

SPECIAL-PURPOSE COMPLEX ALONG I-12



OFFERING SUMMARY

Sale Price:	\$350,000 \$20.65/SF
Lot Size:	2.64 Acres
Building Size:	16,949
Zoning:	C-AB-2, Rural
Price / SF:	\$20.65

PROPERTY OVERVIEW

PRICED TO MOVE. This special-purpose property on 2.64 acres presents the perfect opportunity for use as an event center, church, community center, educational center, fitness facility, and more. The right owners can give this property, which experienced flooding in 2016, a new life.

PROPERTY HIGHLIGHTS

- Ample Parking
- Commercial Alcoholic Beverage (C-AB-2) Zoning
- Three total buildings
- One +/- 7,500 SF "auditorium" style building

Jacob Loveland (C) 225.460.0877

 **ELIFIN** 225.460.0877 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

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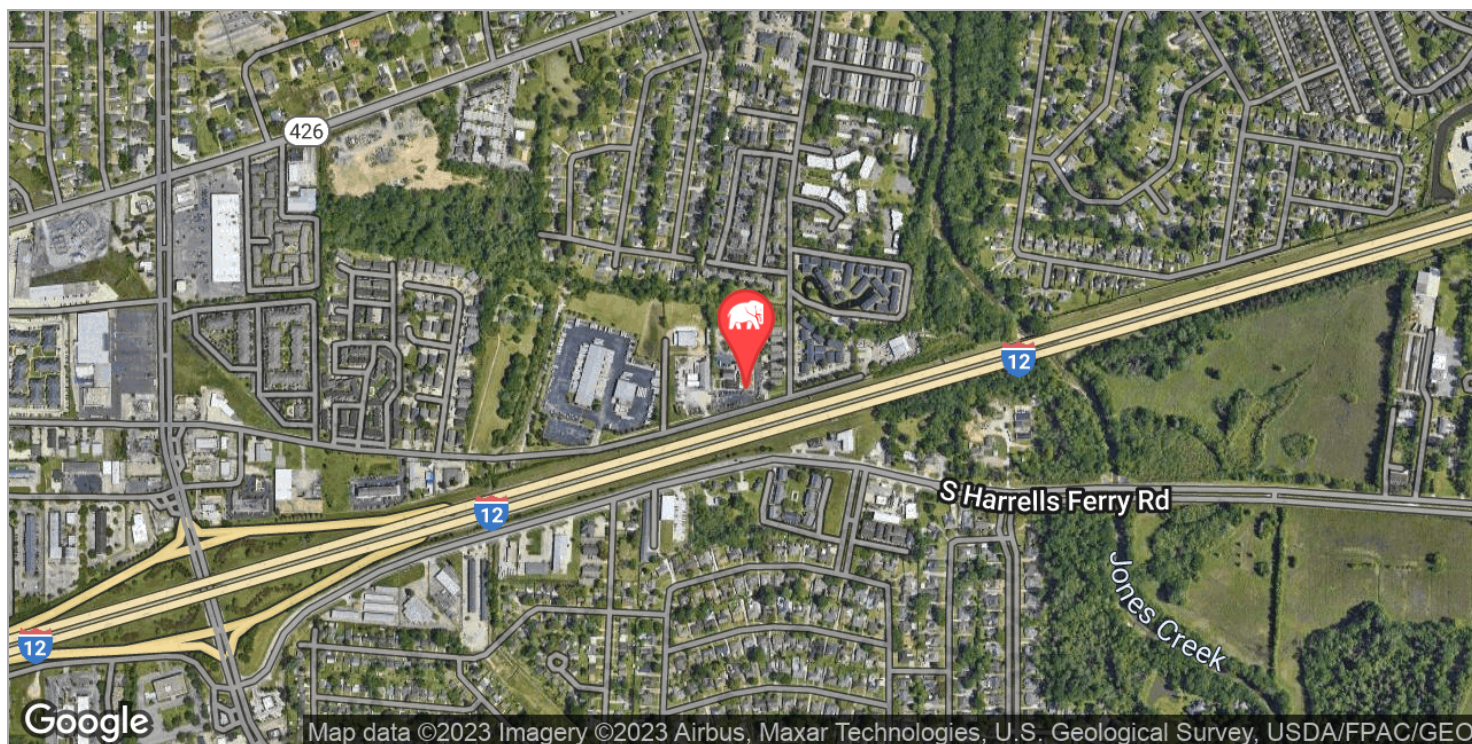
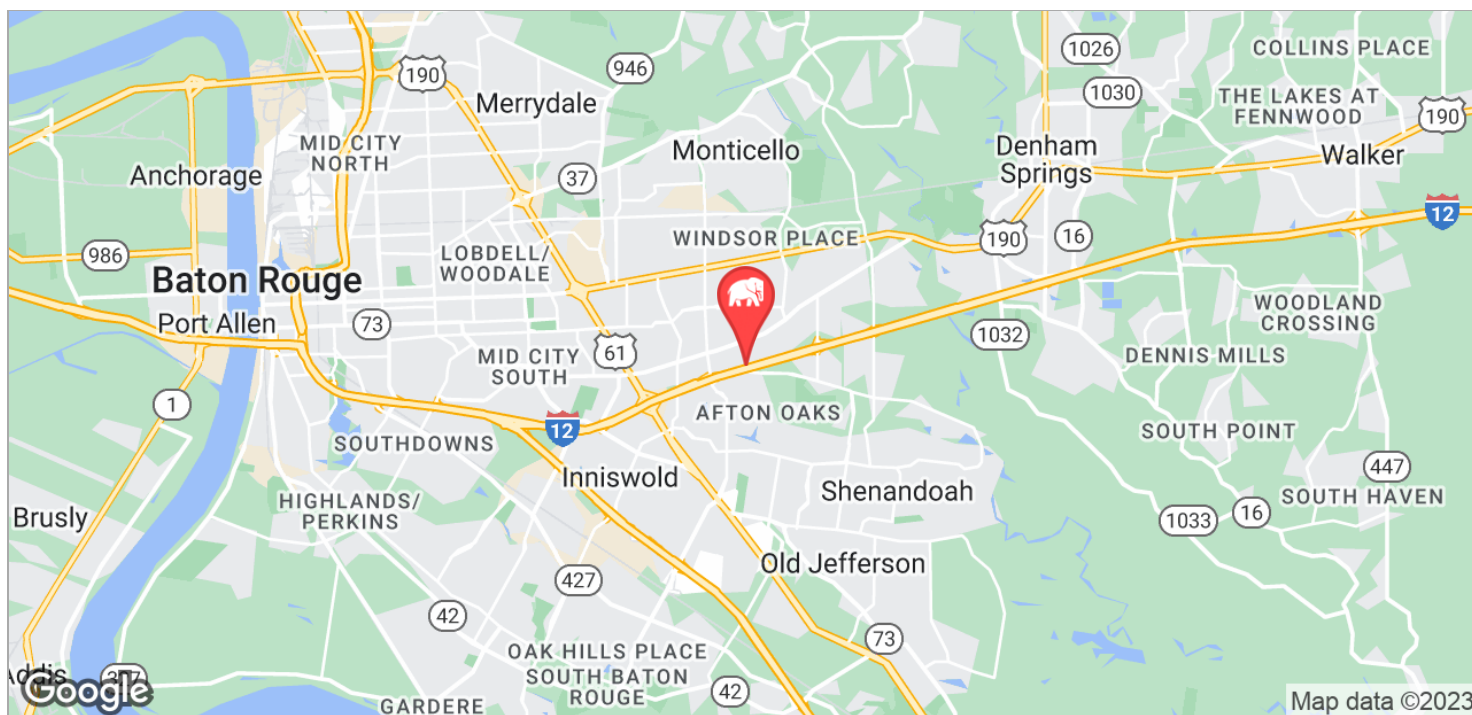


