

LAND FOR SALE

1.822 ACRES
3455 JONES CREEK ROAD
BATON ROUGE, LA 70816



Property Highlights

- 1.822 Acres for sale on Jones Creek in the new city of St George
- 159 feet of frontage and approx 588 feet deep
- There is a 1,908 sf home that generates \$1,600 per month
- Most of the value is placed on the land, as it is in a prime location for commercial redevelopment
- The property is currently designated as GOL (General Office Low Rise)
- The 2016 floods only affected a small portion in the back of the property. The flood zone is X
- There are approximately 20,000 vehicles that pass in front of this property per day!

Price: \$600,000

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PROPERTY SUMMARY

3455 Jones Creek Road
3455 Jones Creek Road | Baton Rouge, LA 70816

03



Property Summary

| | |
|--------------------|----------------------------------|
| Today's Date: | 9/14/2025 |
| Price: | \$600,000 |
| Land Size: | 79,360 SF |
| Acres: | 1.822 Acres |
| Frontage: | +/- 159 Feet |
| Depth: | +/- 558 Feet |
| SFR on site: | 1,908 SF |
| Rental Income: | \$1,600 per month |
| Flood Zone: | Mostly X |
| Traffic Count: | 20,000 AADT |
| P&Z Code: | GOL (General Office Low Rise) |
| Opportunity Zone: | No |
| City of St George: | Yes |

Property Overview

This is an almost 2 acre property for sale. This property has 159 feet of frontage on Jones Creek in the new city of St George.

It currently has a 1,908 sf single family residence that generates \$1,600 per month in rent. But the land can be used to develop office buildings.

Location Overview

On October 12, 2019, voters in the City of St. George approved the incorporation of a new city with 17,422 votes in favor of incorporation. The City of St. George will be the fifth largest city in Louisiana with over 86,000 residents.

PROPERTY DESCRIPTION

3455 Jones Creek Road
3455 Jones Creek Road | Baton Rouge, LA 70816

04



3455 Jones Creek Road Baton Rouge, LA 70816

This is an almost 2 acre property for sale. This property has 159 feet of frontage on Jones Creek in the new city of St George.

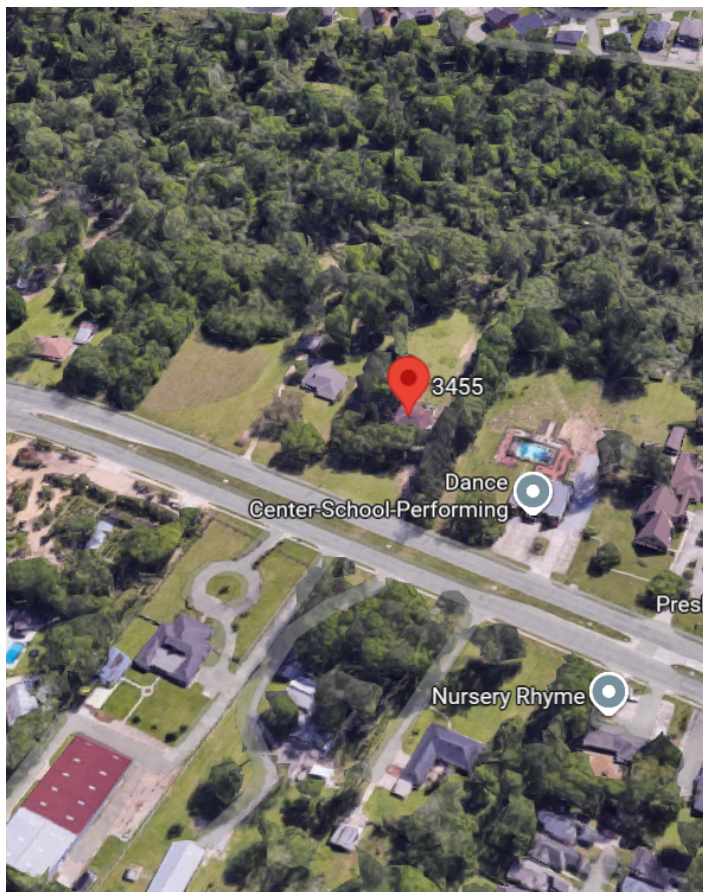
It currently has a 1,908 sf single family residence that generates \$1600 per month in rent. But the land can be used to develop office buildings.

