



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

SITE-READY 6.5 USEABLE ACRES

TRACT A-2-A-4-1-B, BATON ROUGE, LA 70810

6.5 ACRES

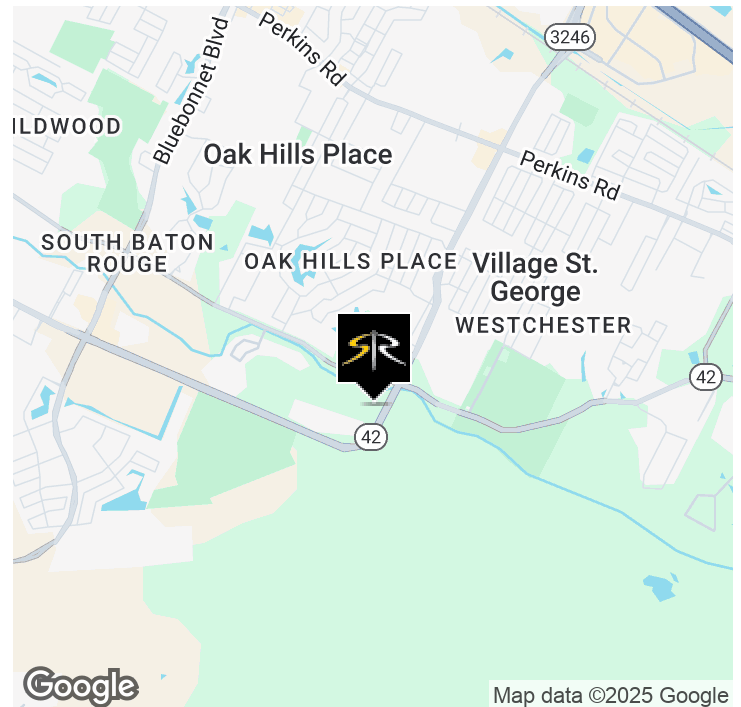


OFFERING SUMMARY

Sale Price:	\$2,950,000
Lot Size:	6.5 Acres
Price / Acre:	\$453,846
Zoning:	C-2

PROPERTY HIGHLIGHTS

- 9.0 Acre Total Site with Approx. 6.50 Useable Site-Ready Acres.
- Detention, Wetlands, Site Grading, Utility work all complete.
- Zoned C-2
- Located in the City of St. George
- Billboard not included in the sales price.



