

Burbank at Summerwood
Baton Rouge, LA 70808

PROPERTY SUMMARY



Property Highlights:

- Summerwood Subdivision Out-Parcels For Sale
- Located at the corner of Burbank and Summer Breeze Ct. across from GSRI
- High traffic location with great visibility
- +/- 10 Minutes from LSU
- +/- 8 Minutes from I-10
- Will Subdivide
- Zoned: C - Commercial
- Flood Zone: X

Offering Summary

Sale Price:	\$16.00 / SF
Lot Size:	4.73 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,198	1,873	5,072
Total Population	2,395	4,136	13,892
Average HH Income	\$43,449	\$43,315	\$51,805

Brent Garrett
225.978.2071
bgarrett@beaubox.com

Tigue Bonneval
225.445.0886
tbonneval@beaubox.com

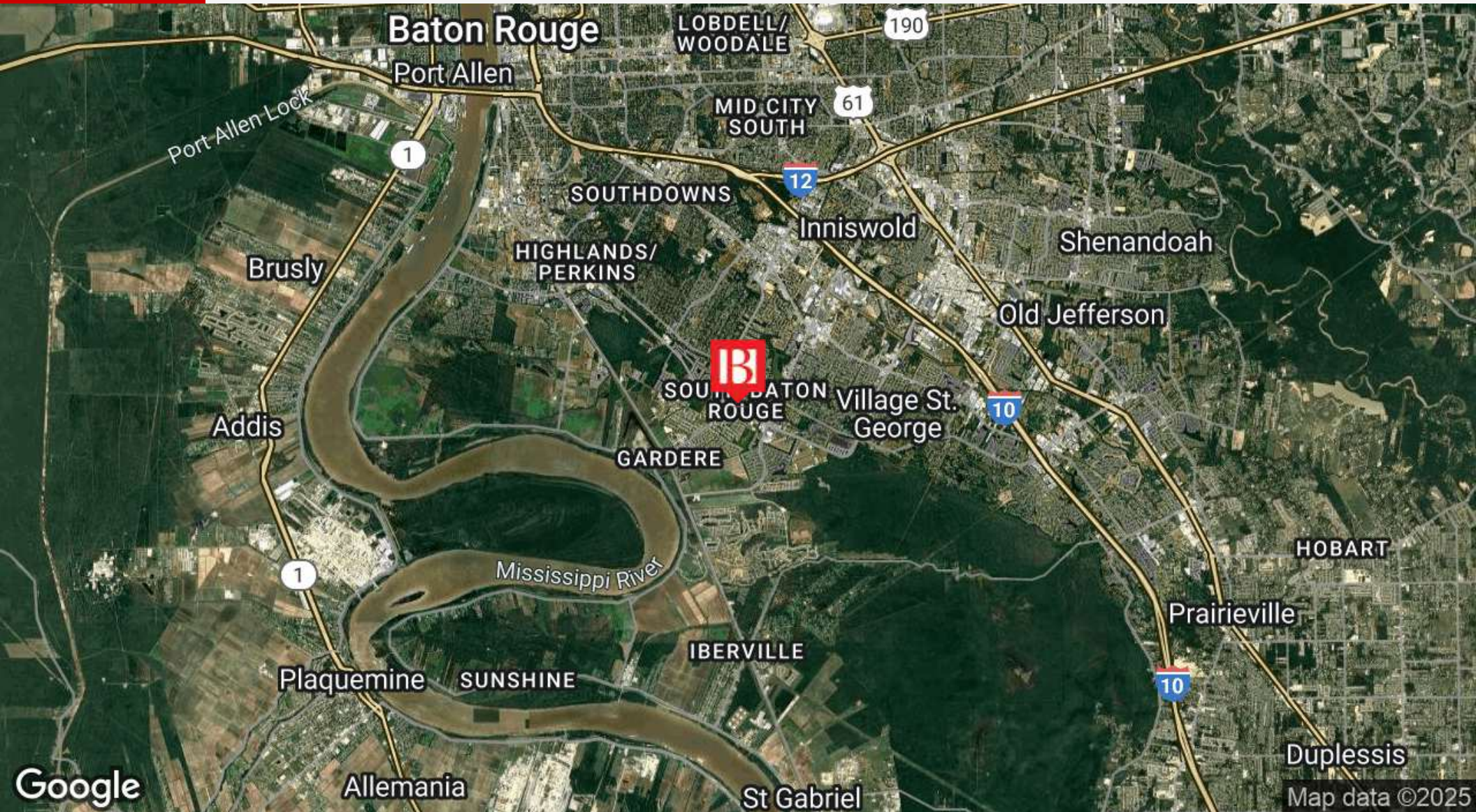
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LOCATION MAP



