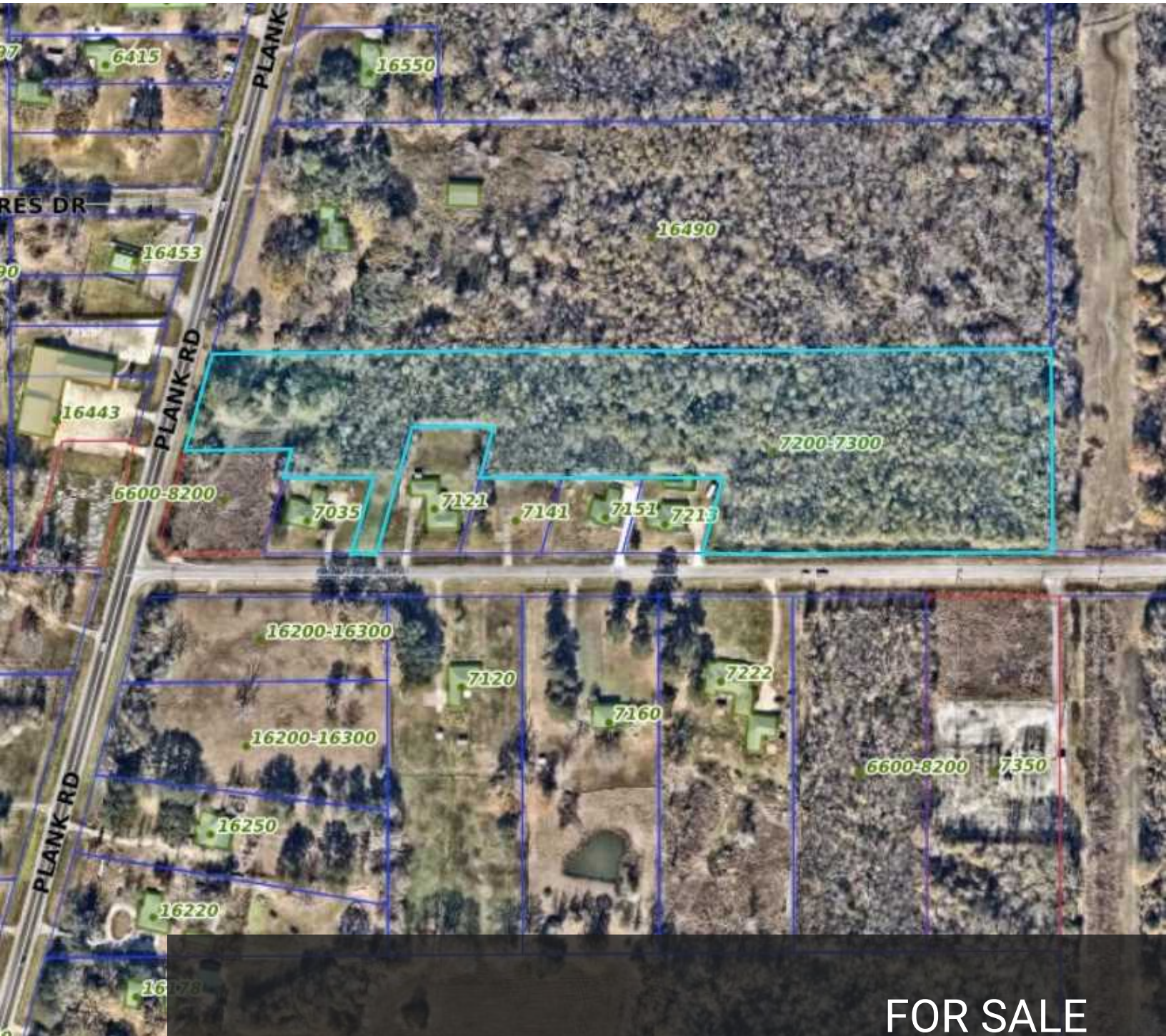


LAND FOR SALE
TRACT F PLANK ROAD
7200 DYER ROAD
BAKER, LA 70714



FOR SALE

CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806



PRESENTED BY:

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PROPERTY SUMMARY

Tract F Plank Road
7200 Dyer Road | Baker, LA 70714



Property Summary

Price:	\$200,000
Lot Size:	10.20 Acres
Zoning:	A1
Frontage:	650' on Dyer Road
Flood Zone	AE

Property Overview

Discover an unparalleled opportunity for residential development on this prime 10-acre tract located in Baker, Louisiana. Boasting an impressive 650 feet of frontage on Dyer Road and an additional 188 feet on Plank Road, this expansive parcel offers excellent accessibility and visibility. Situated directly behind an established residential subdivision, the land is ideally positioned for extending the existing community or creating a brand-new neighborhood designed for modern living. Its strategic location, combined with its substantial road frontage, makes it a highly attractive prospect for builders and developers seeking to capitalize on Baker's growing housing demand.

This versatile property presents an ideal canvas for constructing a variety of residential homes, from single-family residences to thoughtfully planned townhomes, catering to diverse buyer needs. The serene setting, coupled with convenient access to major thoroughfares and local amenities, ensures a desirable lifestyle for future residents. Don't miss this chance to acquire a significant piece of land with immense potential for a thriving residential community in a sought-after area of Baker. Invest in the future of Baker's housing market with this exceptional development site.

Zoning

A1 Single Family Residential

The purpose of A1 is to permit low density residential development with a maximum density of 4.1 units per acre. Accessory uses normally compatible with surrounding low density residential development may be permitted.