On October 12, 2019, voters in the City of St. George approved the incorporation of a new city with 17,422 votes in favor of incorporation. The City of St. George will be the fifth largest city in Louisiana with over 86,000 residents.

PROPERTY PHOTOS

3455 Jones Creek Road
3455 Jones Creek Road | Baton Rouge, LA 70816

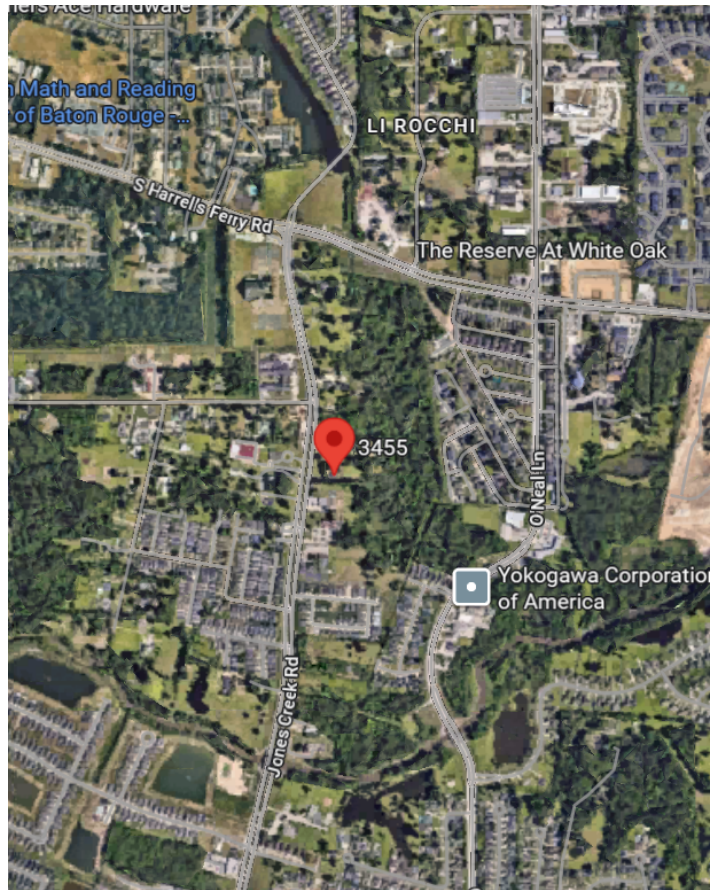
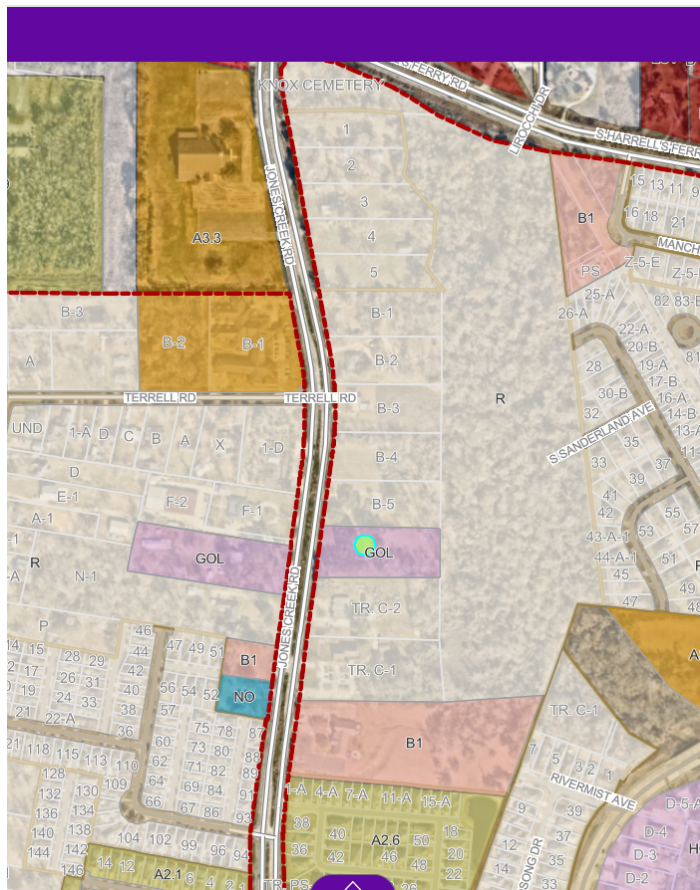
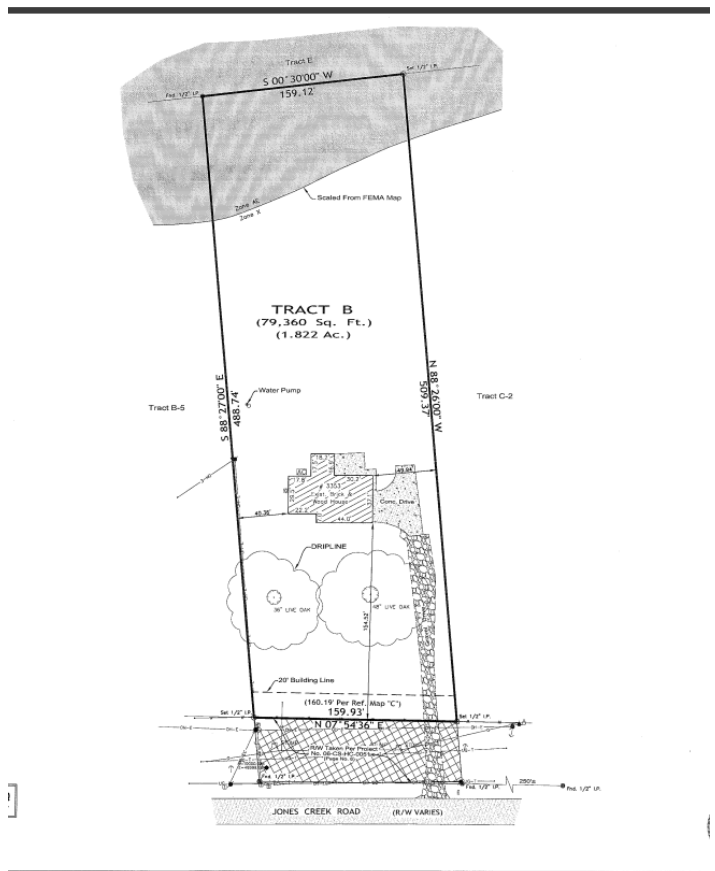
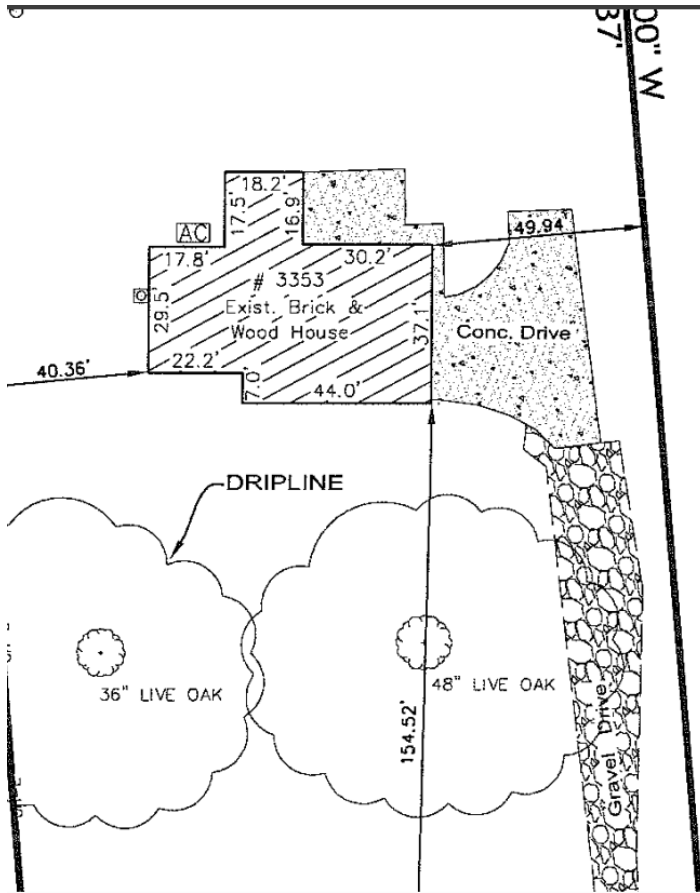
05