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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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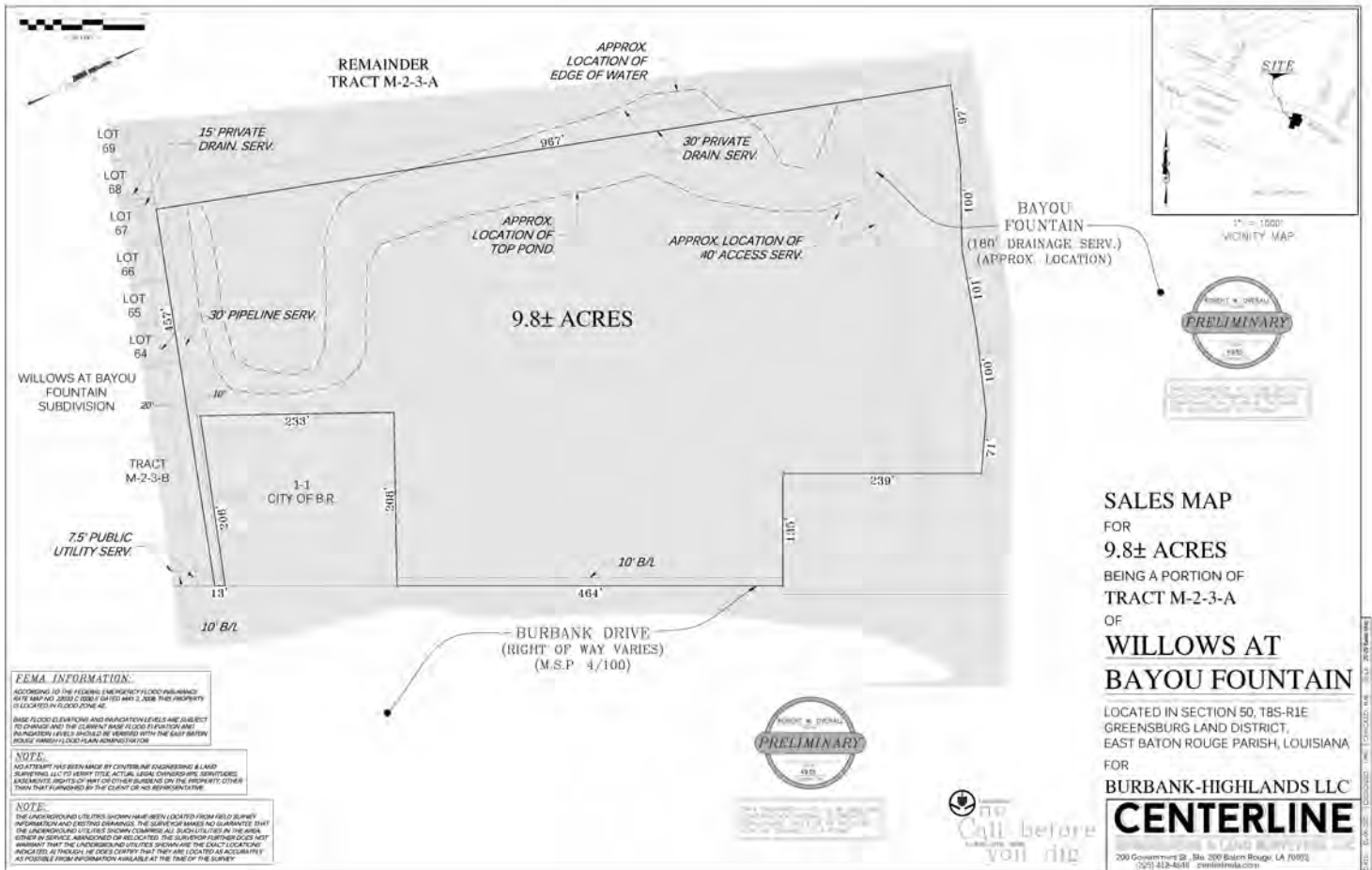
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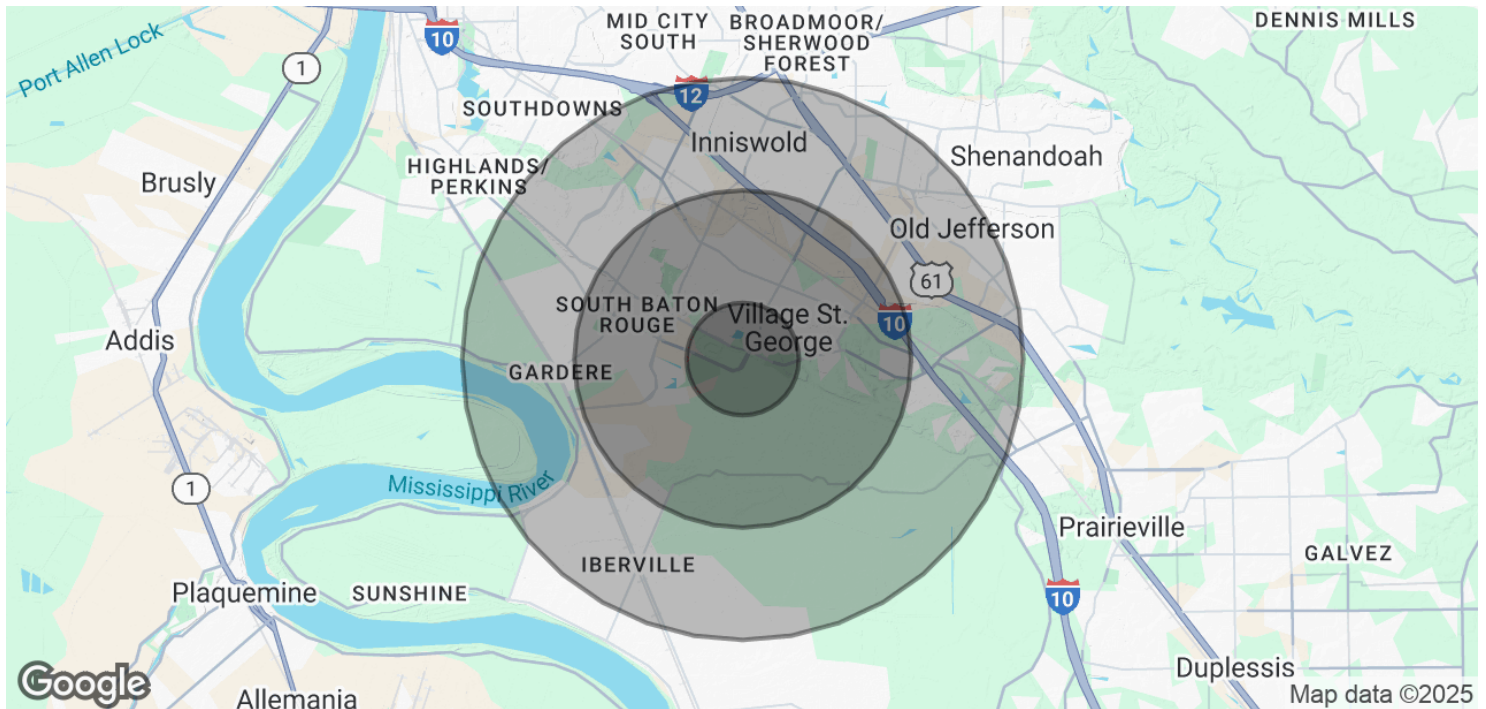
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,551	17,291	55,934
Average Age	40	37	32
Average Age (Male)	39	36	32
Average Age (Female)	41	38	33

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	995	6,578	21,195
# Of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$107,278	\$109,457	\$75,733
Average House Value	\$290,348	\$298,643	\$335,940

Demographics data derived from AlphaMap

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