



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# FOR SALE BULK SALE - 14 RESIDENTIAL LOTS

6111 VILLA ASHLEY DR, BATON ROUGE, LA 70806

**1.2 ACRES**

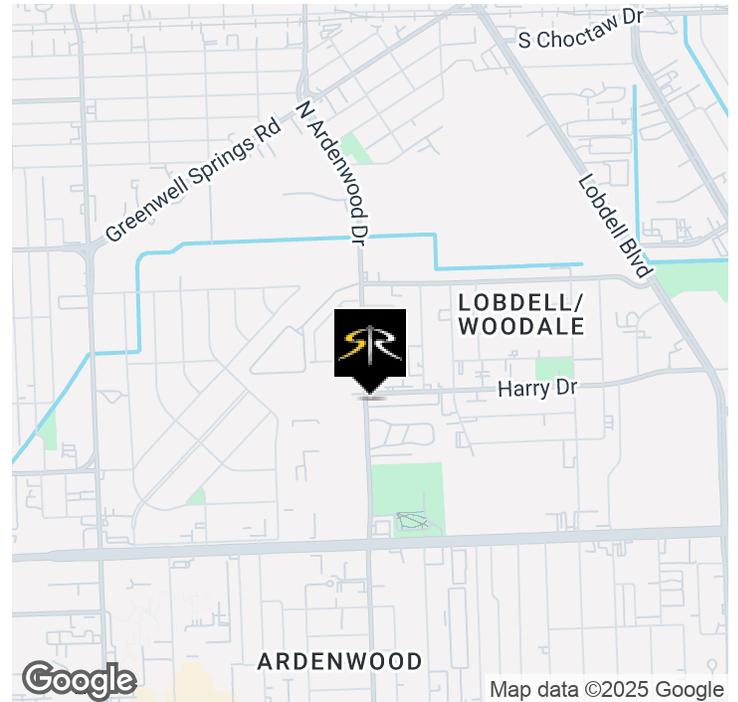


## OFFERING SUMMARY

|                     |                  |
|---------------------|------------------|
| <b>Sale Price:</b>  | <b>\$108,000</b> |
| <b>Lot Size:</b>    | <b>1.2 Acres</b> |
| <b>Price / Lot:</b> | <b>\$11,500</b>  |

## PROPERTY HIGHLIGHTS

- 14 Lots to be sold as a Bulk Sale
- Stable Neighborhood
- Priced as Individual Lots



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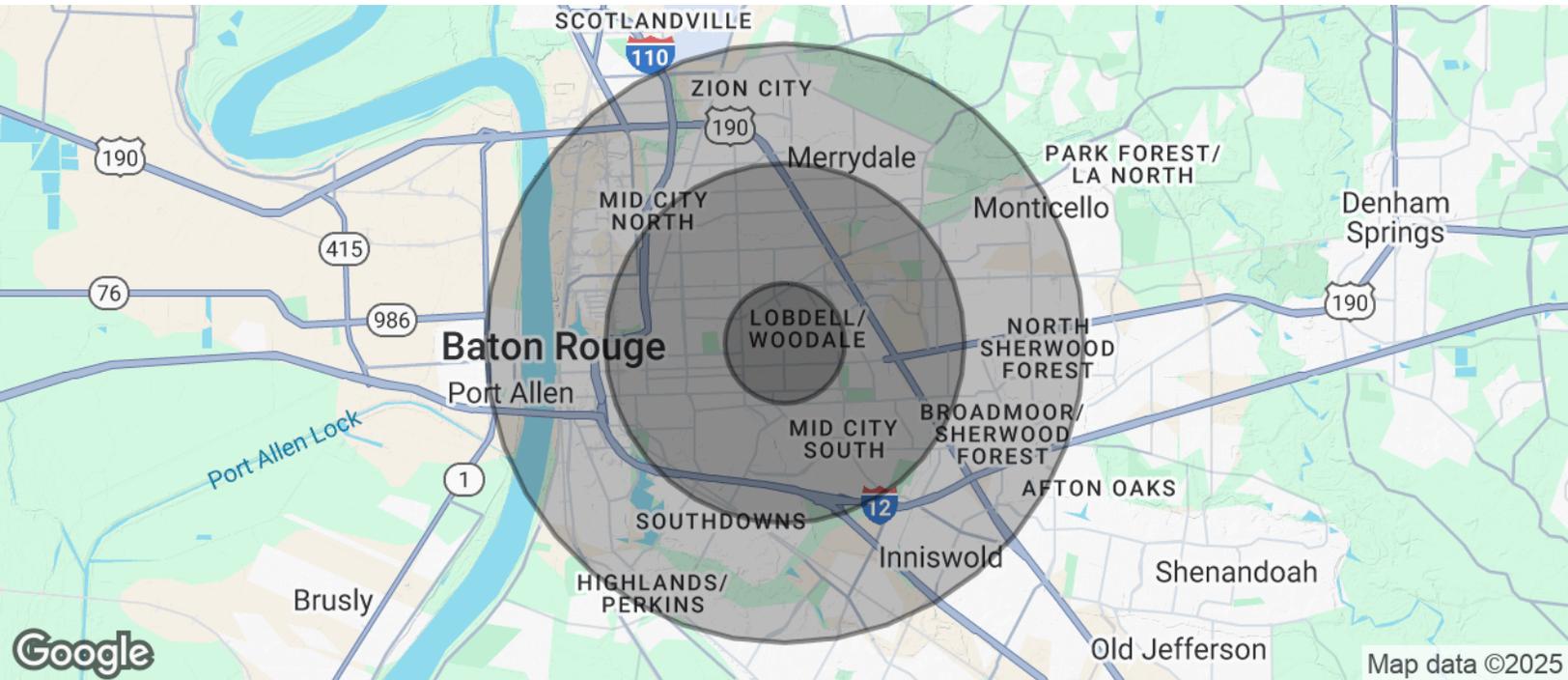
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# FOR SALE

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**1.2 ACRES**



### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 11,526 | 77,044  | 184,495 |
| Average Age          | 37     | 40      | 39      |
| Average Age (Male)   | 36     | 38      | 37      |
| Average Age (Female) | 39     | 41      | 40      |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,191     | 33,143    | 75,186    |
| # Of Persons Per HH | 2.2       | 2.3       | 2.5       |
| Average HH Income   | \$46,048  | \$67,979  | \$73,114  |
| Average House Value | \$186,345 | \$270,343 | \$283,280 |

*Demographics data derived from AlphaMap*

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