PROPERTY DESCRIPTION

Tract F Plank Road
7200 Dyer Road | Baker, LA 70714

04



10.2 Acres on Dyer Road

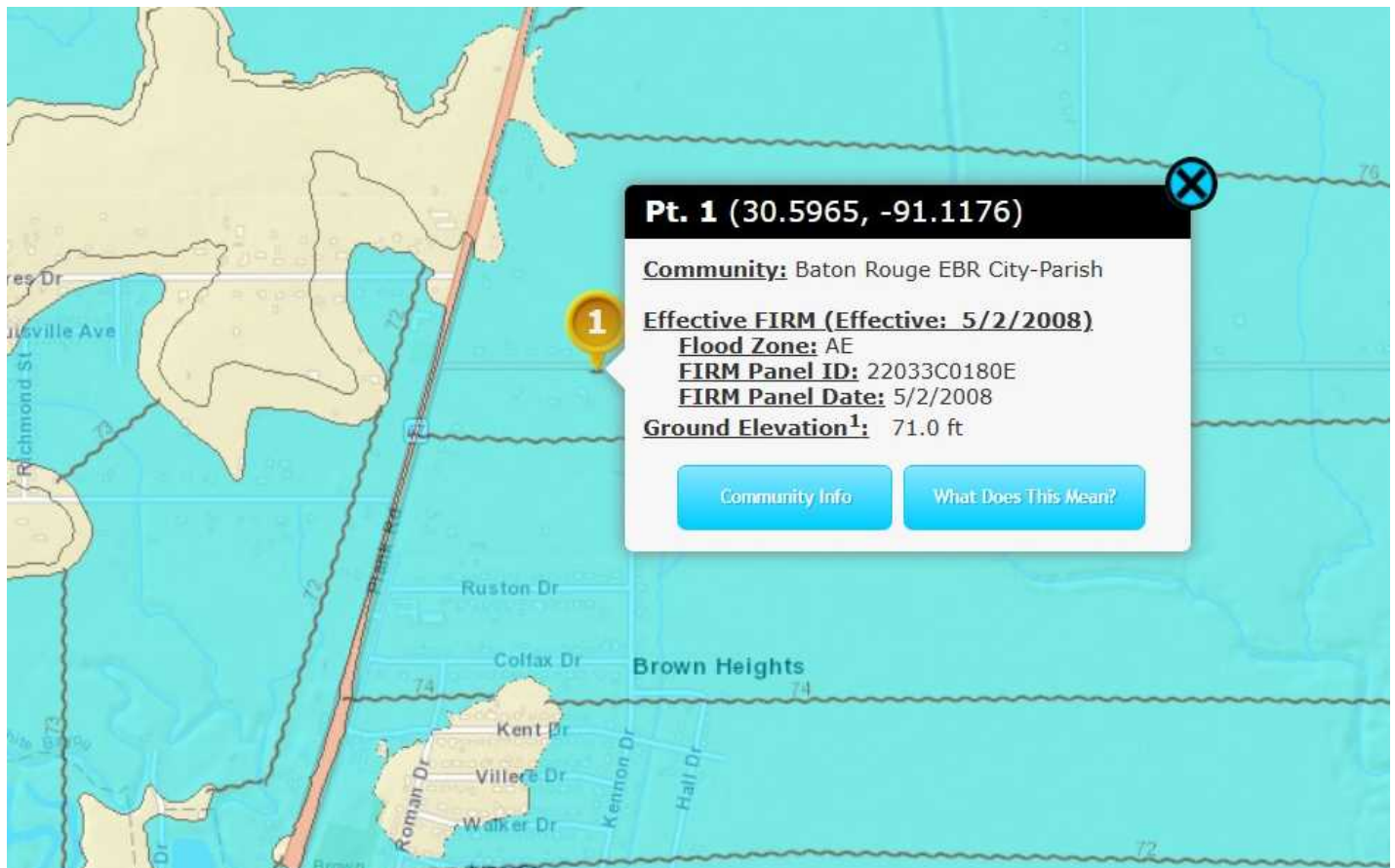
