

# Coursey Outparcel For Sale

LAND FOR SALE

10840 Coursey Blvd Baton Rouge, LA 70816

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### PROPERTY SUMMARY



### Property Highlights

- Bank Owned Parcel with Coursey Frontage
- Shovel ready site with all utilities in place
- Site Plan shows 2900 SF Retail/Service building
- 0.689 Acres Located on Coursey Blvd. (median cut) with easy access to Airline Highway, Sherwood Forrest, and Interstate 12.
- Immediately adjacent to The Popular Chimes East Restaurant
- 20,000 ADT

### Offering Summary

Sale Price:	\$405,000
Lot Size:	0.69 Acres

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### EXECUTIVE SUMMARY



### Offering Summary

Sale Price:	\$405,000
Lot Size:	0.69 Acres
Price PSF:	15.30 PSF
Frontage:	93 ft
Lot Depth	336 ft
Flood Zone	X-Reduced Flood Risk
Zoning:	C2
Market:	Baton Rouge

### Location Overview

Located between Airline Hwy and Sherwood Forest, 10840 Coursey Blvd offers 0.69 Acres of ready to develop vacant land. With direct access to Coursey Blvd and easy access to Interstate 12, Airline Hwy, and Sherwood Forest Blvd, this outparcel allows for instant visibility. Available utilities include electric, water, gas, sewer, storm drain, cable, internet access, and municipal water. The C2 zoning district allows a variety of commercial uses that serve surrounding local areas.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,367	32,536	74,119
Total Population	9,431	74,918	179,032
Average HH Income	\$56,549	\$72,089	\$75,527

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## RETAILER MAP



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AERIAL MAP



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## ASSESSOR MAP



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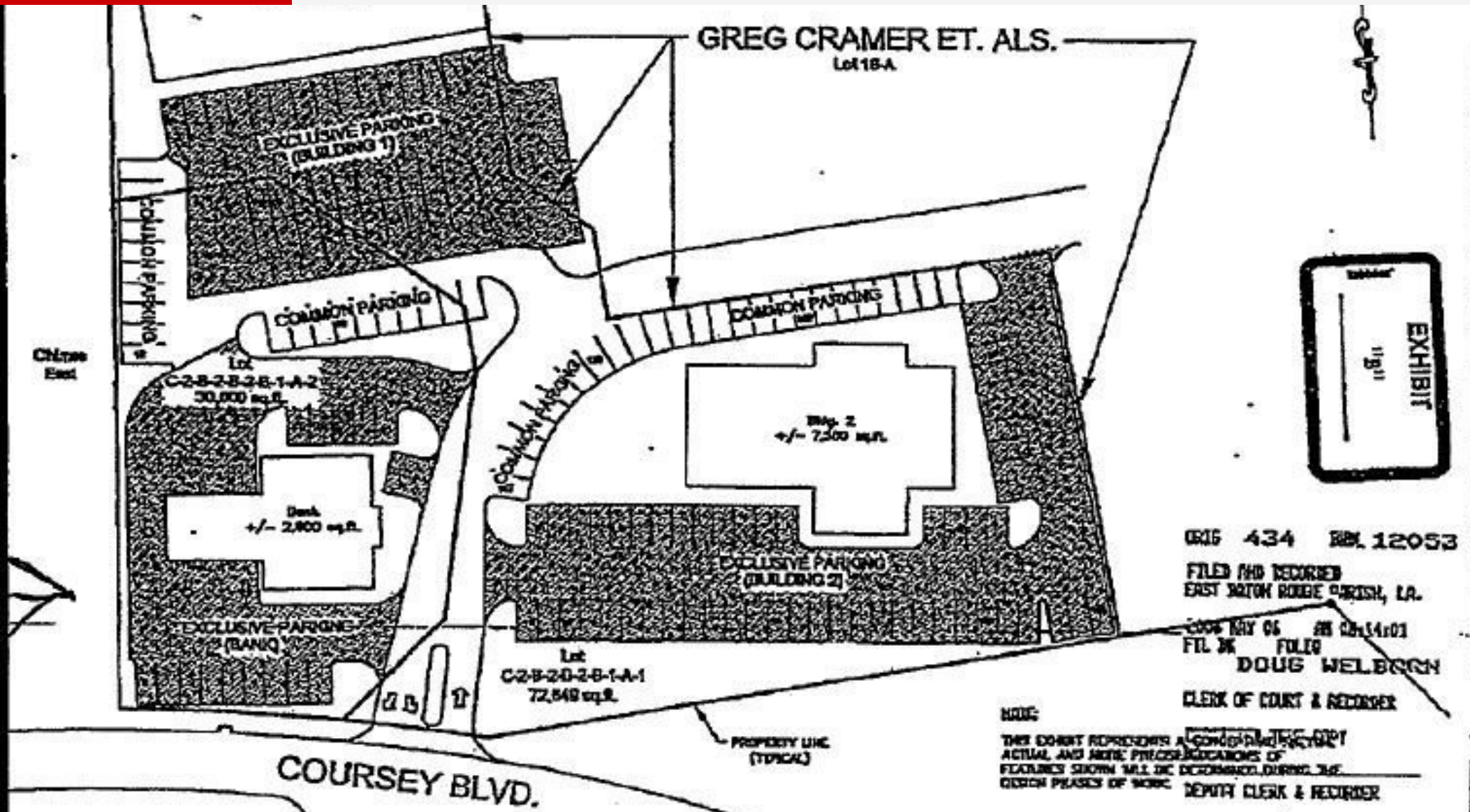
## SURVEY MAP