PROPERTY PHOTOS

3455 Jones Creek Road
3455 Jones Creek Road | Baton Rouge, LA 70816

06



BUSINESS MAP

3455 Jones Creek Road
3455 Jones Creek Road | Baton Rouge, LA 70816

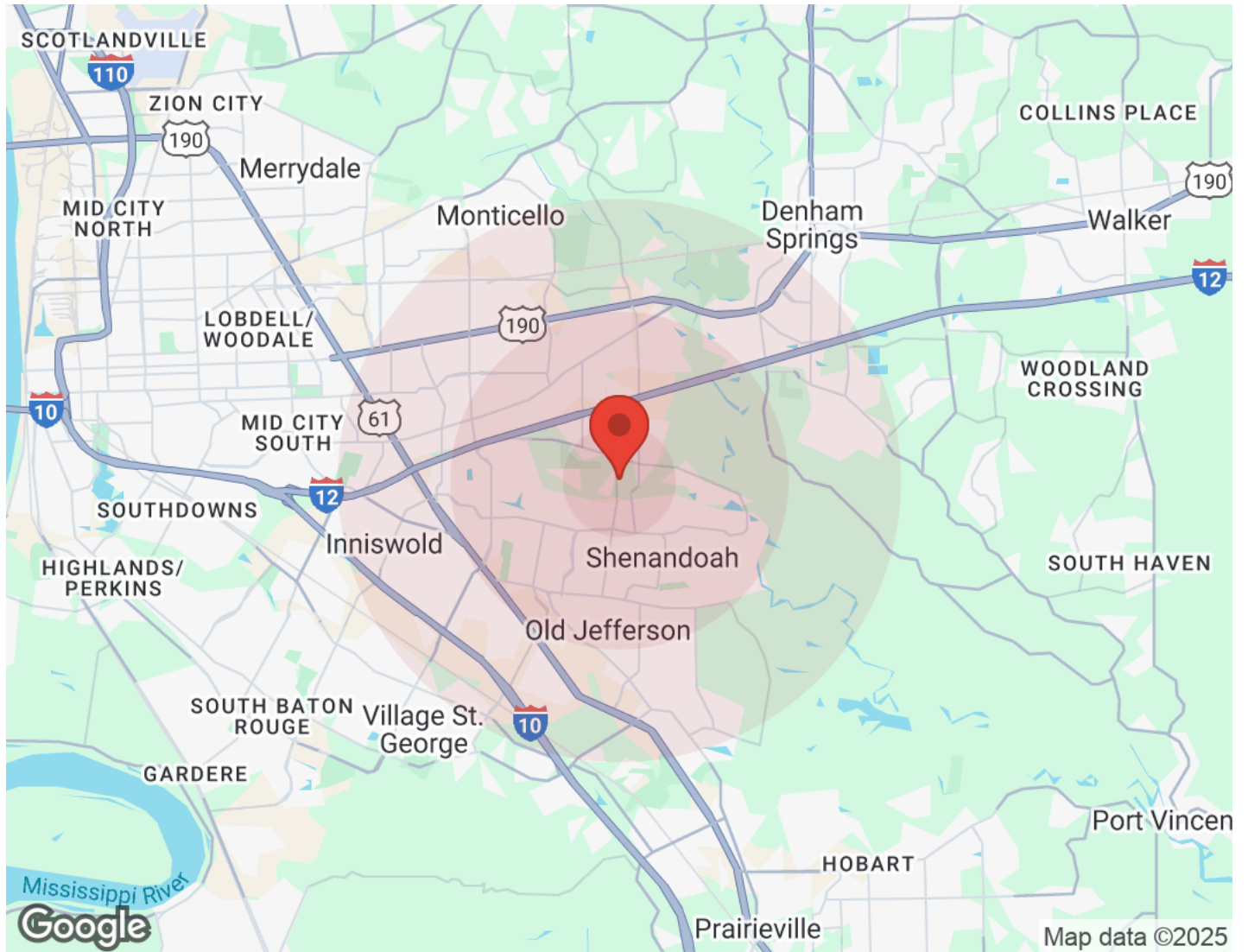
07



DETAILED DEMOGRAPHICS

3455 Jones Creek Road
3455 Jones Creek Road | Baton Rouge, LA 70816

08

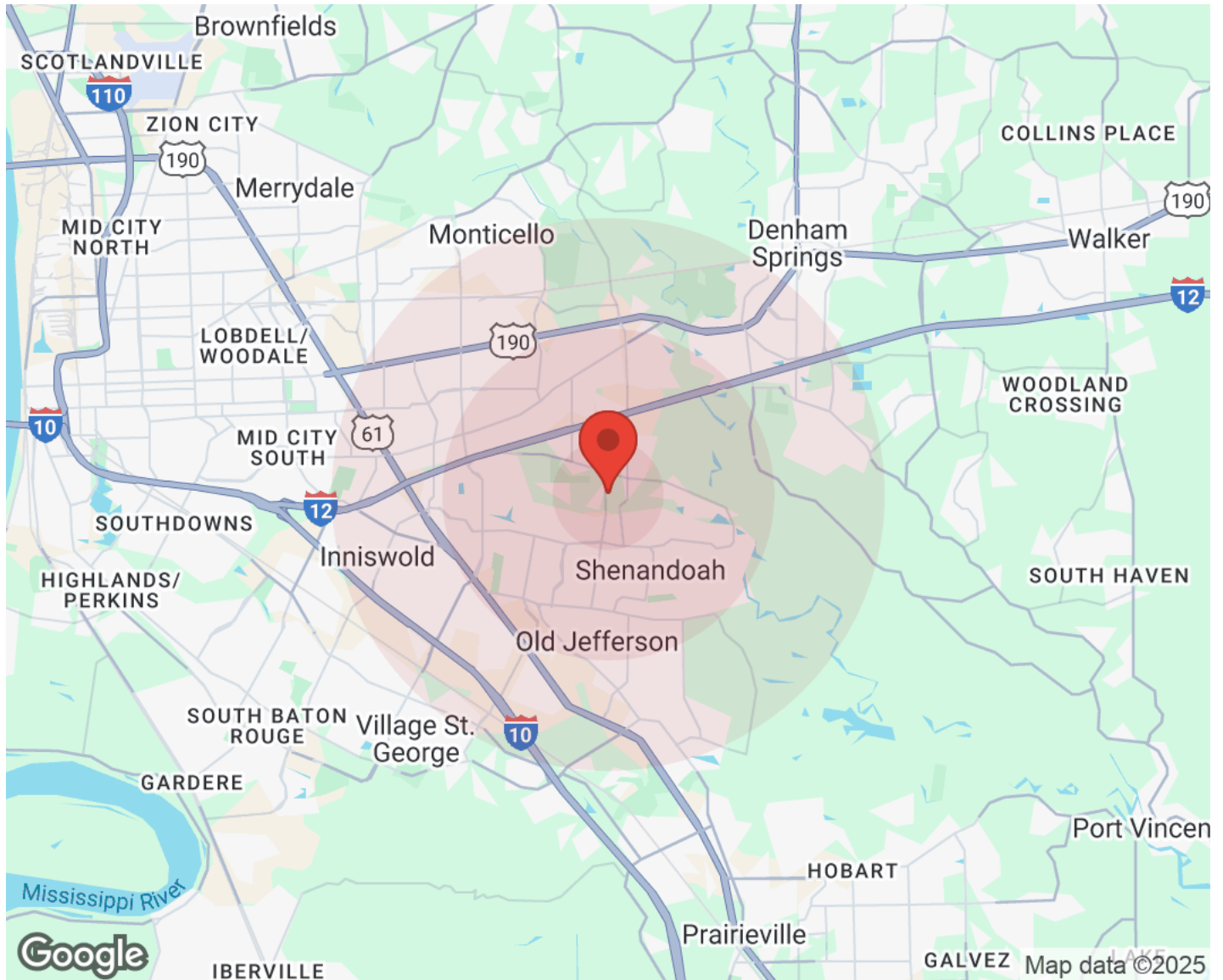


| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 4,022 | 35,337 | 68,848 |
| Female | 4,563 | 38,692 | 74,592 |
| Total Population | 8,585 | 74,029 | 143,441 |
| Housing | 1 Mile | 3 Miles | 5 Miles |
| Total Units | 4,031 | 33,927 | 65,343 |
| Occupied | 3,511 | 29,614 | 57,186 |
| Owner Occupied | 1,916 | 17,864 | 35,329 |
| Renter Occupied | 1,595 | 11,750 | 21,857 |
| Vacant | 520 | 4,313 | 8,157 |
| Race | 1 Mile | 3 Miles | 5 Miles |
| White | 3,955 | 33,439 | 69,024 |
| Black | 3,288 | 27,480 | 50,749 |
