



1 Acre Hard Corner On Airline Hwy

LAND FOR SALE

SITE

1 Acre +/-

EVANGELINE ST.

6556 Airline Hwy. Baton Rouge, LA 70805

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PROPERTY SUMMARY



Property Highlights

- Hard Corner Parcel For Sale
- Ideal For Gas Station Or C-Store
- Located On The Corner Of Airline Hwy & Evangeline St
- Lot Is Cleared And Ready For Development
- One Acre
- Situated On A Lighted Intersection
- 40,696 Vehicles Per Day
- Not In Flood Zone
- Multiple Access Points

Offering Summary

Sale Price:	\$359,000
Lot Size:	1 Acres

- Preliminary C-Store Construction Plans Available Upon Request
- Strong Access
- Zoned Commercial (C2)
- 300.74 Feet Of Frontage On Airline Hwy
- 138 Feet Of Frontage On Evangeline St

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EXECUTIVE SUMMARY



Offering Summary

Sale Price:	\$359,000
Lot Size:	1 Acres
Price PSF:	\$8.24 PSF
Total Frontage:	438.74 Feet
Traffic Count:	40,696 VPD
Zoning:	C-2
Flood Zone:	X- Reduced Flood Risk
Market:	Baton Rouge

Property Overview

6556 Airline Hwy offers one acre of vacant land for sale. Located on the hard corner of Airline Hwy and Evangeline St. Situated on a highly visible corner with average daily traffic counts of over 40,000 vehicles per day and total frontage of 438.74 feet. Lot is ideal for a gas station or C-Store, featuring cleared land and preliminary C-Store plans available upon request. Surrounded by commercial and industrial businesses with over 61,000 homes in a five (5) mile radius. The purpose of the Heavy Commercial Zoning District (C2) is to permit retail commercial uses that serve the surrounding region.

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,193	29,009	61,659
Total Population	9,421	82,132	165,595
Average HH Income	\$38,486	\$38,367	\$50,081

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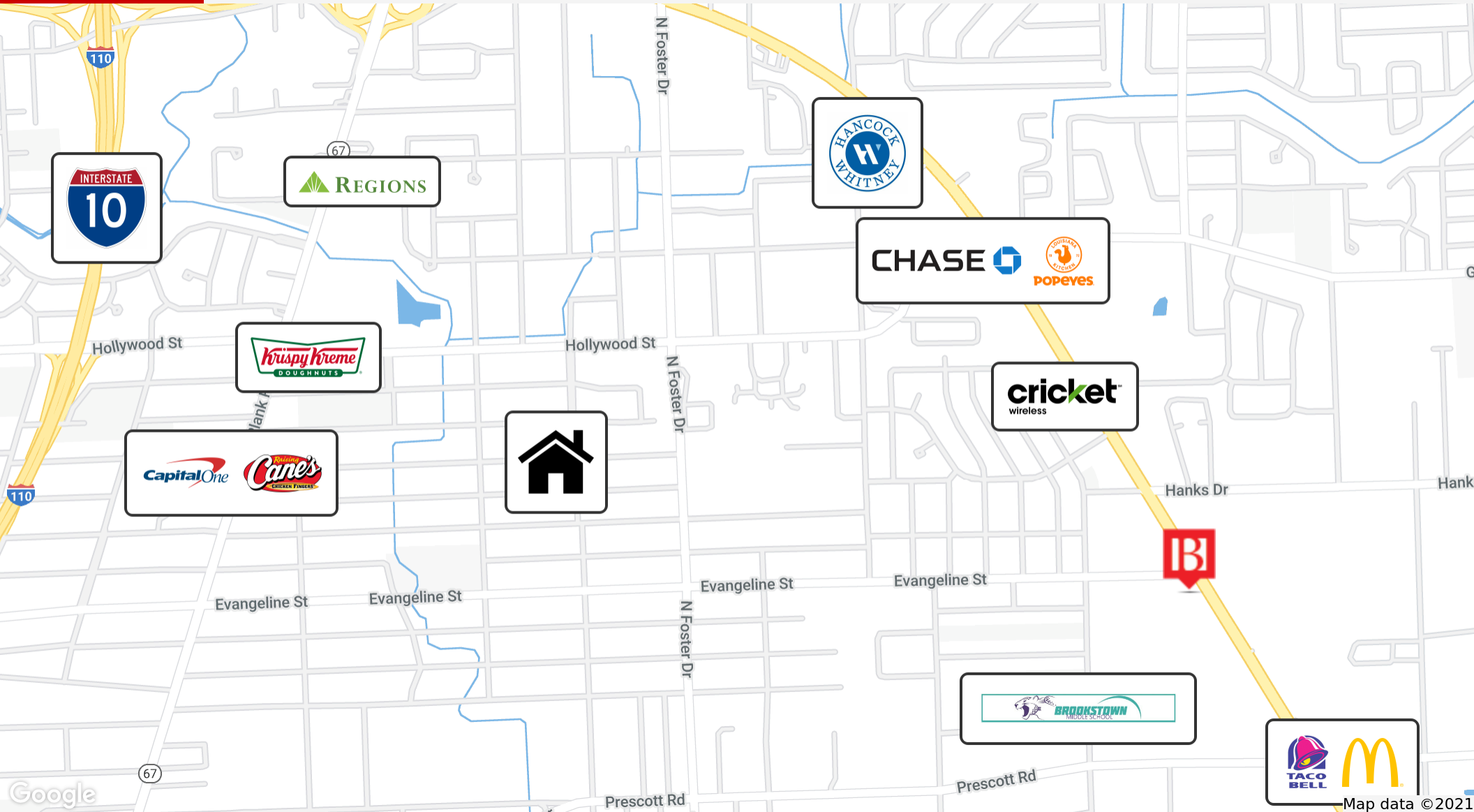
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RETAILER MAP



