

**VACANT LAND ON S. HARRELL'S FERRY RD. NEAR O'NEAL LN.**

18160 S. HARRELL'S FERRY RD., BATON ROUGE, LA 70816

**2.63 ACRES**

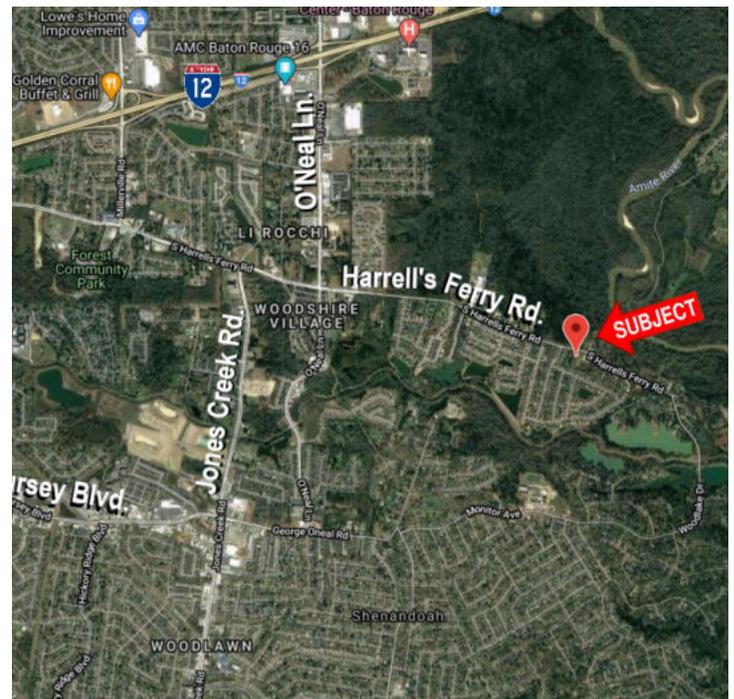


**OFFERING SUMMARY**

<b>Sale Price:</b>	<b>\$768,000.00</b>
<b>Lot Size:</b>	<b>2.63 Acres</b>

**PROPERTY HIGHLIGHTS**

- Cleared, High and Dry, Shovel-Ready Site
- Ideal for Estate Lots, or Boutique Subdivision up to 10 Lots
- All Utilities On-Site at the Road
- Previously Approved for up to a 10-Lot development
- High and Dry - Not in Flood Zone
- Zoned Rural - Allows for a Variety of Uses



**H. N. "HANK" SAURAGE, IV, CCIM**  
Managing Broker & Partner  
(D)225.229.2594  
hank@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com



