black	1,770	16,256	48,309
Am In/AK Nat	1	18	52
Hawaiian	N/A	2	7
Hispanic	42	562	1,885
Asian	6	90	261
Multiracial	27	238	750
Other	1	16	117

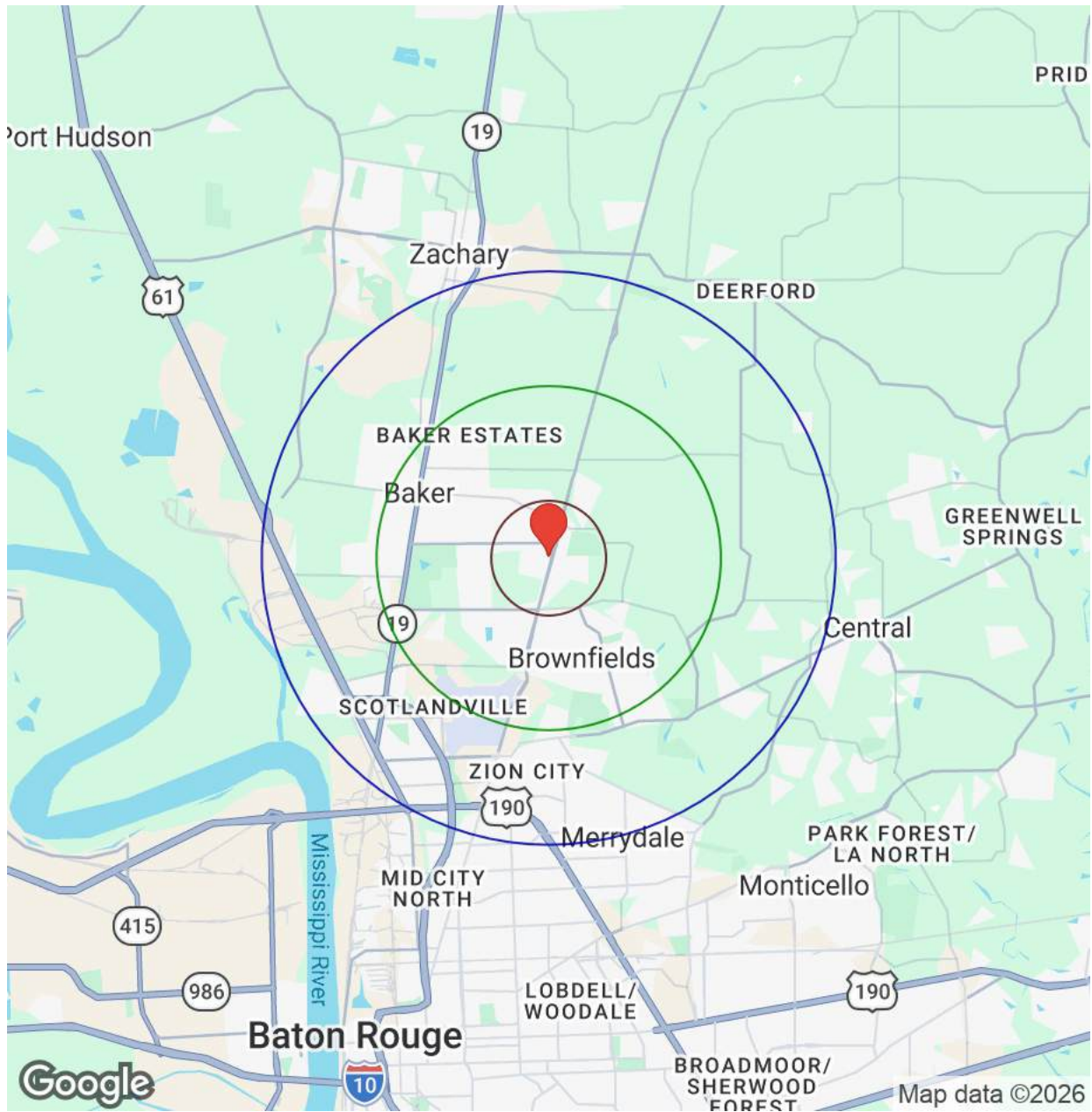
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,094	9,775	27,312
Occupied	947	8,405	23,278
Owner Occupied	650	5,864	14,414
Renter Occupied	297	2,541	8,864
Vacant	147	1,370	4,034

