



LARGE DEVELOPMENT TRACTS ON JOOR ROAD

466 ACRES JOOR RD BATON ROUGE, LA 70812



SALE PRICE: CONTACT BROKER

OWNER OPEN TO SUBDIVIDING

- Excellent Tract for Recreation with Future Development Potential
- Zoned A1 - Single Family Residential
- Mostly wooded with some clearings and ponds
- Just outside of Baton Rouge city limits

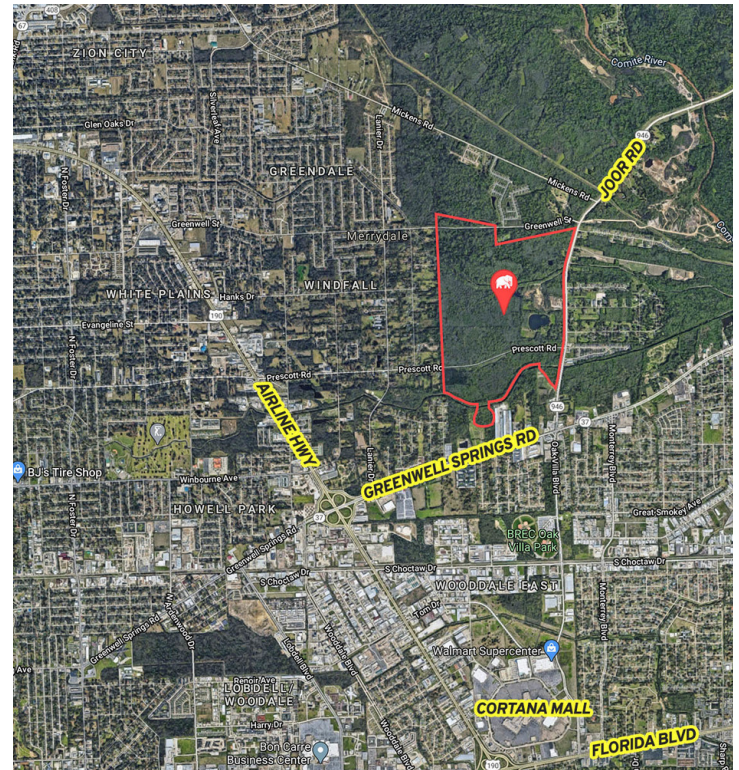
CONTACT:

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800.895.9329 | <https://elifinrealty.com> | January 2024

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



PROPERTY SUMMARY

- Owner open to subdividing and selling portion of full tract. Price for any smaller tracts to be determined based on specifics.
- All property boundaries are approximate.
- Located just north of Greenwell Springs Road and bordering Joor Road along the drive into Central City lies this large, ±466.61 acre development tract. The tract borders the edge of existing development in the northeastern sector of Baton Rouge. The property itself lies just outside of the Baton Rouge city limits.
- The property is mostly wooded but also contains a few ponds and clearings. Two creeks run through the property (Hurricane Creek and an unnamed waterway) and Greenwell Street and Prescott Road both run east/west through the tract. Also existing on the property is a pre-Civil War house in need of restoration.
- The property is an excellent tract for recreation while presenting the opportunity for future development.
- It is currently zoned A1 for Single Family Residential.

