

For Sale Infill Development Opportunity

2975 NORTH BOULEVARD

Baton Rouge, LA

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2975 North Boulevard Baton Rouge, LA 70806

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$725,000
Lot Size:	1.66 Acres
Zoning:	A3.1
Density:	11.5 units per acre

Property Highlights

Beau Box Commercial Real Estate is pleased to offer for sale this beautiful 1.66-acre property on North Boulevard in Baton Rouge, LA. The offering consists of 7 individual lots, which are zoned A3.1 - Limited Residential. The property benefits from access to both North Boulevard and Convention Street with large stately oaks lining the frontage on North Boulevard.

Located in Baton Rouge's "Mid City", a vibrant and eclectic neighborhood which has seen a revitalization in recent years. The 2020 completion of road work on nearby Government Street sparked a renaissance for the already unique and diverse community. By improving traffic flow and enhancing safety, especially for bikers and pedestrians, local businesses were able to attract more customers which has also encouraged new businesses to move to the area.

This site is primed for redevelopment as a multifamily property with its proximity to one of Louisiana's highest ranked public secondary schools, Baton Rouge Magnet High, Baton Rouge's primary community college, Baton Rouge Community College (BRCC), and a key healthcare facility in the area, Baton Rouge General-Mid City.

Note: no value has been assumed for the existing structures on the property.



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LAND LOTS

Lot #	APN	Size	Zoning
2-A	1788086	9,600 SF	A3.1
3-A	1788094	10,240 SF	A3.1
4	661562	9,600 SF	A3.1
5	661570	9,600 SF	A3.1
7	638226	14,720 SF	A3.1
8	661546	9,600 SF	A3.1
9	661554	9,600 SF	A3.1



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OBLIQUE - NORTHEAST VIEW



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AERIAL



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RETAILER MAP



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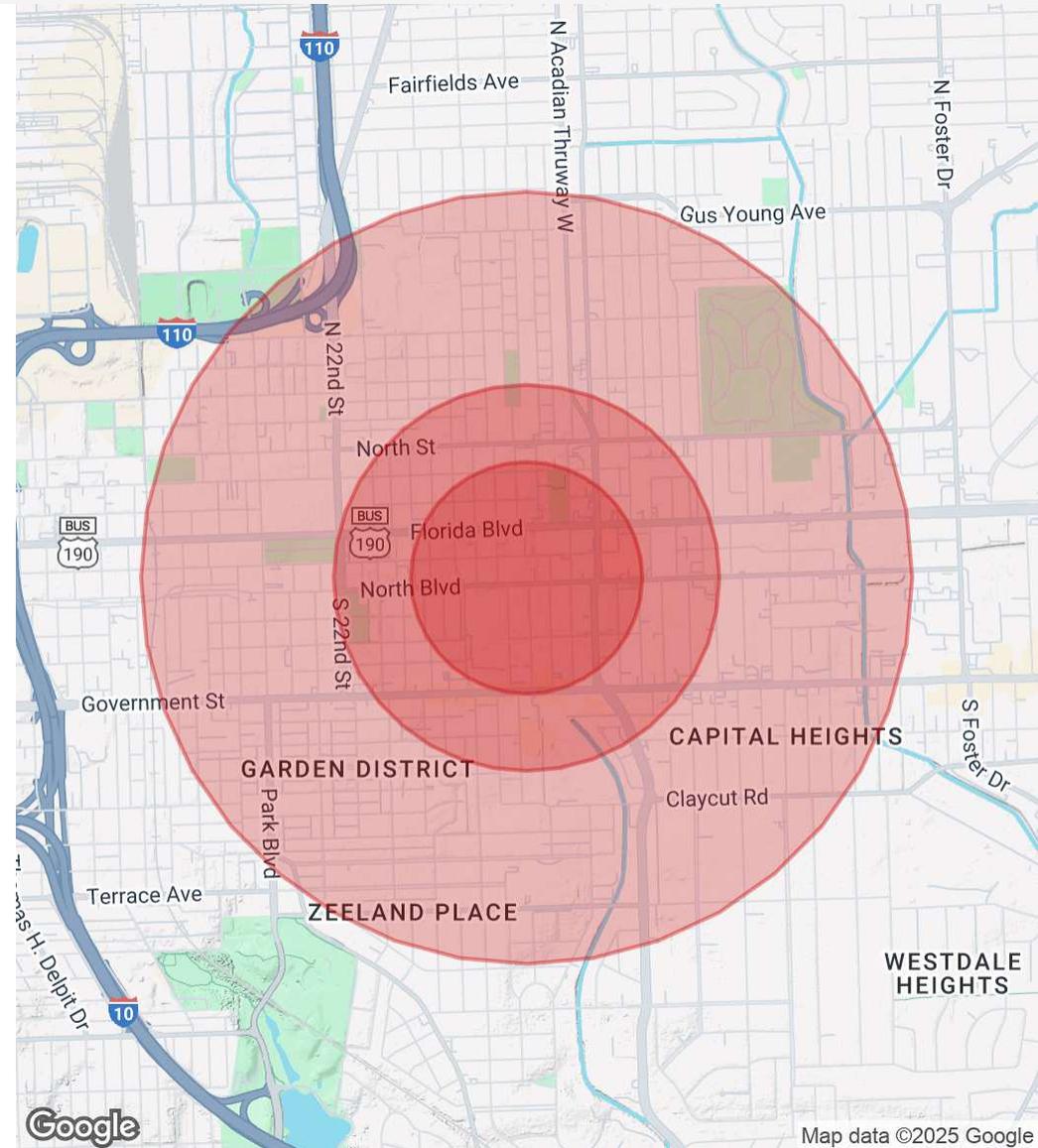
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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	696	2,783	12,077
Average Age	40	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	41	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	323	1,288	5,570
# Of Persons Per HH	2.2	2.2	2.2
Average HH Income	\$62,788	\$59,394	\$77,313
Average House Value	\$234,188	\$223,733	\$274,106