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LOCATION MAPS



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EXTERIOR PHOTO



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SURVEY



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ASSESSOR MAP



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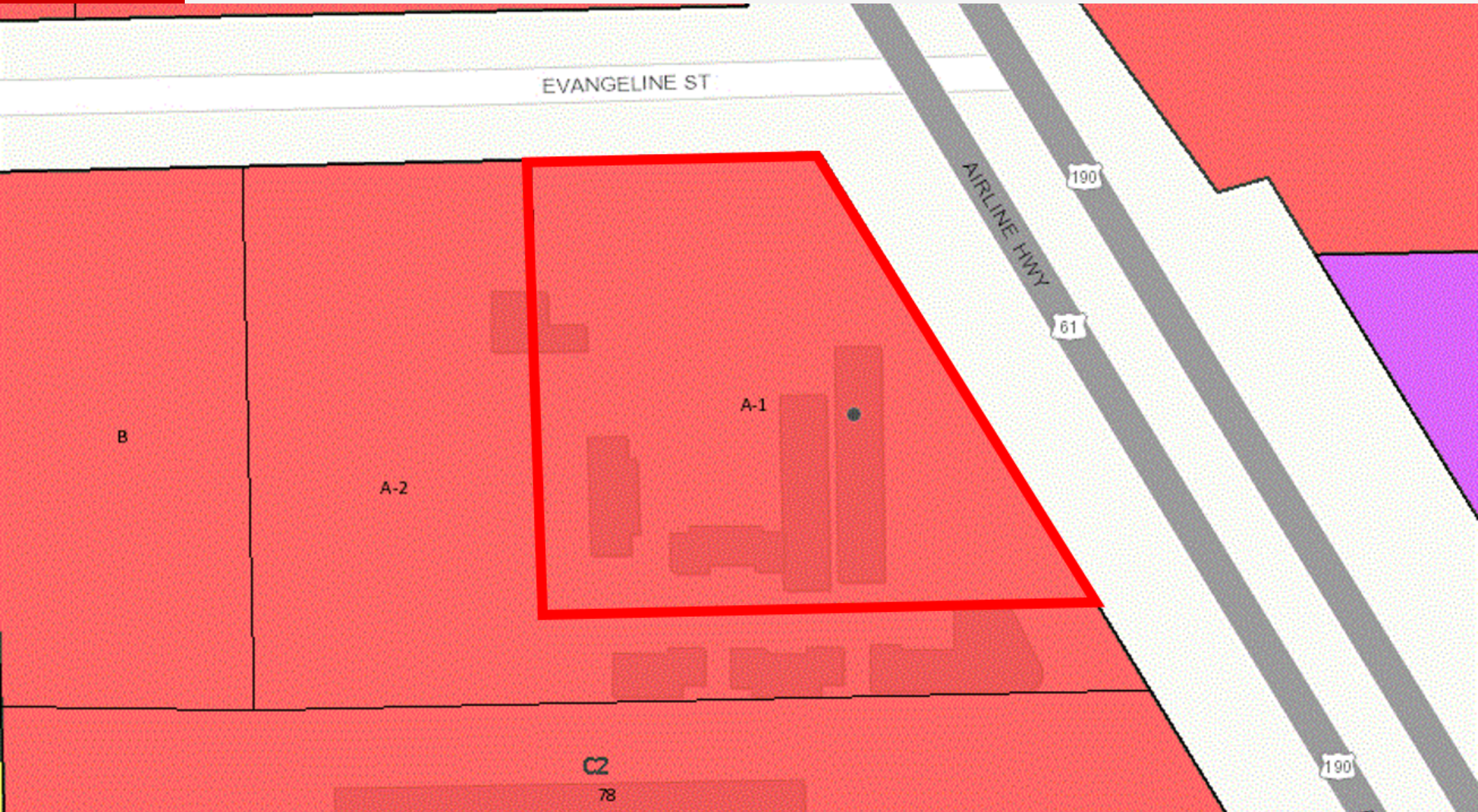
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ZONING MAP