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SAMPLE SITE PLAN MAP



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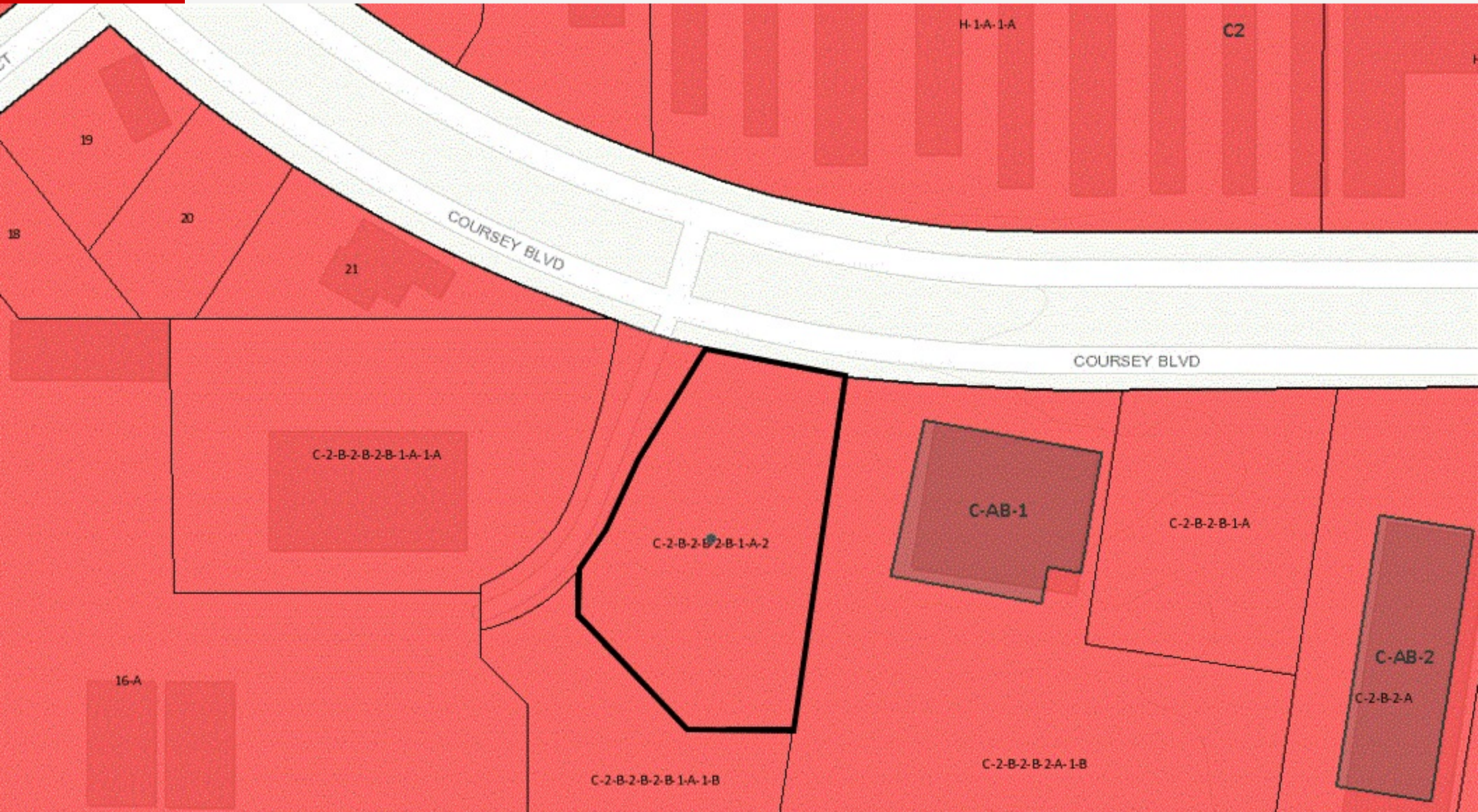
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## ZONING MAP