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 4	112	1,169	3,703
Ages 5 - 9	146	1,403	4,275
Ages 10 - 14	158	1,576	4,485
Ages 15 - 19	180	1,735	5,859
Ages 20 - 24	204	1,815	6,212
Ages 25 - 29	143	1,315	3,938
Ages 30 - 34	138	1,366	4,030
Ages 35 - 39	149	1,364	3,833
Ages 40 - 44	166	1,502	4,191
Ages 45 - 49	140	1,343	3,530
Ages 50 - 54	146	1,261	3,311
Ages 55 - 59	140	1,315	3,539
Ages 60 - 64	181	1,442	3,880
Ages 65 - 69	139	1,317	3,552
Ages 70 - 74	106	1,037	2,868
Ages 75 - 79	67	722	2,082
Ages 80 - 84	37	403	1,133
Ages 85+	37	319	817



DETAILED DEMOGRAPHICS

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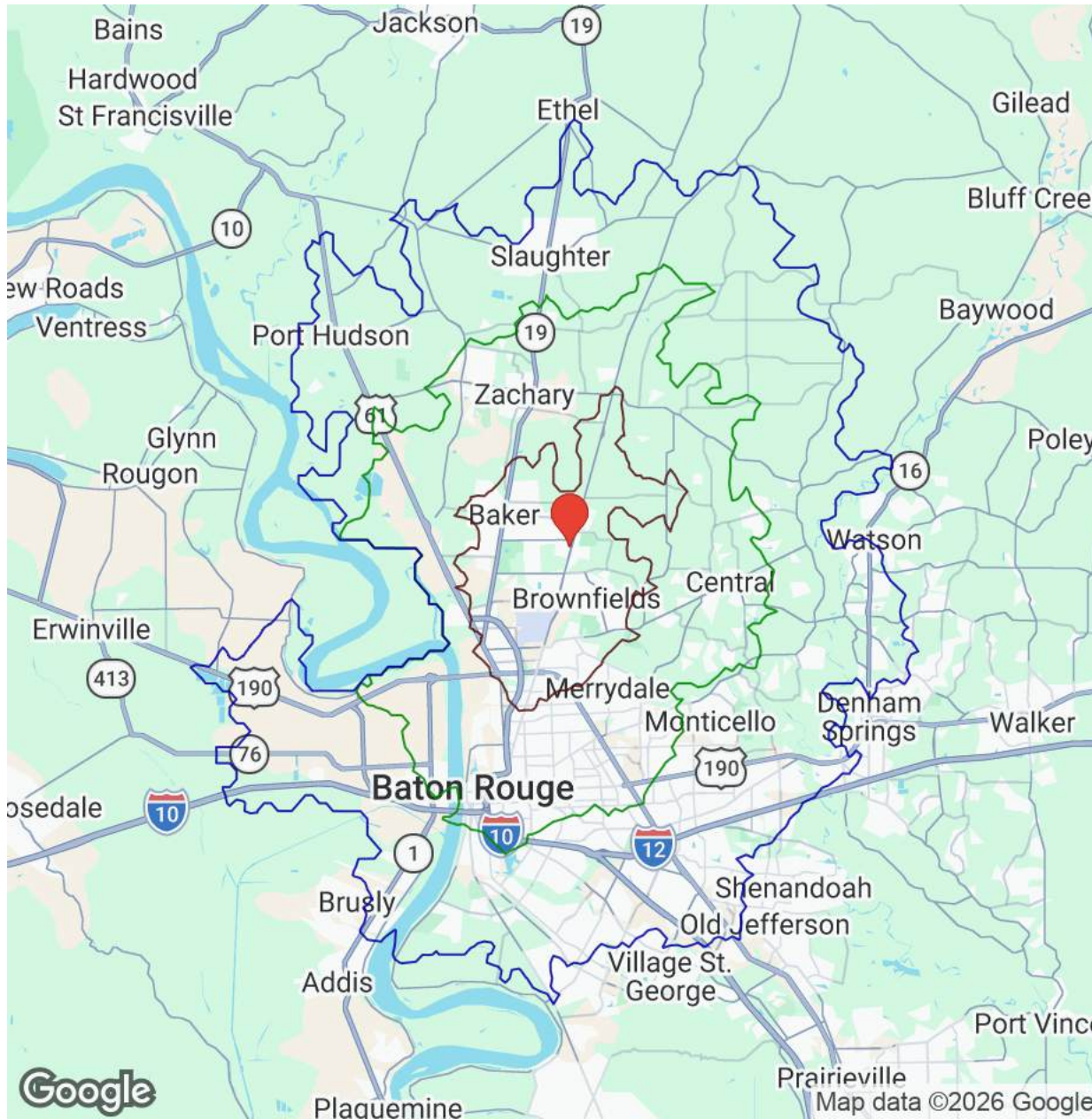
Income	1 Mile	3 Miles	5 Miles
Median	\$55,658	\$53,400	\$48,584
Under \$10k	108	970	2,733
\$10k - \$15k	30	465	1,618
\$15k - \$20k	29	317	1,123
\$20k - \$25k	10	331	1,438
\$25k - \$30k	36	339	1,203
\$30k - \$35k	N/A	294	838
\$35k - \$40k	133	681	1,376
\$40k - \$45k	19	227	793
\$45k - \$50k	63	365	723
\$50k - \$60k	76	626	1,889
\$60k - \$75k	99	818	1,618
\$75k - \$100k	211	1,369	3,067
\$100k - \$125k	1	612	1,738
\$125k - \$150k	51	515	1,026
\$150k - \$200k	78	394	1,197
Over \$200k	N/A	82	899

Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles



DETAILED DEMOGRAPHICS

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Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	N/A	N/A	N/A
Female	N/A	N/A	N/A
Total Population	N/A	N/A	N/A

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	N/A	N/A	N/A
Black	N/A	N/A	N/A
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	N/A
Asian	N/A	N/A	N/A
Multiracial	N/A	N/A	N/A
Other	N/A	N/A	N/A

Housing	10 Mins	20 Mins	30 Mins
Total Units	N/A	N/A	N/A
Occupied	N/A	N/A	N/A
Owner Occupied	N/A	N/A	N/A
Renter Occupied	N/A	N/A	N/A
Vacant	N/A	N/A	N/A

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 4	N/A	N/A	N/A
Ages 5 - 9	N/A	N/A	N/A
Ages 10 - 14	N/A	N/A	N/A
Ages 15 - 19	N/A	N/A	N/A
Ages 20 - 24	N/A	N/A	N/A
Ages 25 - 29	N/A	N/A	N/A
Ages 30 - 34	N/A	N/A	N/A
Ages 35 - 39	N/A	N/A	N/A
Ages 40 - 44	N/A	N/A	N/A
Ages 45 - 49	N/A	N/A	N/A
Ages 50 - 54	N/A	N/A	N/A
Ages 55 - 59	N/A	N/A	N/A
Ages 60 - 64	N/A	N/A	N/A
Ages 65 - 69	N/A	N/A	N/A
Ages 70 - 74	N/A	N/A	N/A
Ages 75 - 79	N/A	N/A	N/A
Ages 80 - 84	N/A	N/A	N/A
Ages 85+	N/A	N/A	N/A





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C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

Castro Real Estate Services
10202 Perkins Rowe Ste E-160 Baton Rouge, Louisiana 70806

Castro Real Estate Services, LLC.
10202 Perkins Rowe
Ste E-160
Baton Rouge, La 70810
miguel@castrorealestateservices.com
<http://www.castrorealestateservices.com>

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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