



DEVELOPMENT LOTS IN OPPORTUNITY ZONE NEAR DOWNTOWN BATON ROUGE

NORTH ST AT N 10TH ST BATON ROUGE, LA 70802



OFFERED: FOR SALE

SALE PRICE: \$47,400 - \$217,400

- Located in Opportunity Zone
- Zoned A4 and C1
- Total of 3 lots available for purchase
- ±0.09 acres - ±0.38 acres available

CONTACT:

JACOB LOVELAND
225.460.0877

800.895.9329 | <https://elifinrealty.com> | December 2023

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



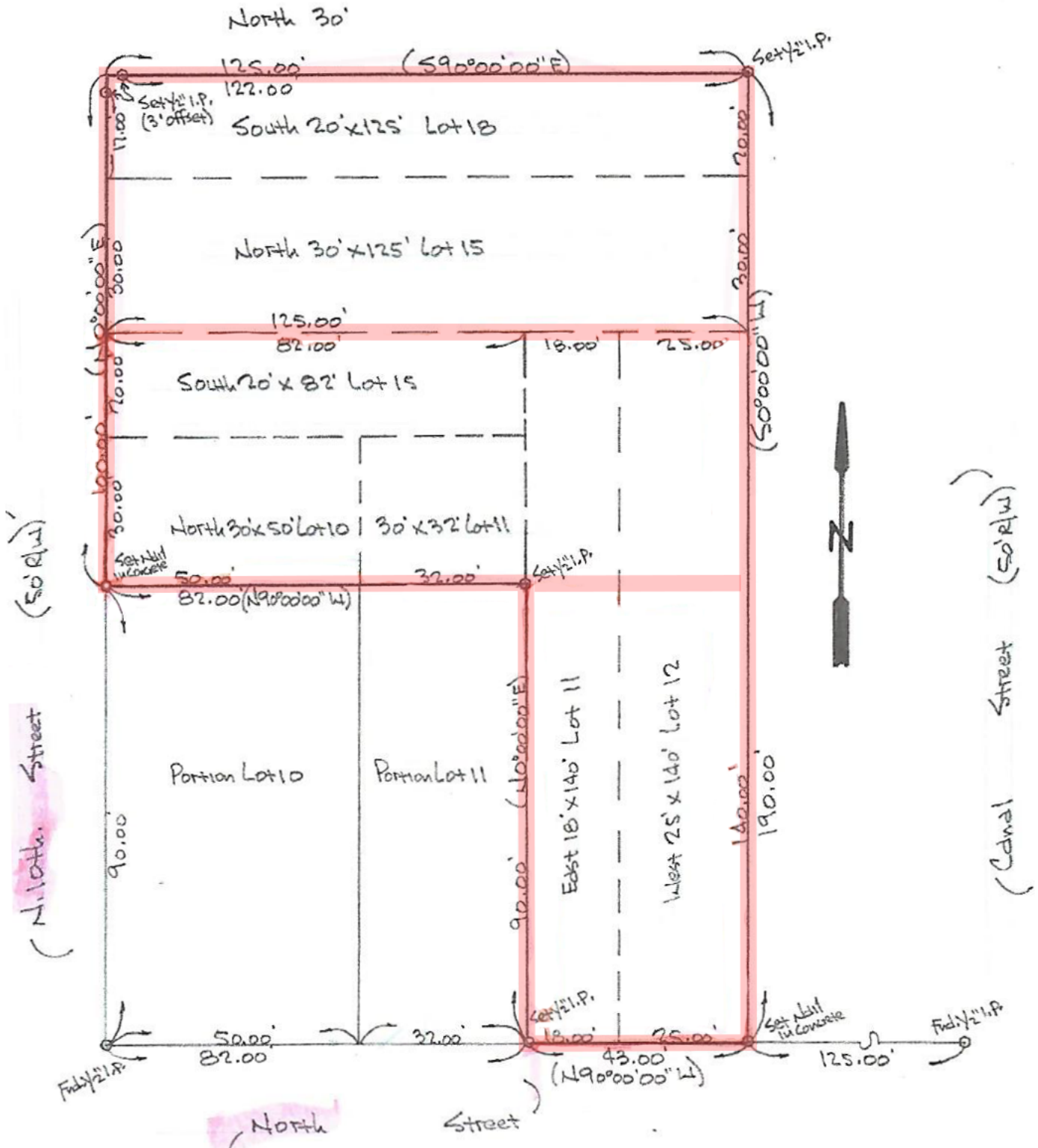
PROPERTY DESCRIPTION

- Only minutes away from downtown Baton Rouge businesses and retailers, this property is in a prime location for development.