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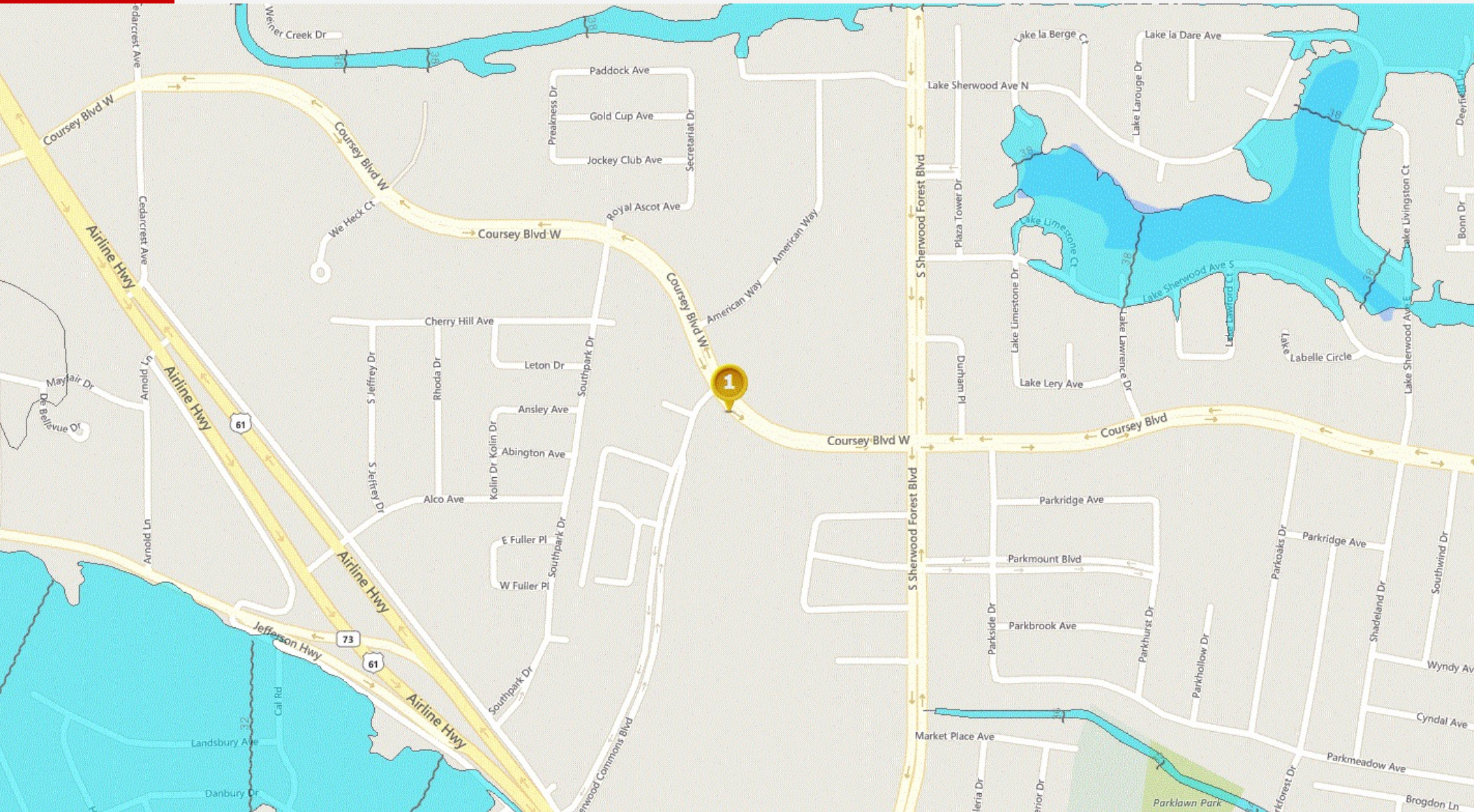




