

# Unique Mixed Use Investment Opportunity

FOR SALE

10869 Red Oak Dr Baton Rouge, LA 70815

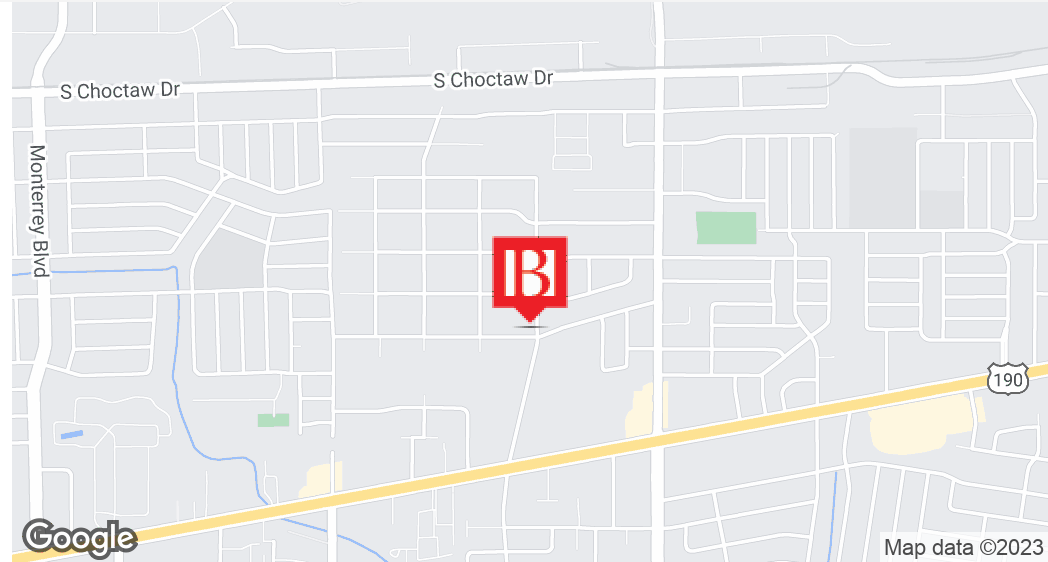
Travis Thornton | 225.572.5689 | [tthornton@beaubox.com](mailto:tthornton@beaubox.com)  
Ashlyn Plaisance | 225.717.2790 | [ashlynp@beaubox.com](mailto:ashlynp@beaubox.com)  
Reiss Weil | 504.810.9844 | [rweil@beaubox.com](mailto:rweil@beaubox.com)



# Unique Mixed Use Investment Opportunity For Sale

## 10869 Red Oak Dr Baton Rouge, LA 70815

### PROPERTY SUMMARY



### Property Highlights

- Unique Mixed Use Investment Opportunity For Sale
- Motivated Owners. Bring All Offers
- Located Near Florida Blvd & N Sherwood Dr Intersection
- 1,650 SF Single Family Home
- 1,500 SF Daycare
- 500 SF Additional Daycare Space
- 1,000 SF Salon
- Clean Property Surrounded By A Quiet Neighborhood
- Spot Zoned Commercial (C1)

### Offering Summary

Sale Price:	\$275,000
Lot Size:	0.66 Acres
Building Size:	4,650 SF
NOI:	\$31,100.00
Cap Rate:	11.3%

- Not In Flood Zone
- 11.3% Cap Rate On Current NOI
- See Page Six (6) For Income/Expense Report

**Travis Thornton**  
225.572.5689  
tthornton@beaubox.com

**Ashlyn Plaisance**  
225.717.2790  
ashlynp@beaubox.com

**Reiss Weil**  
504.810.9844  
rweil@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023





# Unique Mixed Use Investment Opportunity For Sale

## 10869 Red Oak Dr Baton Rouge, LA 70815

### EXECUTIVE SUMMARY



### Offering Summary

Sale Price:	\$275,000
Building Size:	4,650 SF
Lot Size:	0.66 Acres
NOI:	\$31,100.00
Price / SF:	\$59.14
Cap Rate:	11.3%
Zoning:	C-1
Flood Zone:	X- Reduced Flood Risk
Market:	Baton Rouge