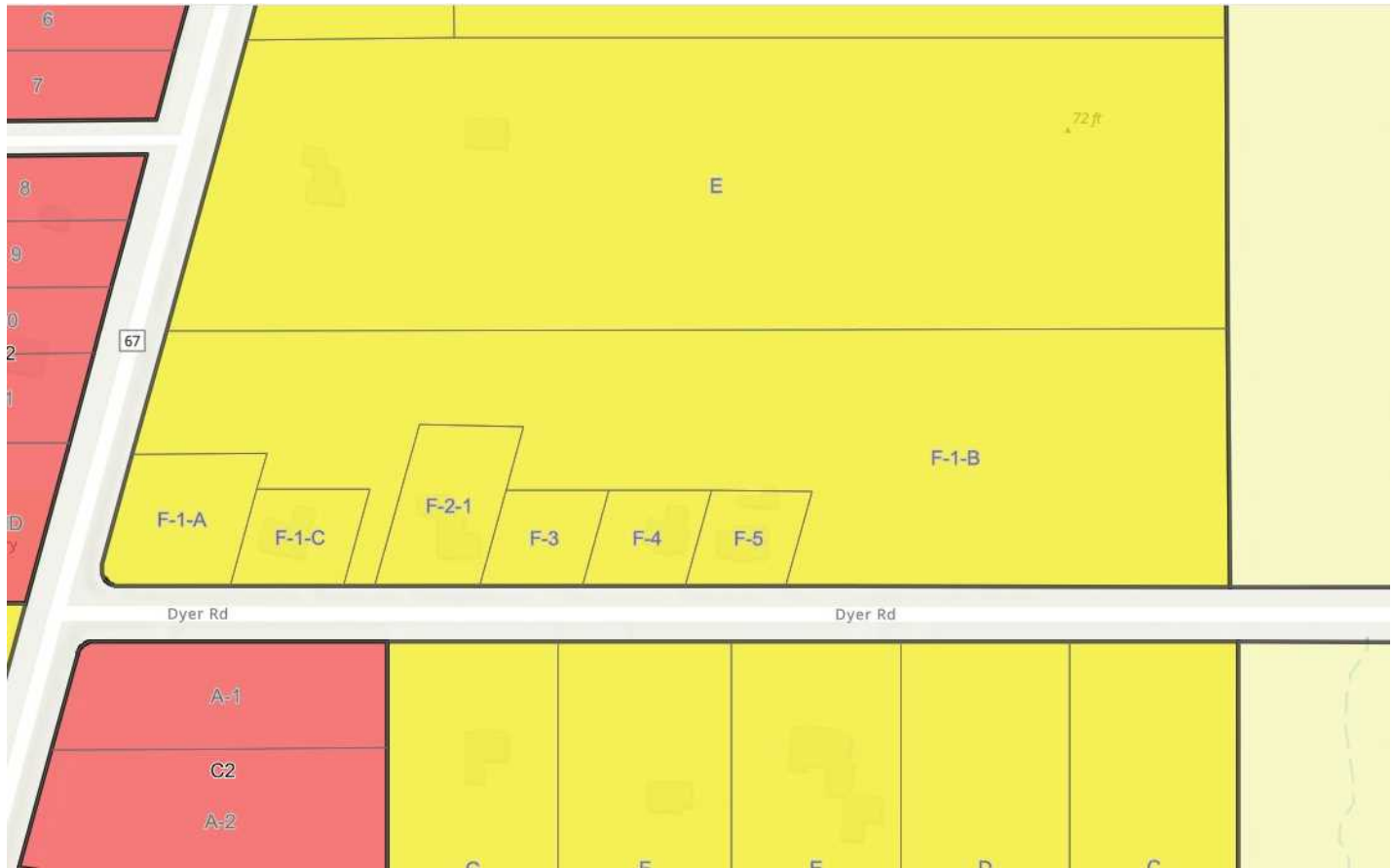
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PROPERTY PHOTOS