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## FLOOD MAP



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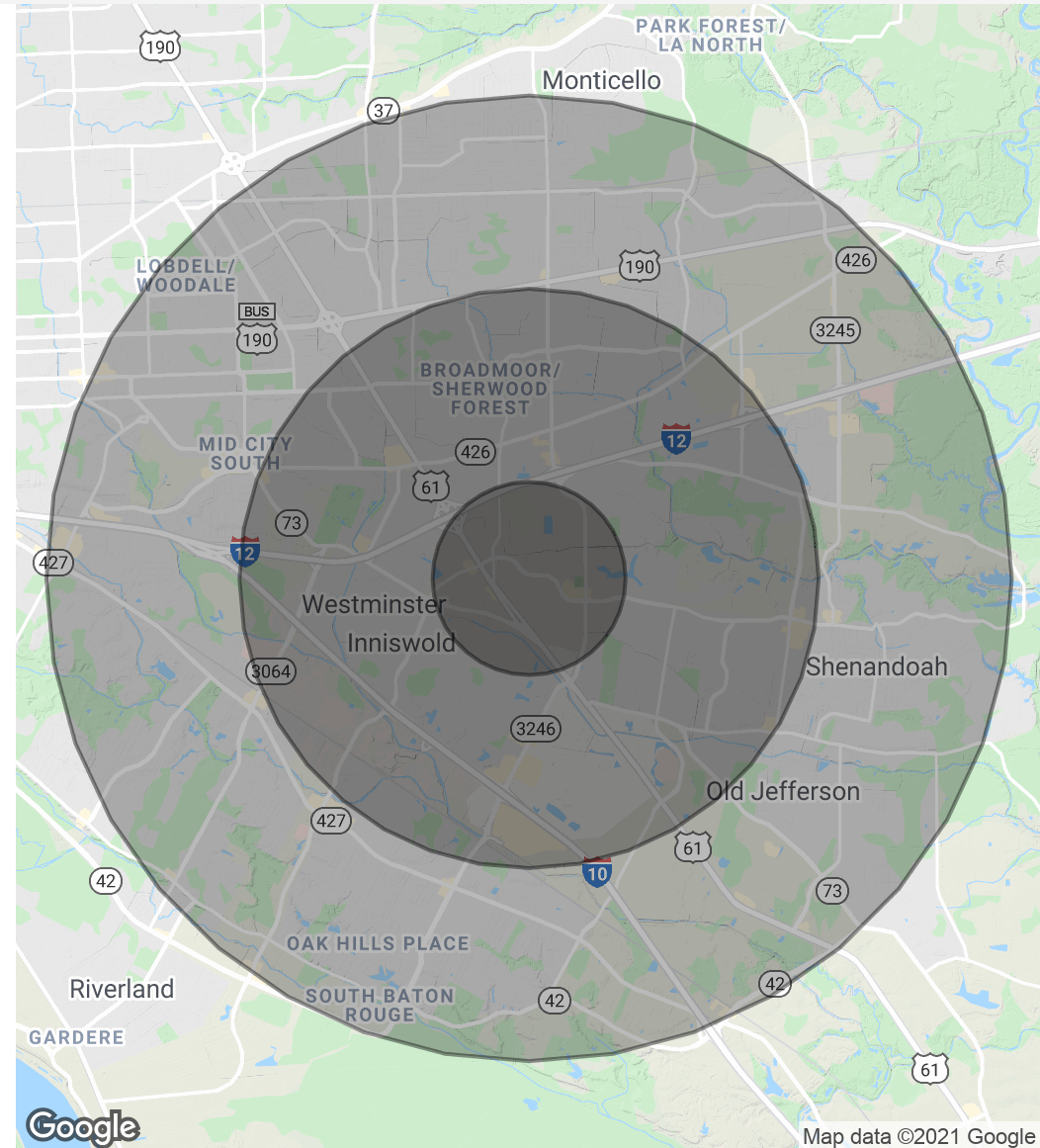
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	9,431	74,918	179,032
Average Age	34.9	37.1	36.3
Average Age (Male)	33.0	34.8	34.0
Average Age (Female)	35.1	39.0	38.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,367	32,536	74,119
# Of Persons Per HH	2.2	2.3	2.4
Average HH Income	\$56,549	\$72,089	\$75,527
Average House Value	\$196,111	\$220,312	\$231,439

\* Demographic data derived from 2010 US Census



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