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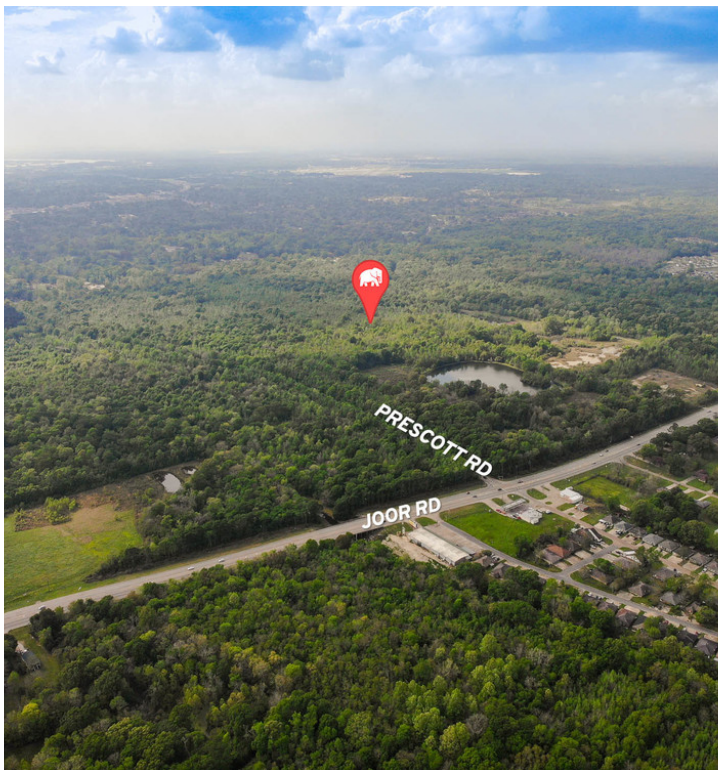
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INTERIOR PHOTOS