| Am In/AK Nat | 3 | 52 | 129 |
| Hawaiian | 1 | 15 | 14 |
| Hispanic | 717 | 7,314 | 13,584 |
| Asian | 488 | 4,486 | 7,588 |
| Multi-Racial | 124 | 1,170 | 2,209 |
| Other | 8 | 74 | 129 |

DETAILED DEMOGRAPHICS

3455 Jones Creek Road
3455 Jones Creek Road | Baton Rouge, LA 70816

09



| Age | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|---------------------|----------|----------|----------|
| Ages 0-4 | 606 | 5,089 | 9,540 | Median | \$86,789 | \$73,869 | \$75,823 |
| Ages 5-9 | 588 | 5,063 | 9,764 | < \$10,000 | 376 | 2,108 | 3,477 |
| Ages 10-14 | 568 | 4,795 | 9,270 | \$10,000-\$14,999 | 80 | 608 | 1,376 |
| Ages 15-19 | 584 | 4,586 | 8,966 | \$15,000-\$19,999 | 28 | 422 | 1,246 |
| Ages 20-24 | 758 | 6,259 | 11,486 | \$20,000-\$24,999 | 88 | 742 | 1,598 |
| Ages 25-29 | 608 | 5,158 | 9,726 | \$25,000-\$29,999 | 29 | 1,073 | 2,264 |