- The property is split into three lots that are zoned partially A4 (General Residential) and C1 (Light Commercial).
- Lot 1 is ±3,870 SF and listed for \$47,400.
- Lot 2 is ±6,250 SF and listed for \$85,000.
- Lots 1 and 2 can be purchased together or separately.
- Lot 3 is ±6,250 SF and will only be included with the purchase of the entire property.
- The entire property is ±16,370 SF (0.38 acres) and listed for \$217,400.

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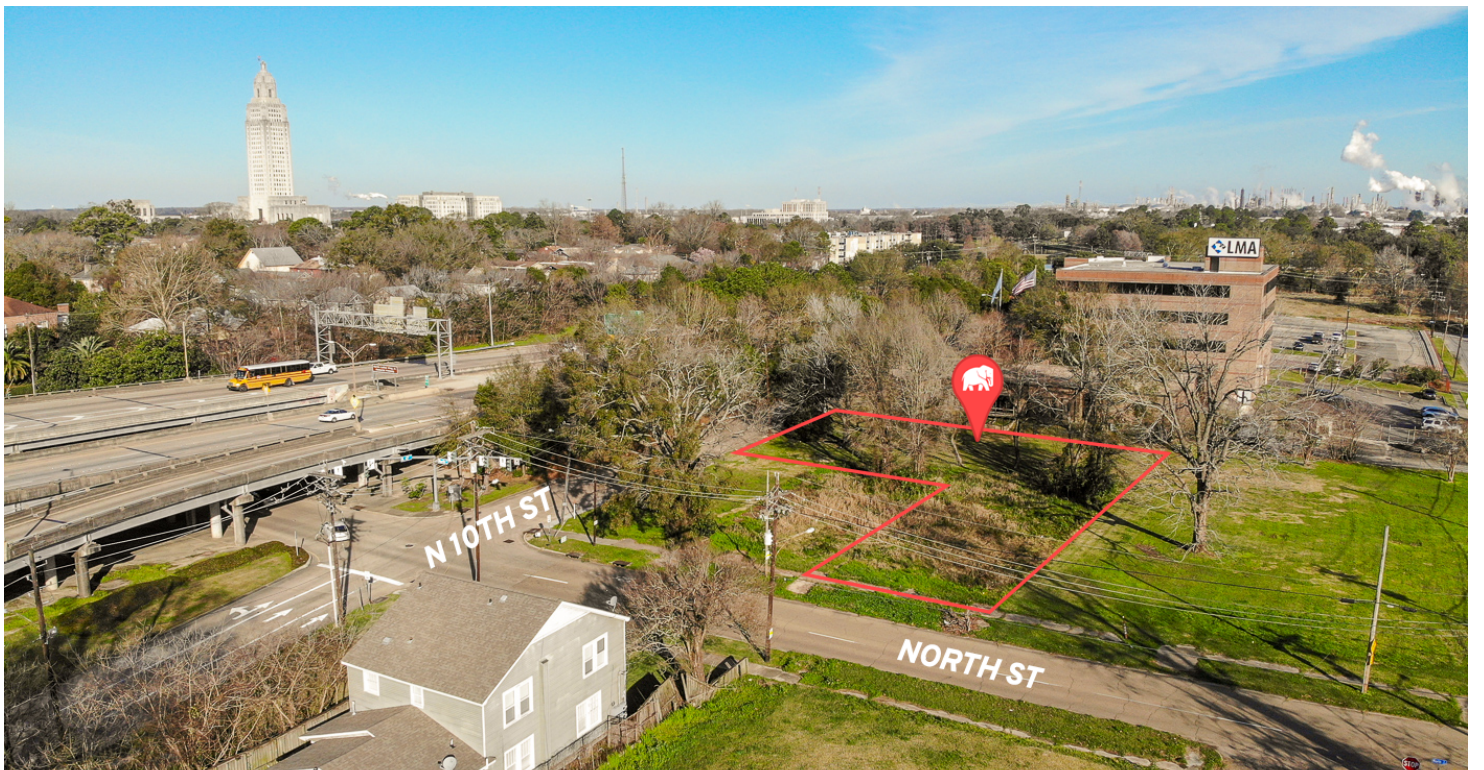
SURVEY