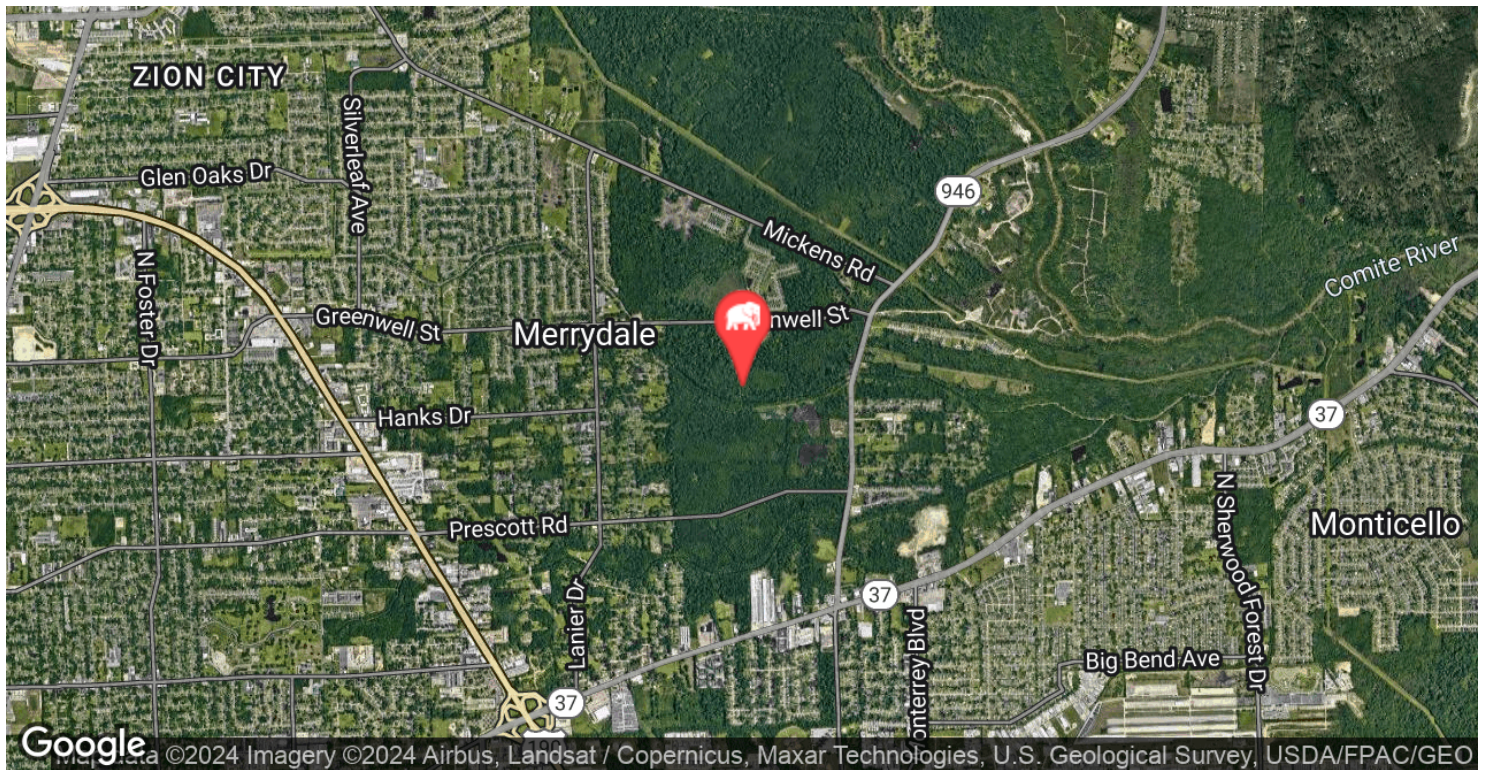
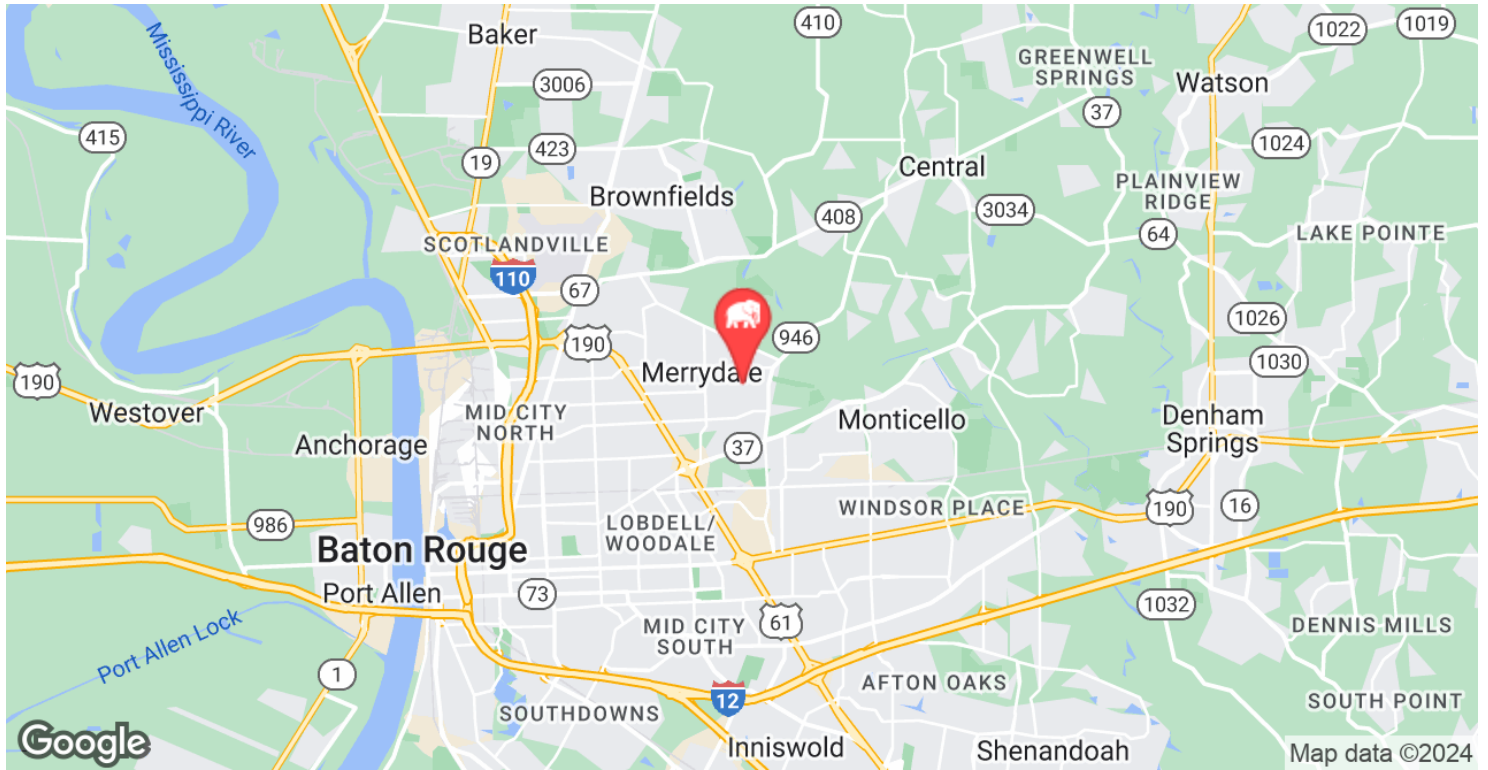
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LOCATION MAPS