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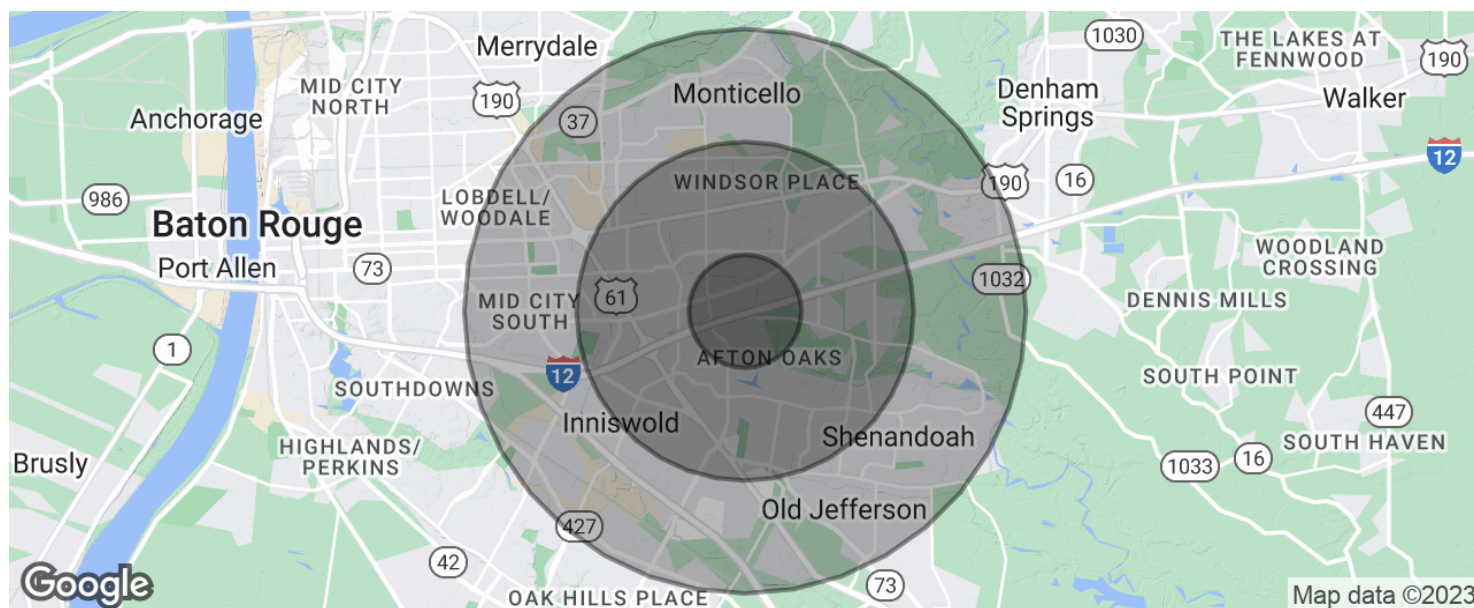
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November 23, 2023

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,022	82,179	168,103
Median age	34.1	34.9	35.8
Median age (Male)	32.6	33.1	33.8
Median age (Female)	36.4	36.6	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,374	34,047	68,247
# of persons per HH	2.2	2.4	2.5
Average HH income	\$64,289	\$64,604	\$70,784
Average house value	\$207,026	\$174,088	\$205,606

* Demographic data derived from 2020 ACS - US Census

