

LAND FOR SALE
MARCH 2024

14970 OLD HAMMOND HIGHWAY

BATON ROUGE, LA

stirling





PROPERTY DESCRIPTION

Rural 1.8 acre commercial lot available on Old Hammond less than 0.5 miles from Millerville Road. Adjacent to East Side Fire Department. With over 12,000 vehicles per day on Old Hammond, this opportunity is right for a business owner/investor.

PROPERTY HIGHLIGHTS

- High visibility
- Over 338 feet of road frontage

OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	1.89 Acres
Price / Acre:	\$210,637/ac
Price / SF:	\$4.86/sf

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BATON ROUGE, LA 70816

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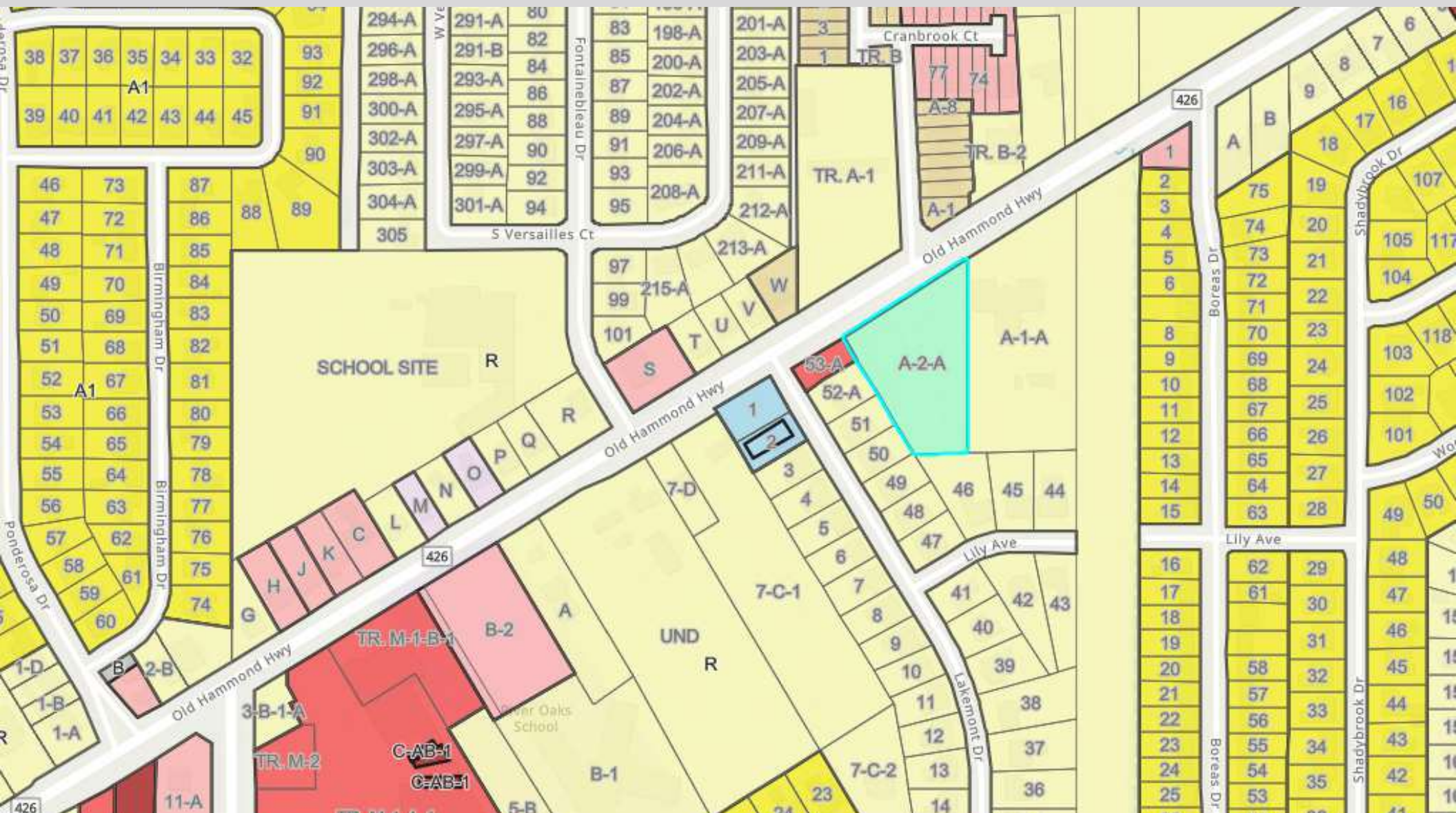
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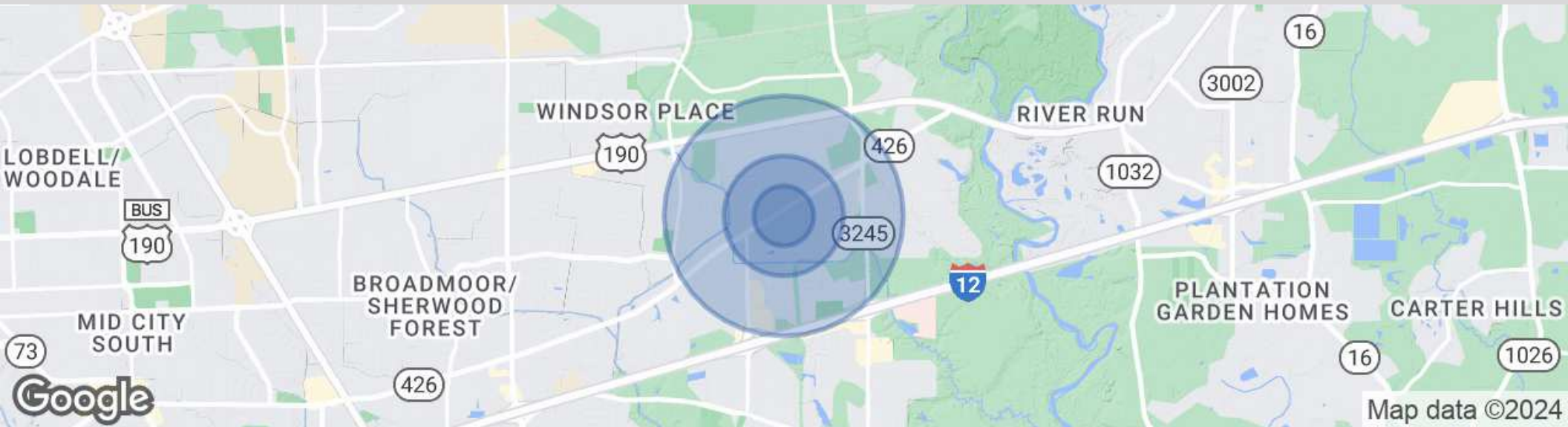
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	749	2,935	10,879
Average Age	37.9	36.5	32.8
Average Age (Male)	38.9	37.2	32.2
Average Age (Female)	38.3	37.3	34.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	249	990	3,762
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$69,723	\$66,463	\$59,995
Average House Value	\$169,600	\$166,811	\$167,022

* Demographic data derived from 2020 ACS - US Census