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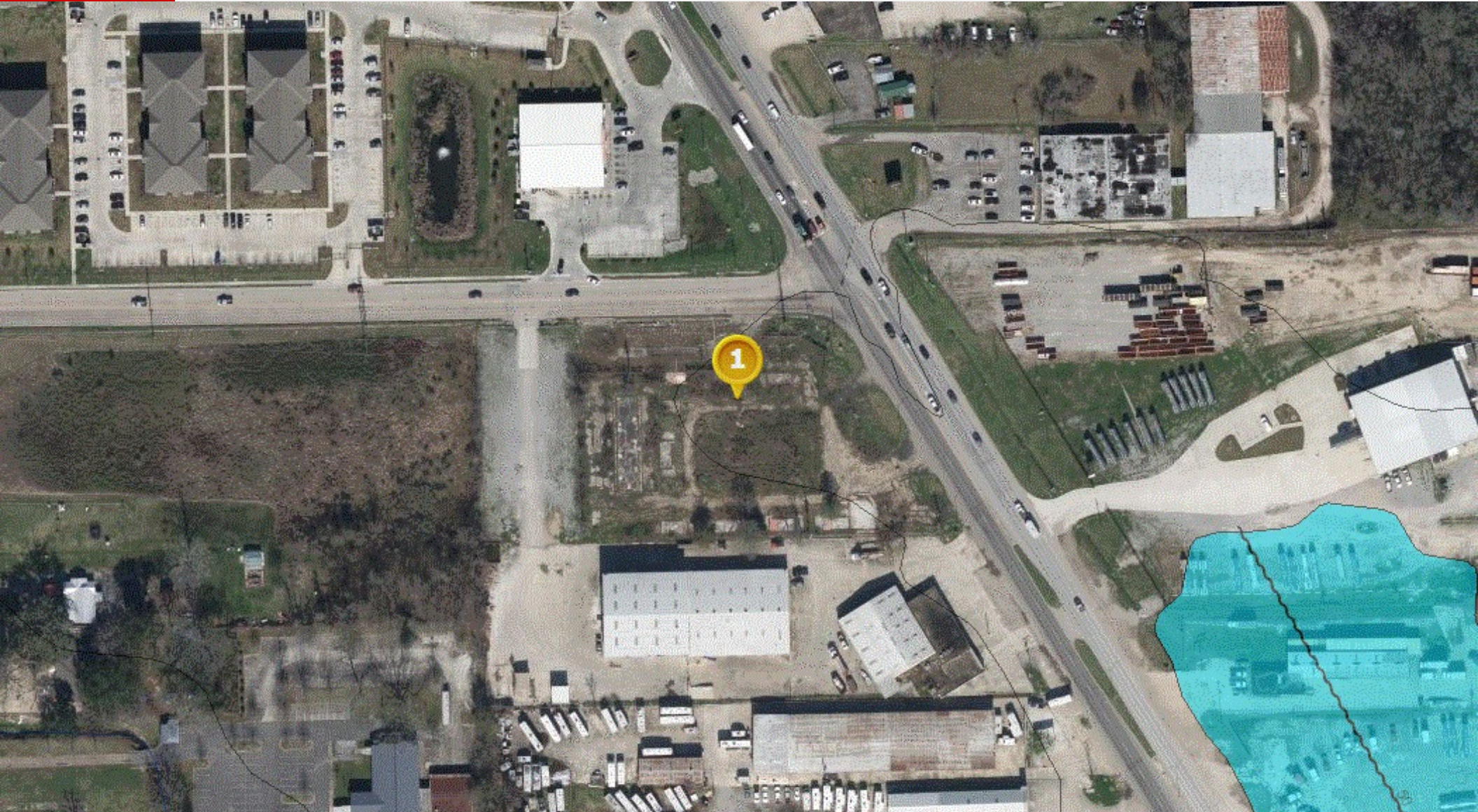
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FLOOD MAP