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AERIAL PHOTOS

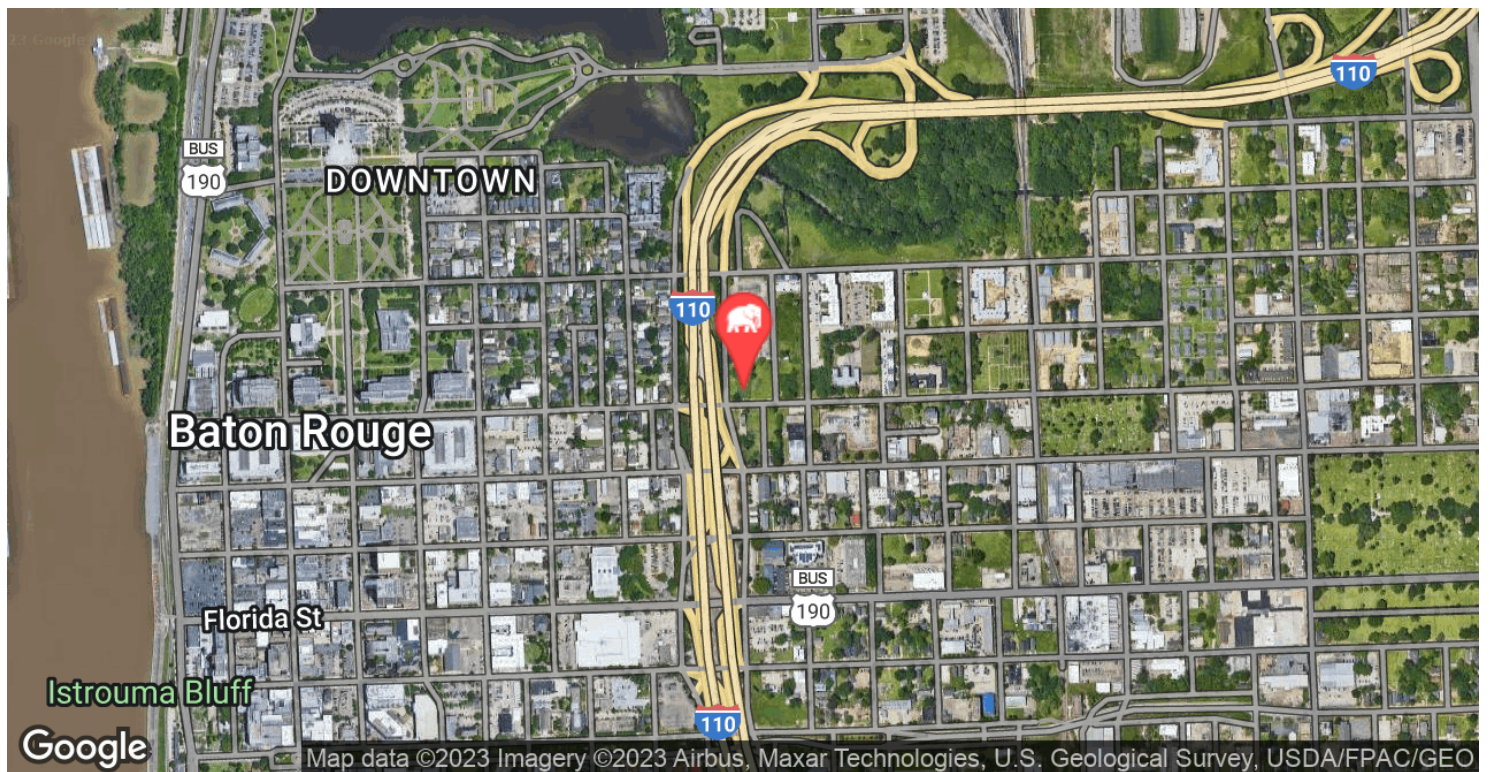
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LOCATION MAPS