| Ages 30-34 | 622 | 5,197 | 9,894 | \$30,000-\$34,999 | 143 | 1,084 | 2,132 |
| Ages 35-39 | 542 | 4,915 | 9,568 | \$35,000-\$39,999 | 100 | 1,197 | 2,178 |
| Ages 40-44 | 547 | 4,918 | 9,540 | \$40,000-\$44,999 | 152 | 1,671 | 2,817 |
| Ages 45-49 | 505 | 4,139 | 8,087 | \$45,000-\$49,999 | 62 | 883 | 2,171 |
| Ages 50-54 | 460 | 4,001 | 7,783 | \$50,000-\$59,999 | 140 | 2,142 | 4,209 |
| Ages 55-59 | 438 | 3,910 | 7,595 | \$60,000-\$74,999 | 282 | 3,112 | 4,882 |
| Ages 60-64 | 431 | 4,092 | 8,082 | \$75,000-\$99,999 | 584 | 4,064 | 7,397 |
| Ages 65-69 | 407 | 3,839 | 7,646 | \$100,000-\$124,999 | 405 | 2,944 | 5,842 |
| Ages 70-74 | 372 | 3,359 | 6,501 | \$125,000-\$149,999 | 379 | 2,154 | 3,999 |
| Ages 74-79 | 266 | 2,374 | 4,741 | \$150,000-\$199,999 | 264 | 2,421 | 4,991 |
| Ages 80-84 | 172 | 1,407 | 2,873 | > \$200,000 | 398 | 2,990 | 6,608 |
| Ages 85+ | 112 | 928 | 2,379 | | | | |