FOR SALE

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Roadside



Flood Map



Zoning Map

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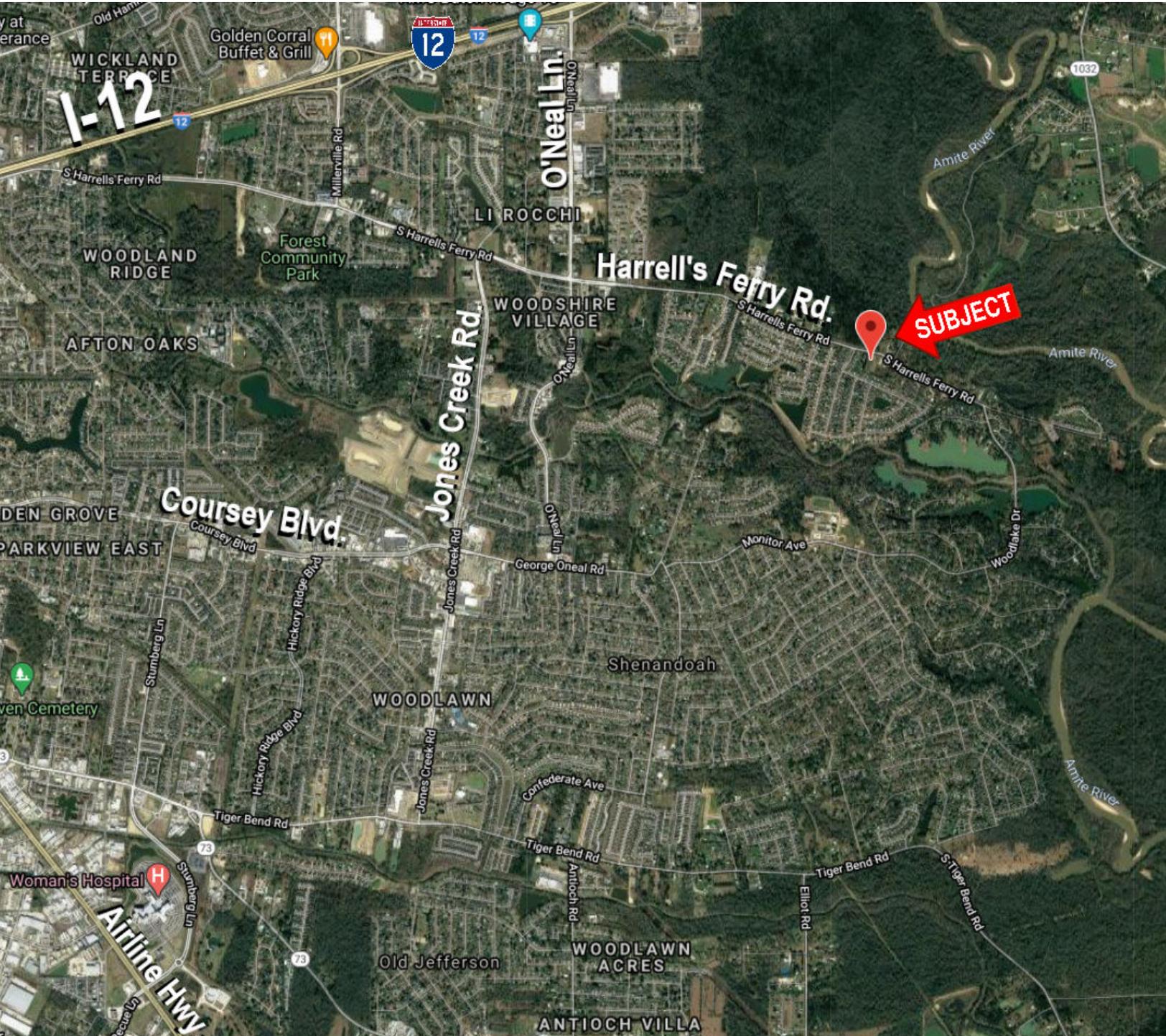
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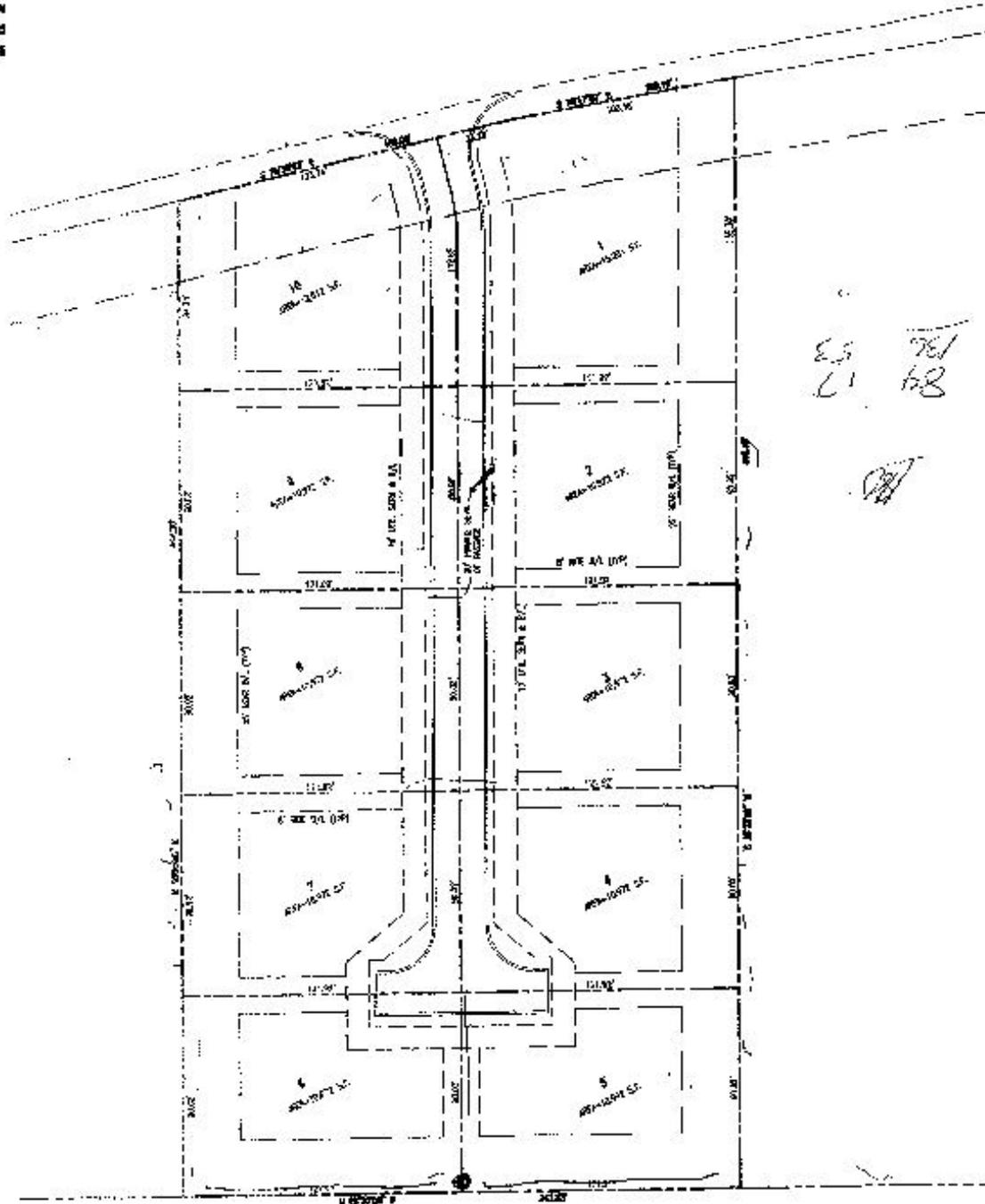
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# PROPOSED 10 LOT DEVELOPMENT