Demographics data derived from AlphaMap



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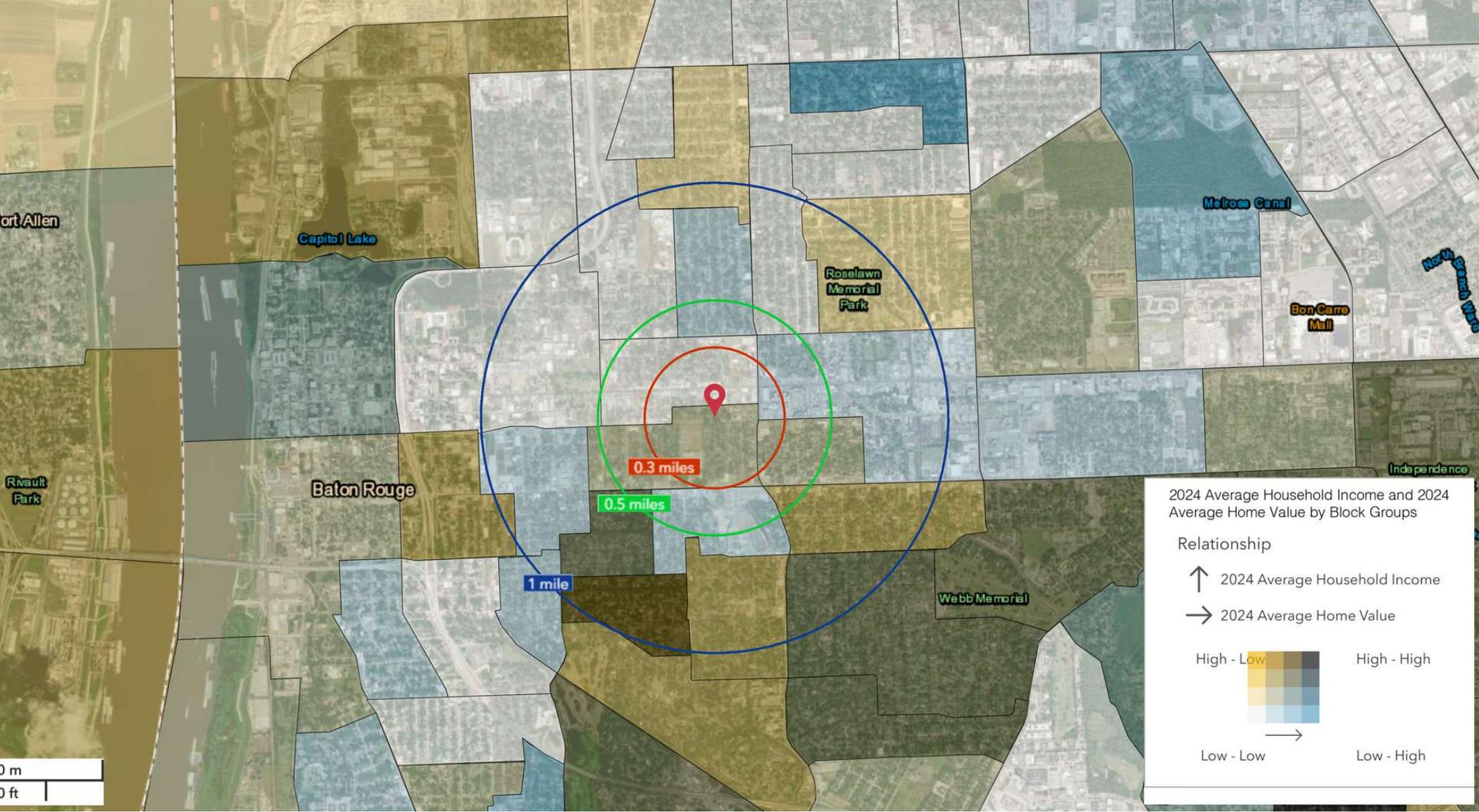
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2024 AVG HH INCOME X AVERAGE HOME VALUE



2024 Average Household Income and 2024 Average Home Value by Block Groups

Relationship

- ↑ 2024 Average Household Income
- 2024 Average Home Value

High - Low	High - High
Low - Low	Low - High

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