Tract F Plank Road
7200 Dyer Road | Baker, LA 70714

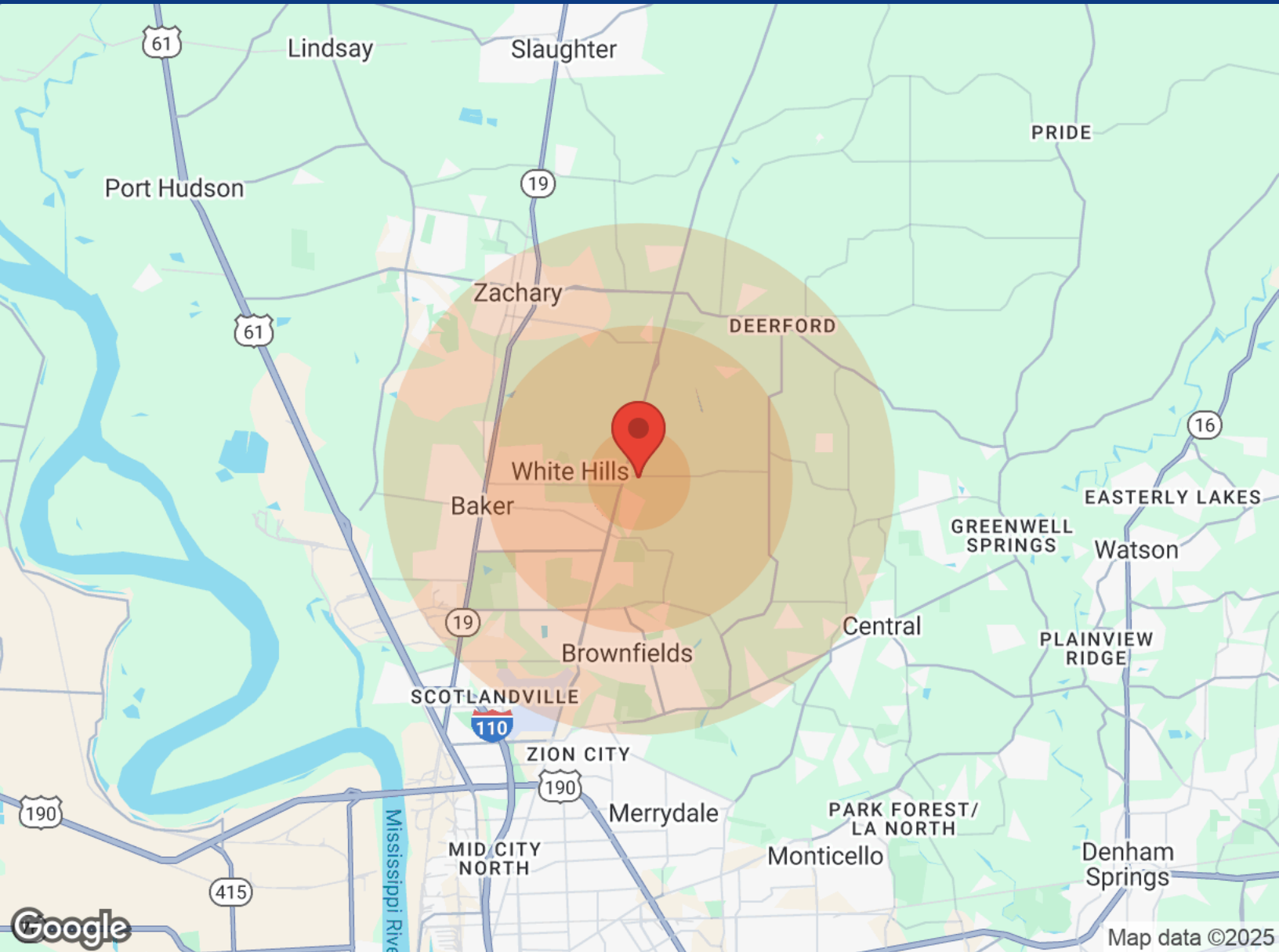
05



DETAILED DEMOGRAPHICS

Tract F Plank Road
7200 Dyer Road | Baker, LA 70714

06

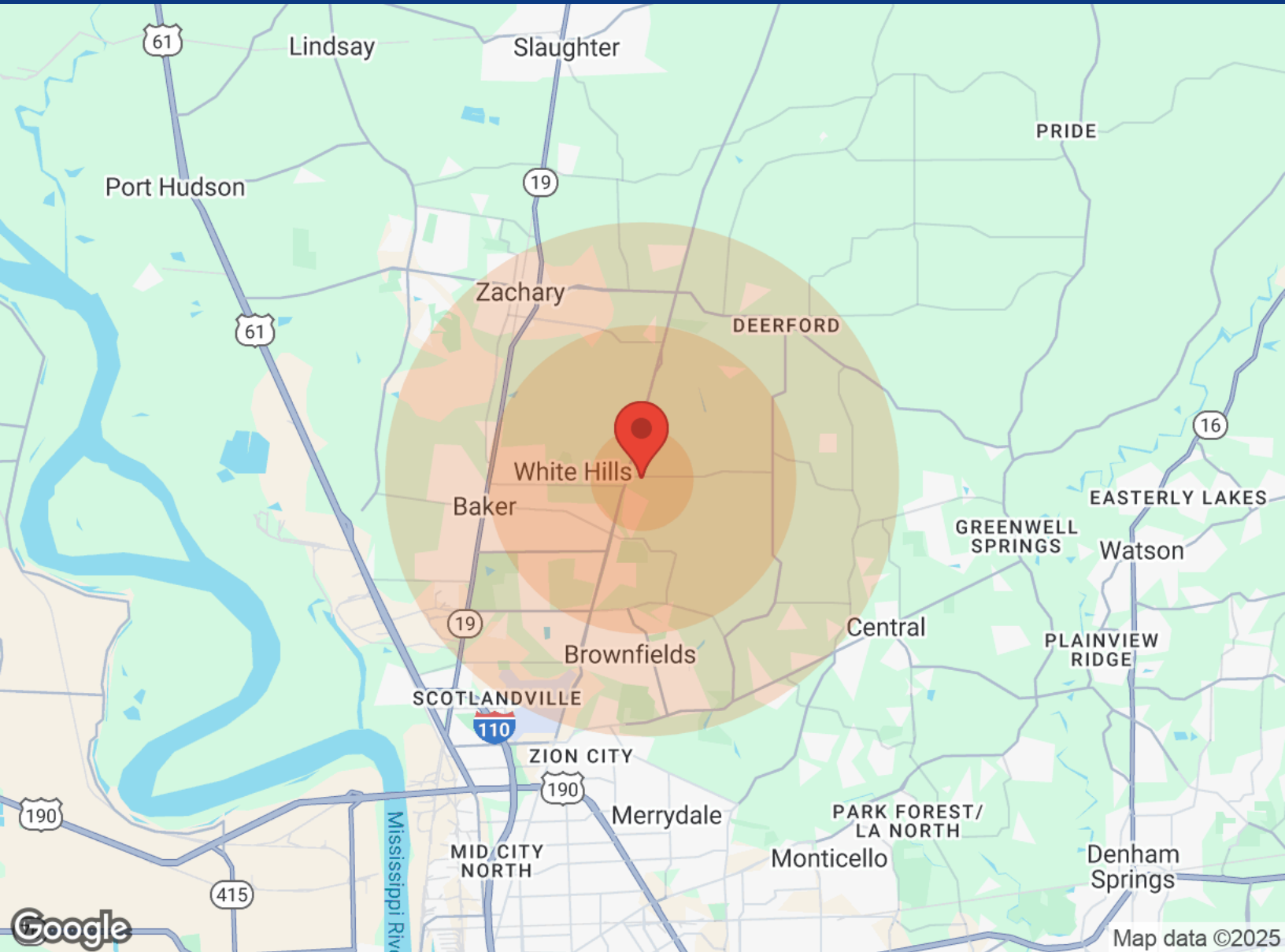


Population	1 Mile	3 Miles	5 Miles
Male	N/A	8,847	23,174
Female	N/A	10,011	24,115
Total Population	N/A	18,858	47,289
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	6,886	16,436
Occupied	N/A	6,429	15,381
Owner Occupied	N/A	4,481	11,526
Renter Occupied	N/A	1,948	3,855
Vacant	N/A	457	1,055
Race	1 Mile	3 Miles	5 Miles
White	N/A	5,268	16,297
Black	N/A	13,398	30,562
Am In/AK Nat	N/A	5	17
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	298	631
Multi-Racial	N/A	370	728

DETAILED DEMOGRAPHICS

Tract F Plank Road
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07



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	N/A	1,238	2,895	Median	N/A	\$41,235	\$44,337
Ages 5-9	N/A	1,567	3,658	< \$10,000	N/A	447	992
Ages 10-14	N/A	1,521	3,556	\$10,000-\$14,999	N/A	323	814
Ages 15-19	N/A	1,512	3,560	\$15,000-\$19,999	N/A	349	913