### Property Overview

10869 Red Oak Drive features a unique mixed use investment opportunity for sale. Situated three (3) minutes from the Florida Blvd & N Sherwood Forest Dr intersection. This property offers both residential and commercial use with a 1,650 SF single family home and 3,000 SF of commercial space. The building is fully occupied, leading to instant income once purchased. Multiple possible future uses with commercial zoning in a neighborhood dominated by residential zoning. The purpose of the light commercial district (C1) is to permit retail commercial uses serving the surrounding community.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,037	28,255	66,106
Total Population	10,689	71,576	164,421
Average HH Income	\$45,246	\$58,725	\$62,524

**Travis Thornton**  
225.572.5689  
tthornton@beaubox.com

**Ashlyn Plaisance**  
225.717.2790  
ashlynp@beaubox.com

**Reiss Weil**  
504.810.9844  
rweil@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023



10869 Red Oak Dr Baton Rouge, LA 70815

## RETAILER MAP



## Travis Thornton

225.572.5689

tthornton@beaubox.com

## Ashlyn Plaisance

225.717.2790

ashlynp@beaubox.com

Reiss Weil

504.810.9844

rweil@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023



# Unique Mixed Use Investment Opportunity For Sale

## 10869 Red Oak Dr Baton Rouge, LA 70815

### LOCATION MAPS



**Travis Thornton**  
225.572.5689  
tthornton@beaubox.com

**Ashlyn Plaisance**  
225.717.2790  
ashlynp@beaubox.com

**Reiss Weil**  
504.810.9844  
rweil@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023



# Unique Mixed Use Investment Opportunity For Sale

10869 Red Oak Dr Baton Rouge, LA 70815

## INCOME & EXPENSES

### Income Summary

Gross Income	\$41,400
--------------	----------

### Expense Summary

Gross Expenses	\$10,300
----------------	----------

Net Operating Income	\$31,100
----------------------	----------

(+) 1,650 SF Single Family Home	\$13,200
(+) 1,500 SF Daycare	\$15,000
(+) 500 SF Additional Daycare Space	\$6,000
(+) 1,000 SF Salon	\$7,200
(-) Taxes	\$5,400
(-) Insurance	\$3,900
(-) Yard Maintenance	\$1,000