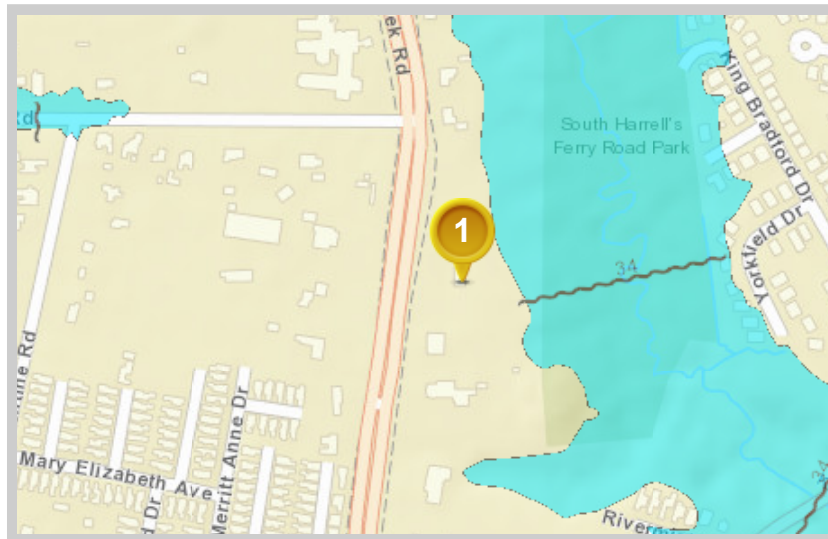
9/14/25, 4:37 PM

LA Flood Map

[Email](#)[Print](#)

Louisiana Flood Map

3455 Jones Creek Road, Baton Rouge, LA 70816



Visible Layers

☒ Effective FIRM☐ Streets

Point Coordinates

| Point # | Lat., Long. |
|---------|------------------|
| 1 | 30.4212, -91.013 |

Flood information in this table is from the: ☒ Effective FIRM

| Point | Panel ID | Flood Zone | BFE | Ground Elevation | LOMR |
|-------|-------------------------|---|-----|------------------|------|
| 1 | 22033C0270E 5/2/2008 | X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE | out | 37.1 | N/A |

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

St. George, Louisiana
Title 7: Unified Development Code (UDC)

where alcohol sales are not the primary source of revenue. Buildings shall be designed at a neighborhood scale.

Sec. 7:8.4.4 Office Districts

- A. *General Office Low Rise (GOL)*. The purpose of GOL is to permit a range of office uses, including employment and community service activities, of moderate intensity. Some residential and/or commercial uses may be permitted, provided that at least 50 percent of the building area is utilized for office purposes.
- B. *General Office High Rise (GOH)*. The purpose of GOH is to permit large buildings that are primarily devoted to offices uses while permitting some residential and/or commercial uses provided that at least 50 percent of the building area is utilized for office purposes.

Sec. 7:8.4.5 Commercial Districts

- A. *Light Commercial One (LC1)*. The purpose of LC1 is to permit a variety of commercial activities and multi-family residential uses that serve surrounding local areas. Buildings within this district are limited to 15,000 gross square feet of floor area per lot.
- B. *Light Commercial Two (LC2)*. The purpose of LC2 is to permit a variety of commercial activities and multi-family residential uses that serve surrounding local areas. Buildings within this district are limited to 75,000 gross square feet of floor area per lot.
- C. *Light Commercial Three (LC3)*. The purpose of LC3 is to permit a variety of commercial activities and multi-family residential uses that serve surrounding local areas. Buildings within this district are limited to 150,000 gross square feet of floor area per lot.
- D. *Heavy Commercial One (HC1)*. The purpose of HC1 is to permit a variety of commercial activities and multi-family residential uses. Buildings within this district are limited to 250,000 gross square feet of floor area per lot.
- E. *Heavy Commercial Two (HC2)*. The purpose of HC2 is to permit a variety of commercial activities and multi-family residential uses.
- F. *Business (C5)*. The purpose of C5 is to permit a variety of uses within the Downtown Character Area without setback and parking requirements