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ADDITIONAL PHOTOS



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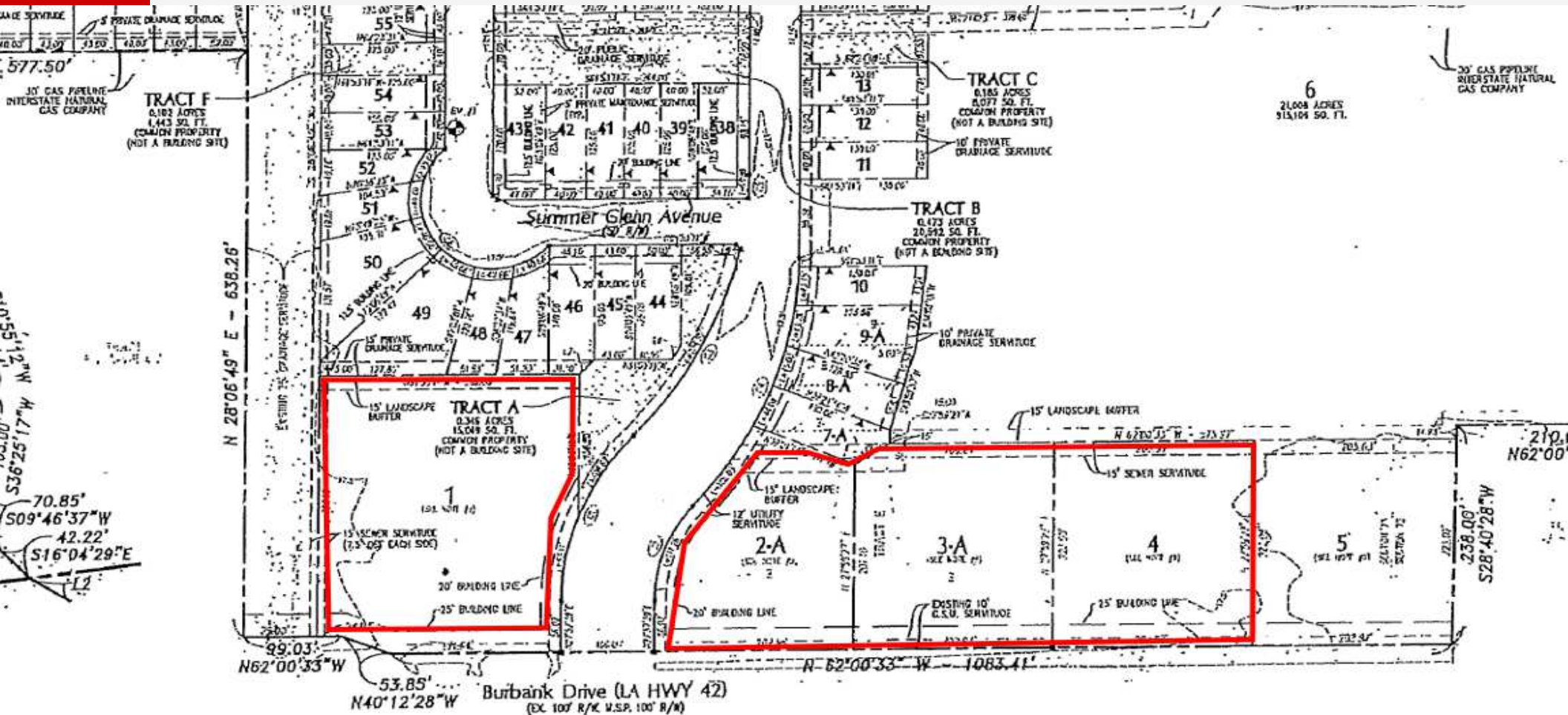
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SURVEY



LAKE/POND SERVICE:

THE 30-FT. DRAINAGE SERVICE SHOWN THROUGH THE LAKE AS SHOWN HEREIN IS DEDICATED FOR THE PURPOSES OF THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF. THE LAKE, AS REQUIRED BY THE CITY/PARISH D.P.W., WAS DESIGNED FOR THE PURPOSES OF STORM WATER DETENTION. NONE OF THE LAKE SHALL BE FILLED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT IS INTENDED. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE WHICH IS PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE D.P.W. SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKE WITHIN THE BOUNDARIES OF THIS

WASTEWATER IMPACT-FEE CERTIFICATION

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 6 HAS PAID \$1,845.00 PER COMMERCIAL LOT AND LOTS 7 THROUGH 110 HAS PAID \$1,075.00 PER RESIDENTIAL LOT FOR A TOTAL OF \$123,470.00 (CHECK NO. 1039) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, E.B.R.D.S.C.O., ORDINANCE 1212, AS AMENDED, ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL. ADDITIONALLY, ALL LOTS AND TRACTS FOR WHICH A BUILDING PERMIT WILL BE ISSUED FOR IMPROVEMENTS TO THE LOT AND TRACT WILL REQUIRE PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFOREMENTIONED ORDINANCE. THIS SUBDIVISION IS LOCATED WITHIN THE

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