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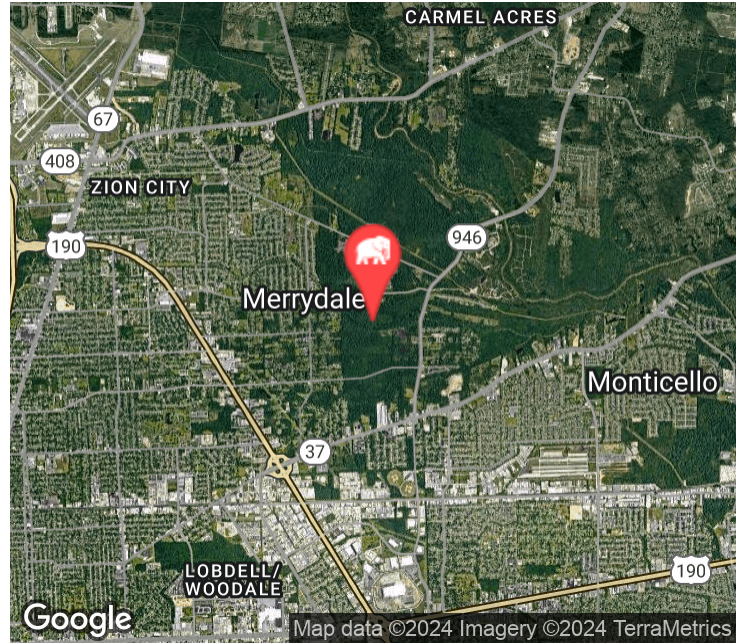
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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	466 Acres Joor Rd
City, State, Zip	Baton Rouge, LA 70812
County	East Baton Rouge
Market	Baton Rouge
Sub-Market	Merrydale
Cross-Streets	Joor Rd / Greenwell St
Township	6S
Range	1E
Section	48, 49
Side Of The Street	West
Street Parking	Yes
Signal Intersection	Yes
Road Type	Highway
Market Type	Rural / Suburban
Nearest Highway	LA-946 (Joor Rd)
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