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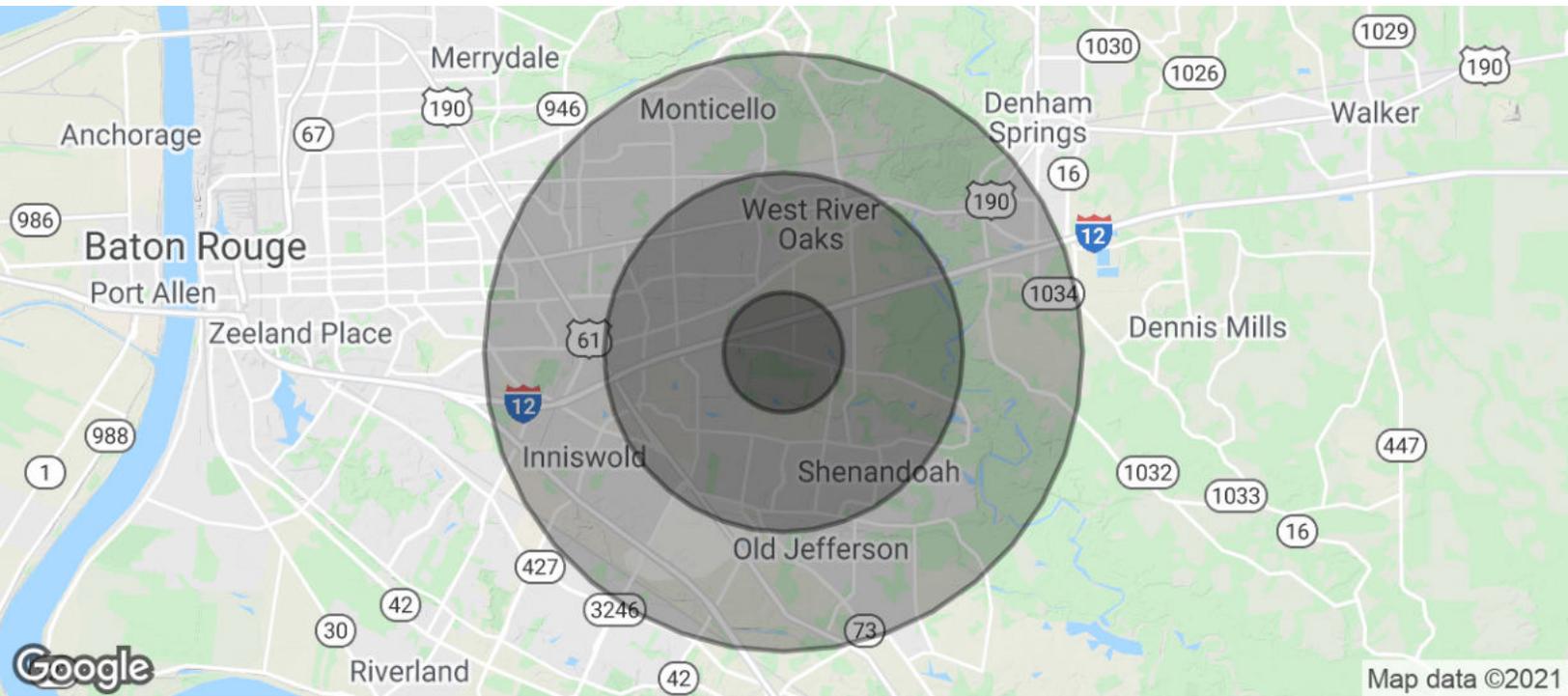
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# DEMOGRAPHICS

18160 S. HARRELL'S FERRY RD., BATON ROUGE, LA 70816

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,457	76,272	153,711
Average Age	34.0	34.8	35.5
Average Age (Male)	32.9	33.5	33.9
Average Age (Female)	35.8	36.5	37.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,336	30,825	61,440
# Of Persons Per HH	2.2	2.5	2.5
Average HH Income	\$69,147	\$69,220	\$70,999
Average House Value	\$189,938	\$186,165	\$198,932

\* Demographic data derived from 2010 US Census

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