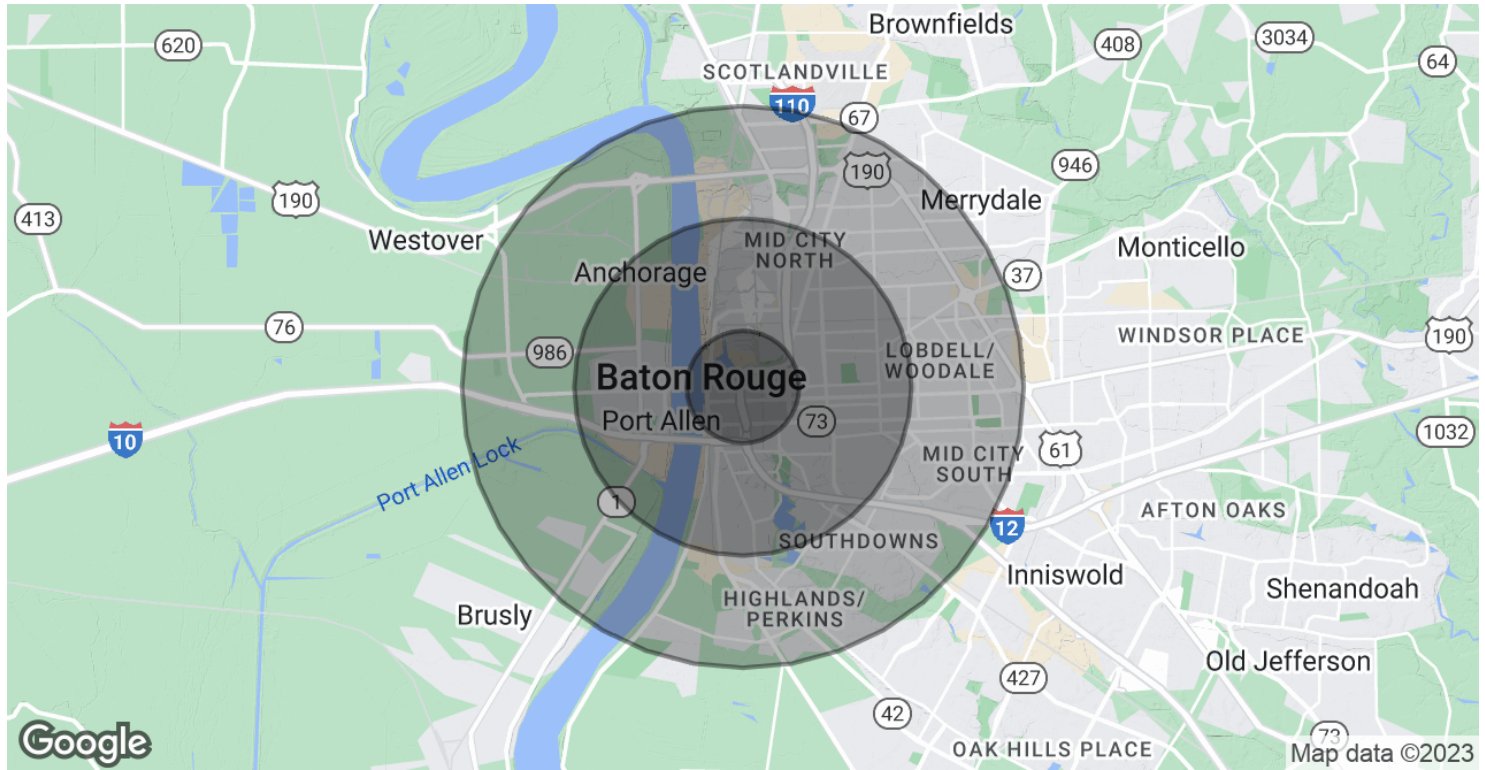
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,133	68,642	151,530
Average age	31.0	31.6	30.7
Average age (Male)	30.5	29.8	29.0
Average age (Female)	31.7	33.4	32.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,573	26,153	57,815
# of persons per HH	2.4	2.6	2.6
Average HH income	\$40,501	\$47,011	\$50,955
Average house value	\$98,027	\$161,772	\$229,196

* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



A4 - GENERAL RESIDENTIAL

- The purpose of A4 Districts is to permit compact multifamily developments with a maximum density of 43.6 units per acre. A4 Districts must be located within an urban setting and on four-lane major streets. Rezoning of properties to A4 will not be permitted after July 21, 1999.