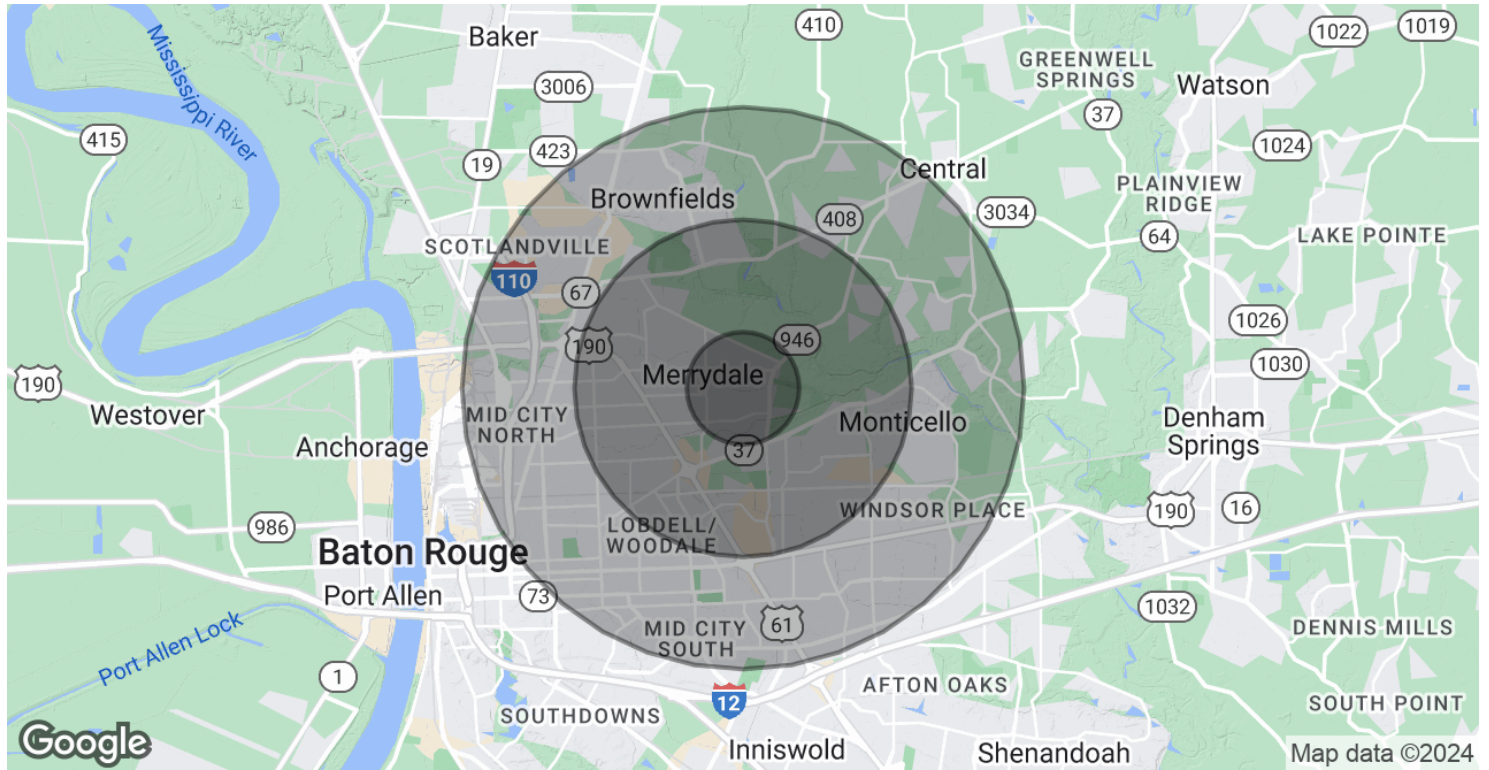
Property Type	Land
Property Subtype	Residential
Zoning	A1 - Single Family Residential
Lot Size	466.61 Acres
APN #	1454919, 1454900, 1455265, 1455206, 1455036, 1455222, 1454994, 1455303, 1455001, 1455044, 1455192
Corner Property	Yes
Traffic Count	25697
Traffic Count Street	Joor Rd

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,533	52,698	159,177
Average age	31.9	33.4	33.9
Average age (Male)	29.1	30.4	31.4
Average age (Female)	35.0	35.8	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,860	18,859	58,521
# of persons per HH	3.0	2.8	2.7
Average HH income	\$43,908	\$47,012	\$51,270
Average house value		\$134,110	\$161,519