Ages 20-24	N/A	1,503	3,583	\$20,000-\$24,999	N/A	495	1,013
Ages 25-29	N/A	1,440	3,533	\$25,000-\$29,999	N/A	670	1,215
Ages 30-34	N/A	1,351	3,439	\$30,000-\$34,999	N/A	387	905
Ages 35-39	N/A	1,244	3,296	\$35,000-\$39,999	N/A	574	1,114
Ages 40-44	N/A	1,209	3,188	\$40,000-\$44,999	N/A	536	1,026
Ages 45-49	N/A	1,195	3,186	\$45,000-\$49,999	N/A	320	792
Ages 50-54	N/A	1,155	3,058	\$50,000-\$60,000	N/A	621	1,483
Ages 55-59	N/A	1,039	2,784	\$60,000-\$74,000	N/A	546	1,581
Ages 60-64	N/A	890	2,352	\$75,000-\$99,999	N/A	875	2,235
Ages 65-69	N/A	699	1,819	\$100,000-\$124,999	N/A	304	840
Ages 70-74	N/A	479	1,280	\$125,000-\$149,999	N/A	196	571
Ages 74-79	N/A	327	862	\$150,000-\$199,999	N/A	104	502
Ages 80-84	N/A	197	503	> \$200,000	N/A	74	238
Ages 85+	N/A	292	737				



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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and an astute soccer player.

He attends Healing Place Church where he always finds an uplifting message.

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