**Travis Thornton**

225.572.5689

tthornton@beaubox.com

**Ashlyn Plaisance**

225.717.2790

ashlynp@beaubox.com

**Reiss Weil**

504.810.9844

rweil@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023





# Unique Mixed Use Investment Opportunity For Sale

10869 Red Oak Dr Baton Rouge, LA 70815

EXTERIOR PHOTO



**Travis Thornton**

225.572.5689

tthornton@beaubox.com

**Ashlyn Plaisance**

225.717.2790

ashlynpl@beaubox.com

**Reiss Weil**

504.810.9844

rweil@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023





# Unique Mixed Use Investment Opportunity For Sale

10869 Red Oak Dr Baton Rouge, LA 70815

EXTERIOR PHOTO



**Travis Thornton**

225.572.5689

tthornton@beaubox.com

**Ashlyn Plaisance**

225.717.2790

ashlynp@beaubox.com

**Reiss Weil**

504.810.9844

rweil@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023





# Unique Mixed Use Investment Opportunity For Sale

10869 Red Oak Dr Baton Rouge, LA 70815

ASSESSOR MAP



**Travis Thornton**

225.572.5689

tthornton@beaubox.com

**Ashlyn Plaisance**

225.717.2790

ashlynp@beaubox.com

**Reiss Weil**

504.810.9844

rweil@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023

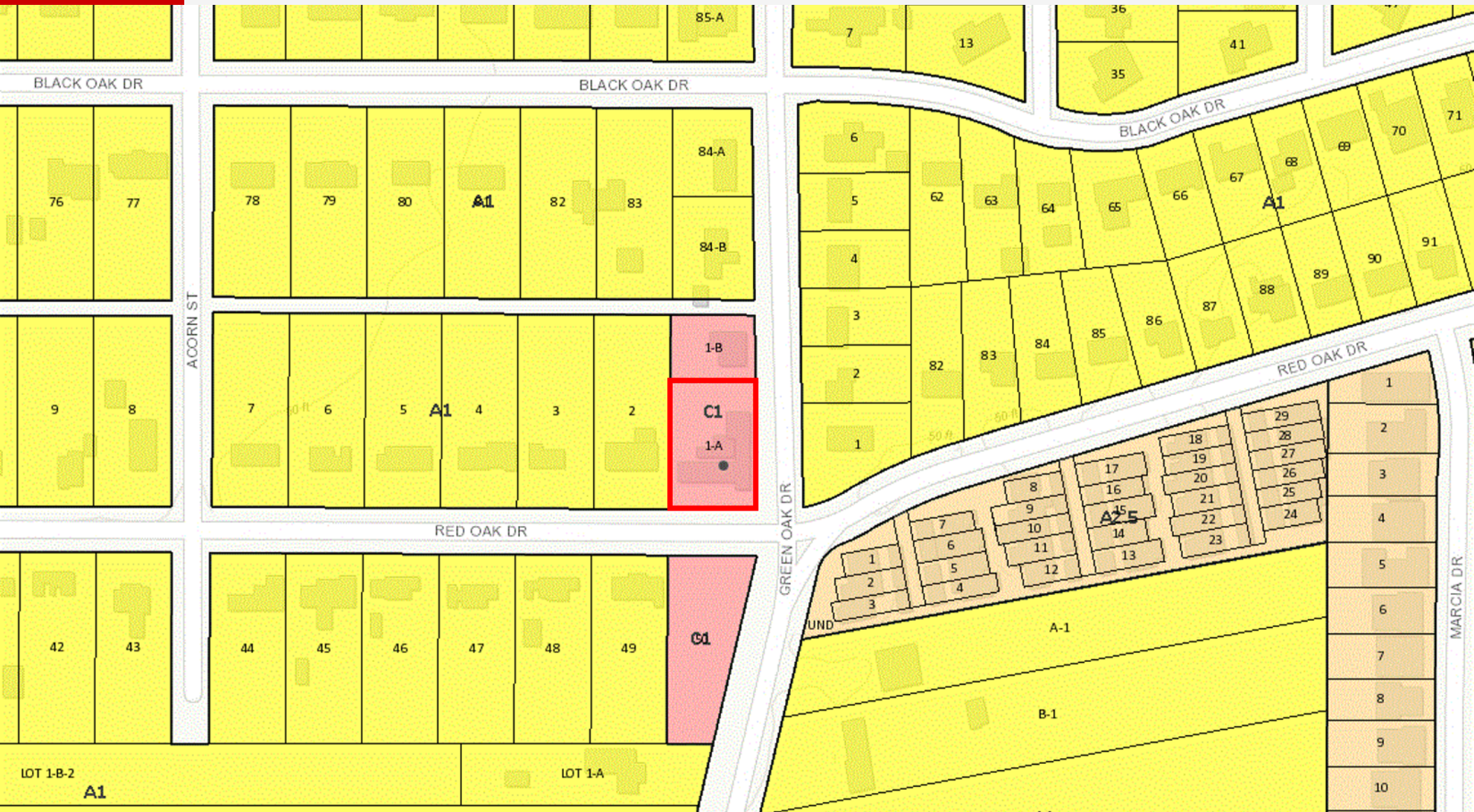




# Unique Mixed Use Investment Opportunity For Sale

10869 Red Oak Dr Baton Rouge, LA 70815

## ZONING MAP



**Travis Thornton**

225.572.5689

tthornton@beaubox.com

**Ashlyn Plaisance**

225.717.2790

ashlynp@beaubox.com

**Reiss Weil**

504.810.9844

rweil@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023

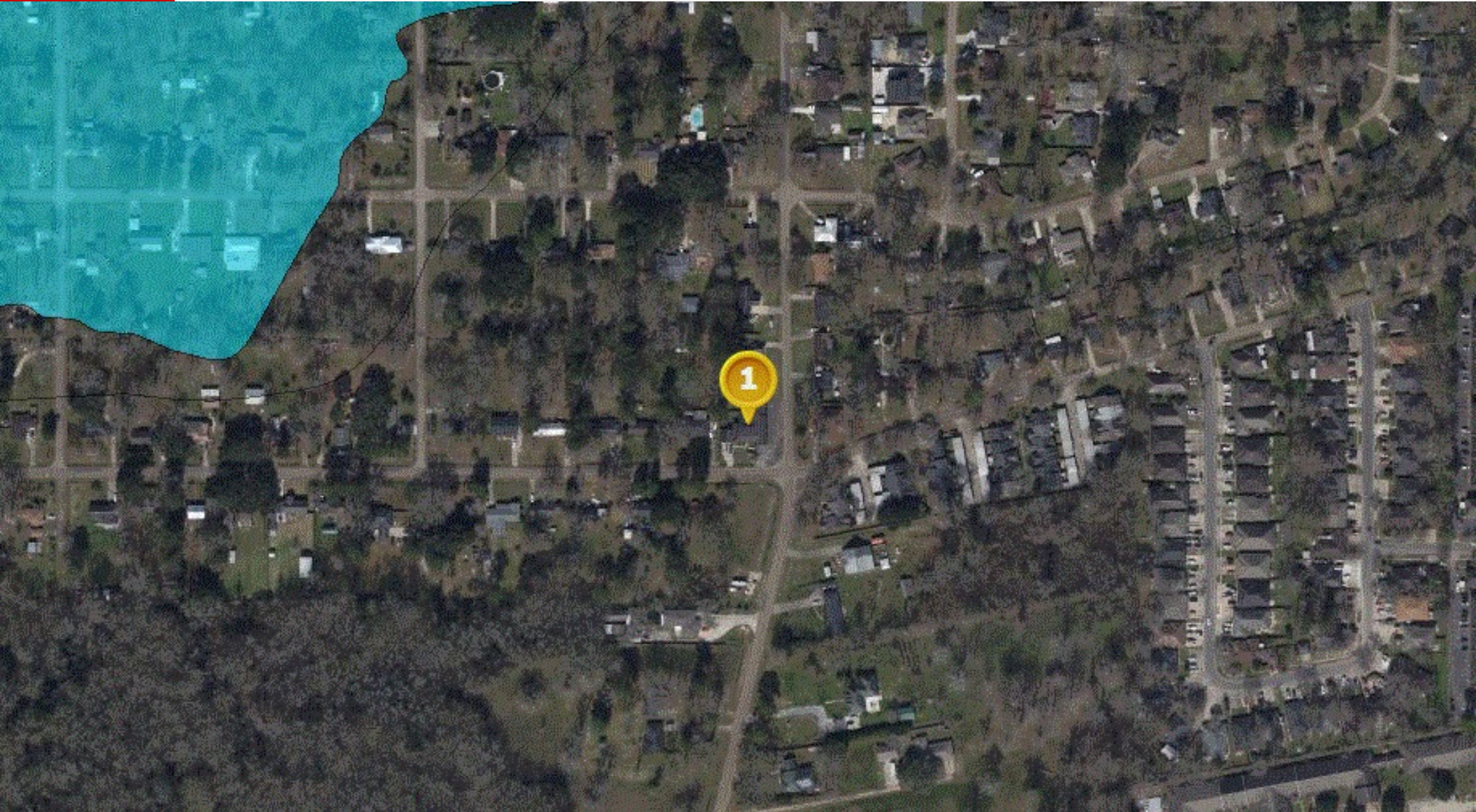




# Unique Mixed Use Investment Opportunity For Sale

10869 Red Oak Dr Baton Rouge, LA 70815

FLOOD MAP



**Travis Thornton**

225.572.5689

tthornton@beaubox.com

**Ashlyn Plaisance**

225.717.2790

ashlynp@beaubox.com