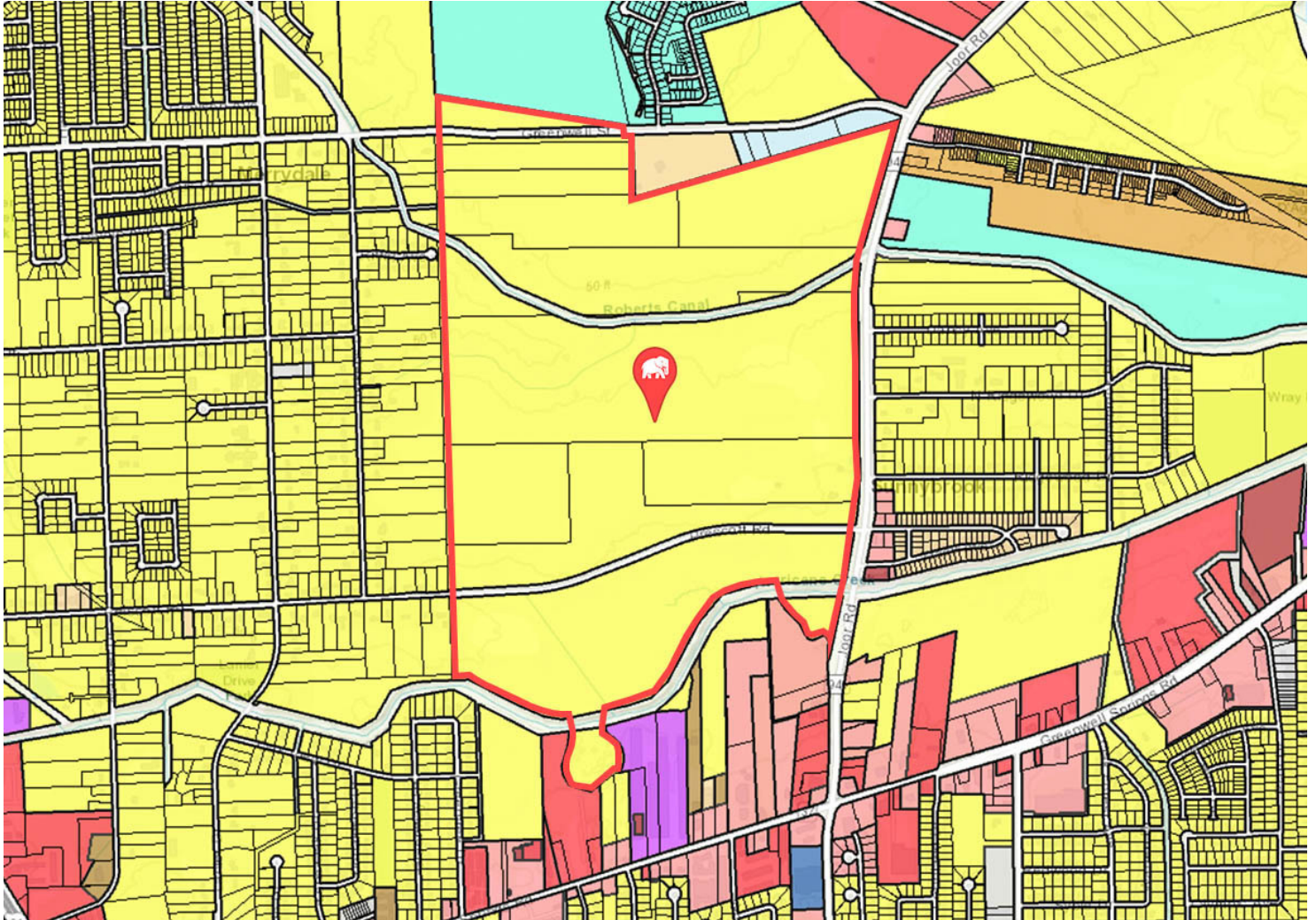
* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



A1 - SINGLE FAMILY RESIDENTIAL

The purpose of A1 is to permit low density residential development with a maximum density of 4.1 units per acre. Accessory uses normally compatible with surrounding low density residential development may be permitted.