Sec. 7:8.4.6 Warehousing Districts

- A. *Commercial Warehousing One (CW1)*. The purpose of CW1 is to permit businesses that are involved in the distribution and storage of goods. Buildings are limited to a maximum of 50,000 gross square feet of area per lot.
- B. *Commercial Warehousing Three (CW3)*. The purpose CW3 is to permit businesses that are involved in the distribution and storage of goods. This district must be located along four

St. George, Louisiana
Title 7: Unified Development Code (UDC)**Table 7:11.F**
Zero Lot Line Development Standards

| Zoning District | Min. Lot Width (in Ft.) | Min. Lot Area (in Sq.Ft.) | Minimum Yards (in Ft.) | | | | Max Height (in Ft.) | Notes |
|-------------------------------------|-------------------------|---------------------------|------------------------|------|-------------|------|---------------------|-------|
| | | | Front | Side | Corner Side | Rear | | |
| Single Family Residential Districts | | | | | | | | |
| A2.1 | 40 | 5,500 | 15 | 5 | 15 | 25 | 35 | |
| A2.6 | 30 | 3,800 | 15 | 5 | 15 | 20 | 35 | |

Sec. 7:11.2.8 Nonresidential Development Standards

- A. The provisions of Table 7:11.G, Nonresidential Development Standards, shall apply to all nonresidential development.
- B. Alcoholic Beverage (NC-AB, C-AB-1, C-AB-2) Districts: the footprint of the serving area on lots meeting the dimensional requirements of an underlying commercial zoning district.

Table 7:11.G
Nonresidential Development Standards

| Zoning District | Min. Lot Width (in Ft.) | Min. Lot Area | Minimum Yards (in Ft.) | | | | Max Height (in Ft.) | Notes |
|--|-------------------------|---------------|------------------------|------|-------------|------|---------------------|--|
| | | | Front | Side | Corner Side | Rear | | |
| Multi-Family Residential Districts (continued) | | | | | | | | |
| A3.2 | 60 | 7,500 sq. ft. | 20 | 10 | 20 | 25 | 35 | |
| A3.3 | 60 | 6,000 sq. ft. | 20 | 10 | 20 | 20 | 35 | |
| A4 | 100 | 6,000 sq. ft. | 20 | 5 | 20 | 20 | 45 | |
| Neighborhood Districts | | | | | | | | |
| NO | 50 | 6,000 sq. ft. | 20 | 5 | 20 | 25 | 35 | |
| NC | 50 | 6,000 sq. ft. | 20 | 5 | 20 | 25 | 35 | |
| NC-AB | N/A | N/A | 20 | 5 | 20 | 25 | 35 | See Sec. 7:11.2.8 B |
| Office Districts | | | | | | | | |
| GOL | 60 | 7,500 sq. ft. | 10 | N/A | 10 | N/A | 50 | |
| GOH | 60 | 7,500 sq. ft. | 10 | N/A | 10 | N/A | 75 | • See Sec. 7:11.1.3.B.3 for building height in Regional and Employment Centers |
| Commercial Districts | | | | | | | | |
| LC1 | 50 | 6,000 sq. ft. | 10 | N/A | 10 | N/A | 45 | |
| LC2 | 60 | 7,500 sq. ft. | 10 | N/A | 10 | N/A | 45 | • See Sec. 7:11.1.3.B.3 for building height in Regional and Employment Centers |
| LC3 | 60 | 7,500 sq. ft. | 10 | N/A | 10 | N/A | 45 | • See Sec. 7:11.1.3.B.3 for building height in Regional and Employment Centers |

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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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