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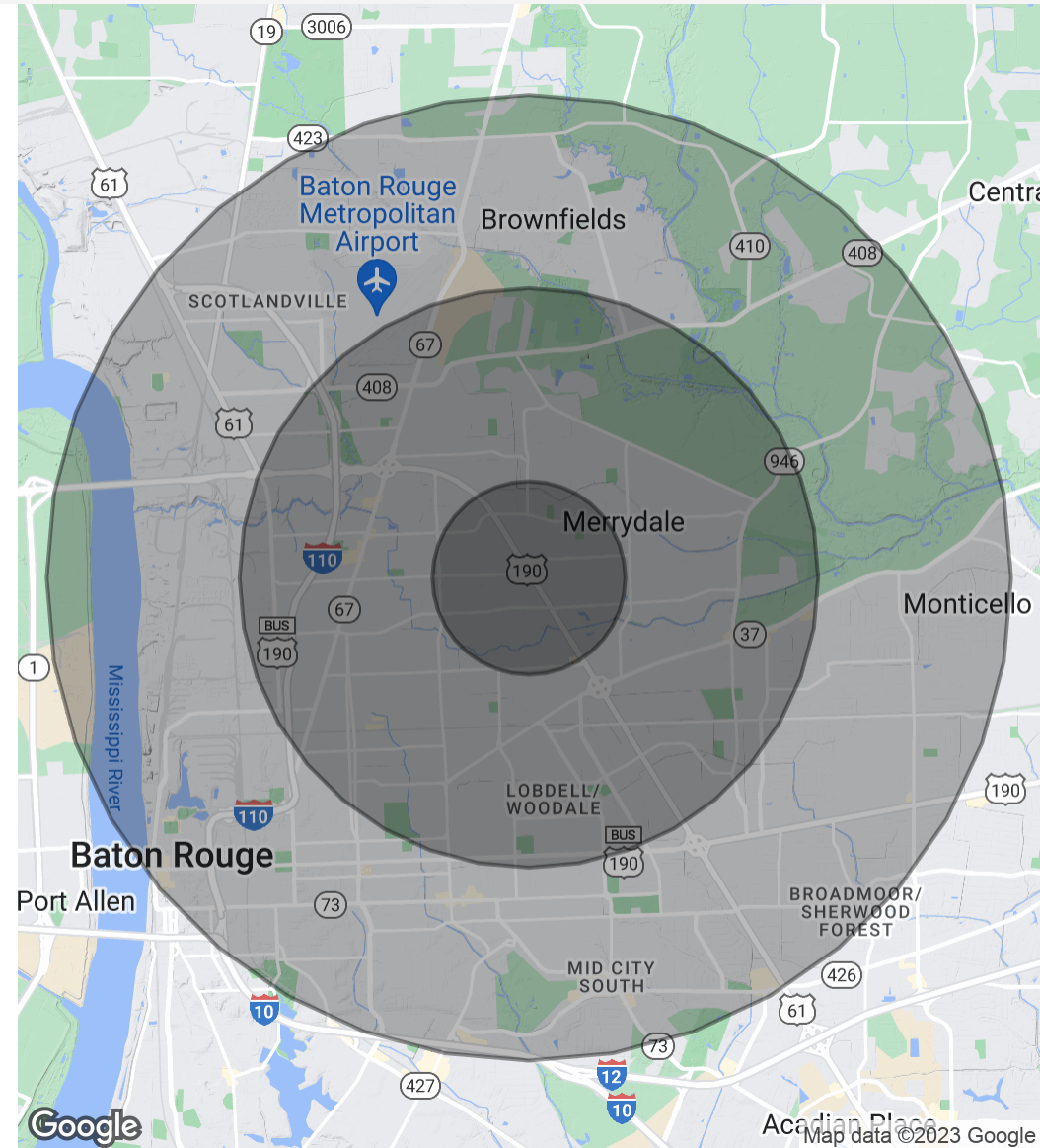
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	9,421	82,132	165,595
Average Age	30.1	31.5	33.6
Average Age (Male)	25.4	28.7	31.2
Average Age (Female)	33.0	34.2	35.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,193	29,009	61,659
# Of Persons Per HH	3.0	2.8	2.7
Average HH Income	\$38,486	\$38,367	\$50,081
Average House Value	\$89,546	\$104,520	\$189,668

* Demographic data derived from 2020 ACS - US Census



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