Source: The municipality in which the property is located

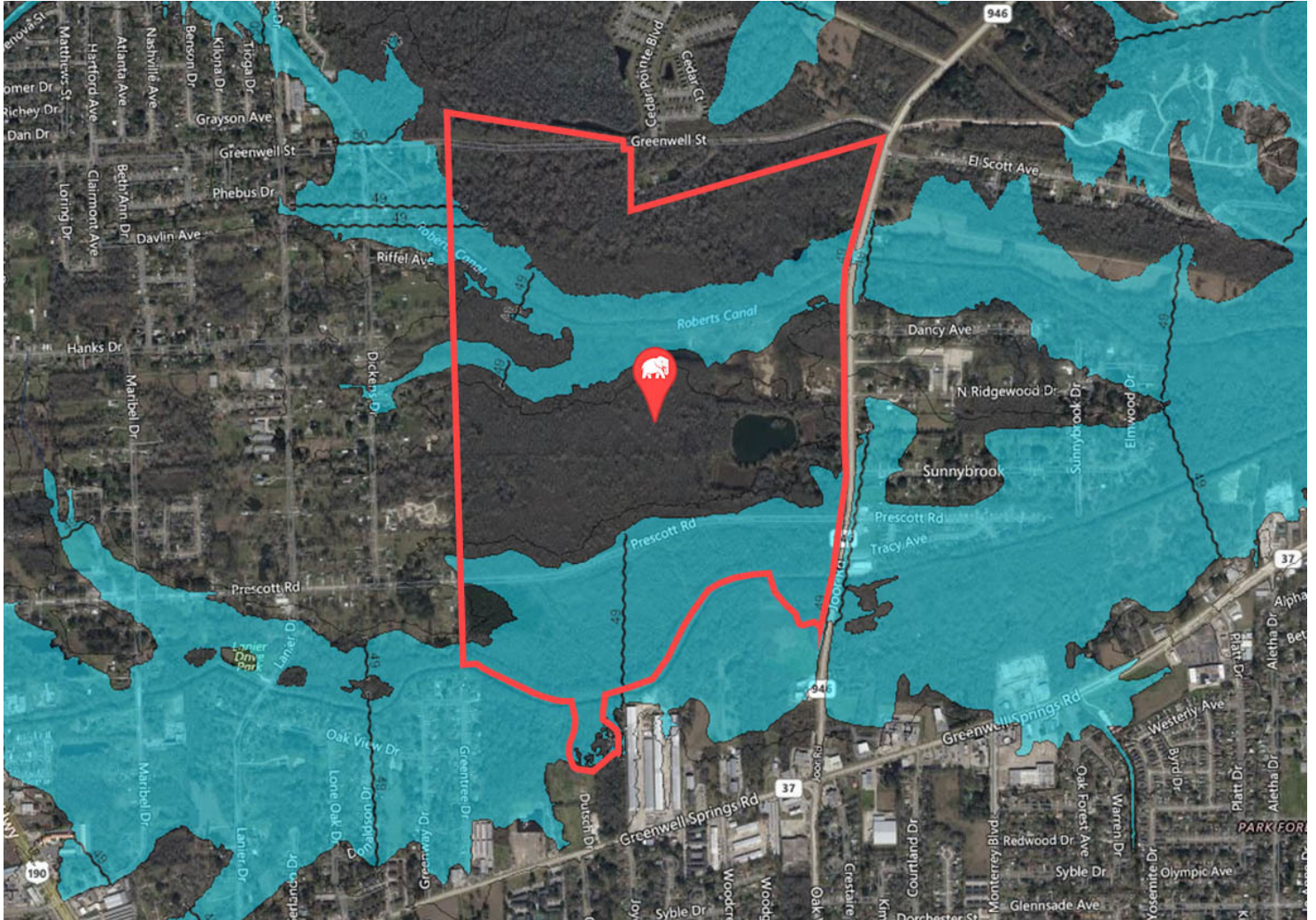
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FLOOD ZONE MAP



FLOOD ZONE AE, X, AND X-0.2

Flood Zone AE (Blue) - Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Flood Zone X (Unshaded) - Areas of minimal flood hazard, usually depicted on FIRMS as above the 500-year flood level.

Flood Zone X-0.2 (Unshaded, Black outline) - Areas between the limits of the base flood and the 0.2-percent-annual chance (or 500-year) flood.

Source: maps.lsuagcenter.com/floodmaps

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