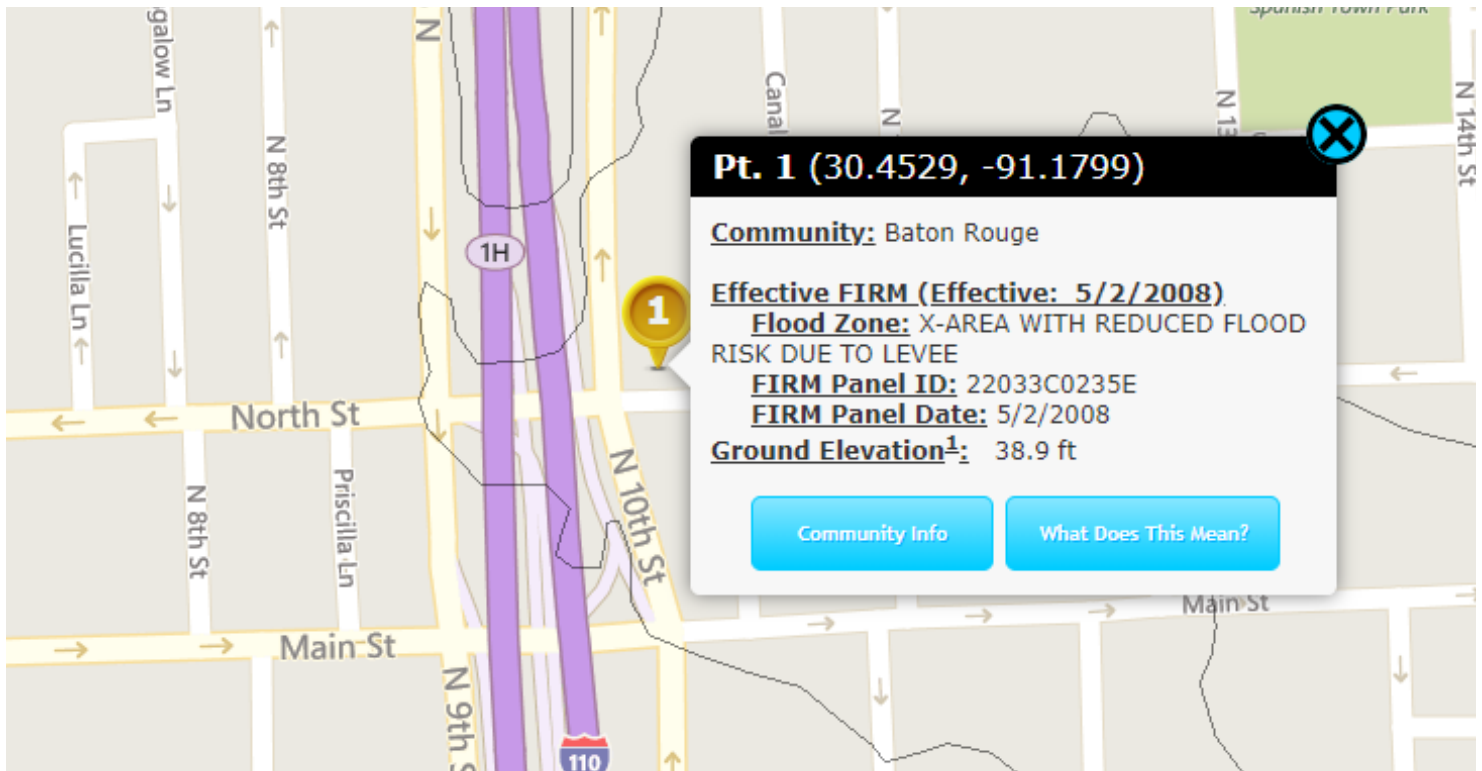
C1 - LIGHT COMMERCIAL

- The purpose of this district is to permit retail commercial uses serving the surrounding community. Rezoning of properties to C1 will not be permitted after July 21, 1999.

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FLOOD ZONE MAP



FLOOD ZONE X - AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

- Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

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BROKER BIO



JACOB LOVELAND

ASSOCIATE - OFFICE SALES & LEASING

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PROFESSIONAL BACKGROUND

Jacob graduated from LSU with a Bachelor's Degree in Construction Management and minors in Business Administration and Technical Sales. Prior to joining ELIFIN®, Jacob worked at LIGO (Laser Interferometer Gravitational-wave Observatory) analyzing data from the interferometers. At LIGO, Jacob developed skills in coding and learned multiple programming languages such as Python and Matlab.

Jacob uses his outgoing personality, adept listening skills, and technical knowhow to connect with clients and serve their needs. Beyond ELIFIN®, Jacob has a passion for sports and loves spending time with family and friends.

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