**Reiss Weil**

504.810.9844

rweil@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023





# Unique Mixed Use Investment Opportunity For Sale

## 10869 Red Oak Dr Baton Rouge, LA 70815

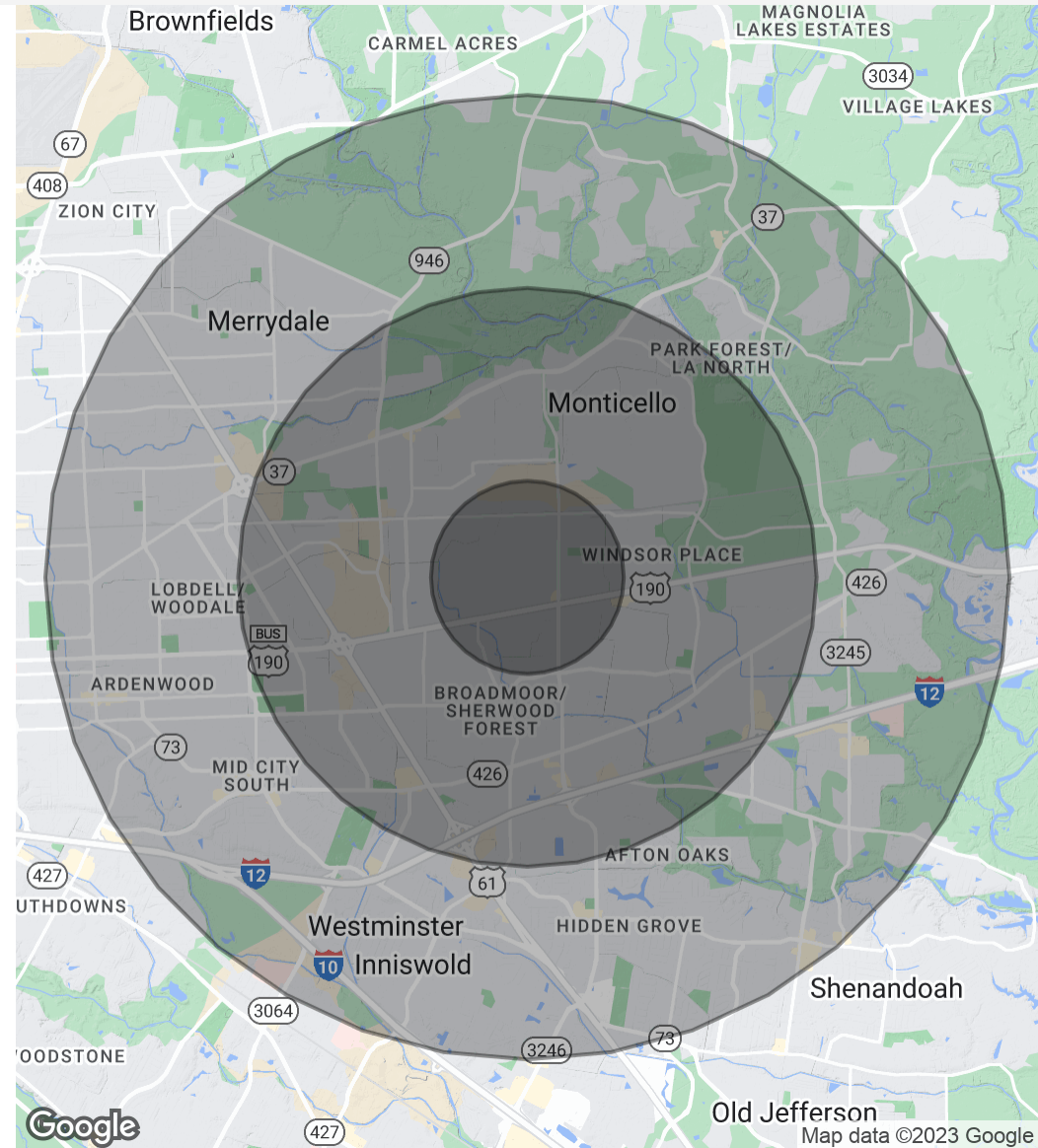
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	10,689	71,576	164,421
Average Age	31.7	34.7	34.9
Average Age (Male)	29.4	32.6	32.7
Average Age (Female)	34.0	36.8	36.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,037	28,255	66,106
# Of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$45,246	\$58,725	\$62,524
Average House Value	\$126,860	\$151,439	\$192,542

\* Demographic data derived from 2020 ACS - US Census



**Travis Thornton**  
225.572.5689  
tthornton@beaubox.com

**Ashlyn Plaisance**  
225.717.2790  
ashlynp@beaubox.com

**Reiss Weil**  
504.810.9844  
rweil@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 07, 2023

