



±21.05 ACRES ADJACENT TO PLANNED JONES CREEK EXTENSION

14810 OLD JEFFERSON HWY BATON ROUGE, LA 70817



OFFERED: FOR SALE

SALE PRICE: \$4,585,000 (\$5.00/SF)

- ±21.05 Acres | ±357' Frontage on Old Jefferson Hwy
- Adjacent to the planned Jones Creek Extension
- Zoned RURAL
- Future Land Use of Residential Neighborhood
- Residence and multiple barn structures currently on site

CONTACT:

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



PROPERTY SUMMARY

- This ± 21.05 acre tract is located adjacent to the planned Jones Creek Extension that will connect Jefferson Hwy and Airline Hwy.
- The property is zoned RURAL and is prime for a new development in South Baton Rouge.
- The property is just a 4-minute drive from the new retail and grocery developments at Longfarm on Airline Hwy and 6 minutes south of the new Woman's Hospital.
- The property currently has a residence and multiple barn structures on-site.

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ADDITIONAL PHOTOS



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MOVEBR PLANNED ROADS

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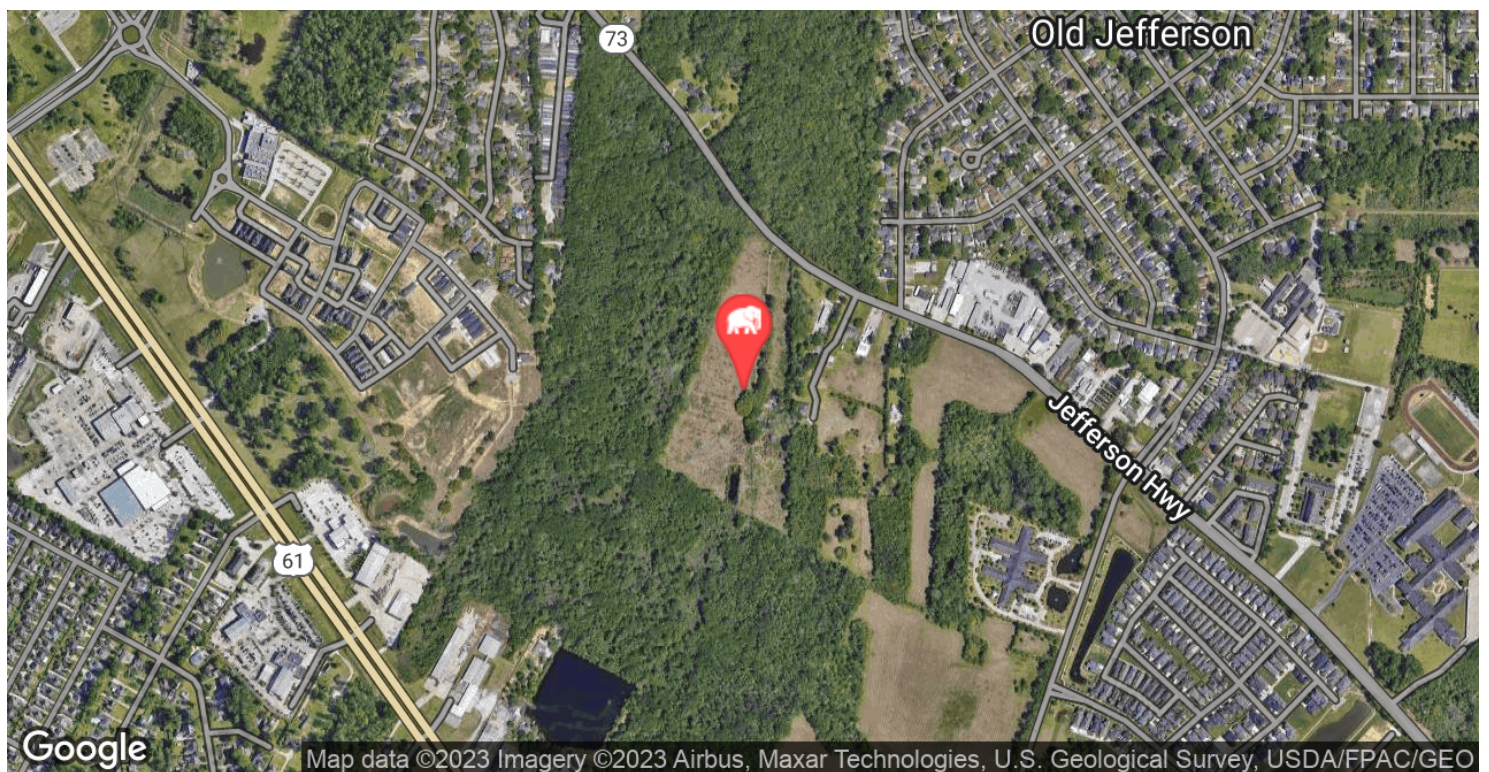
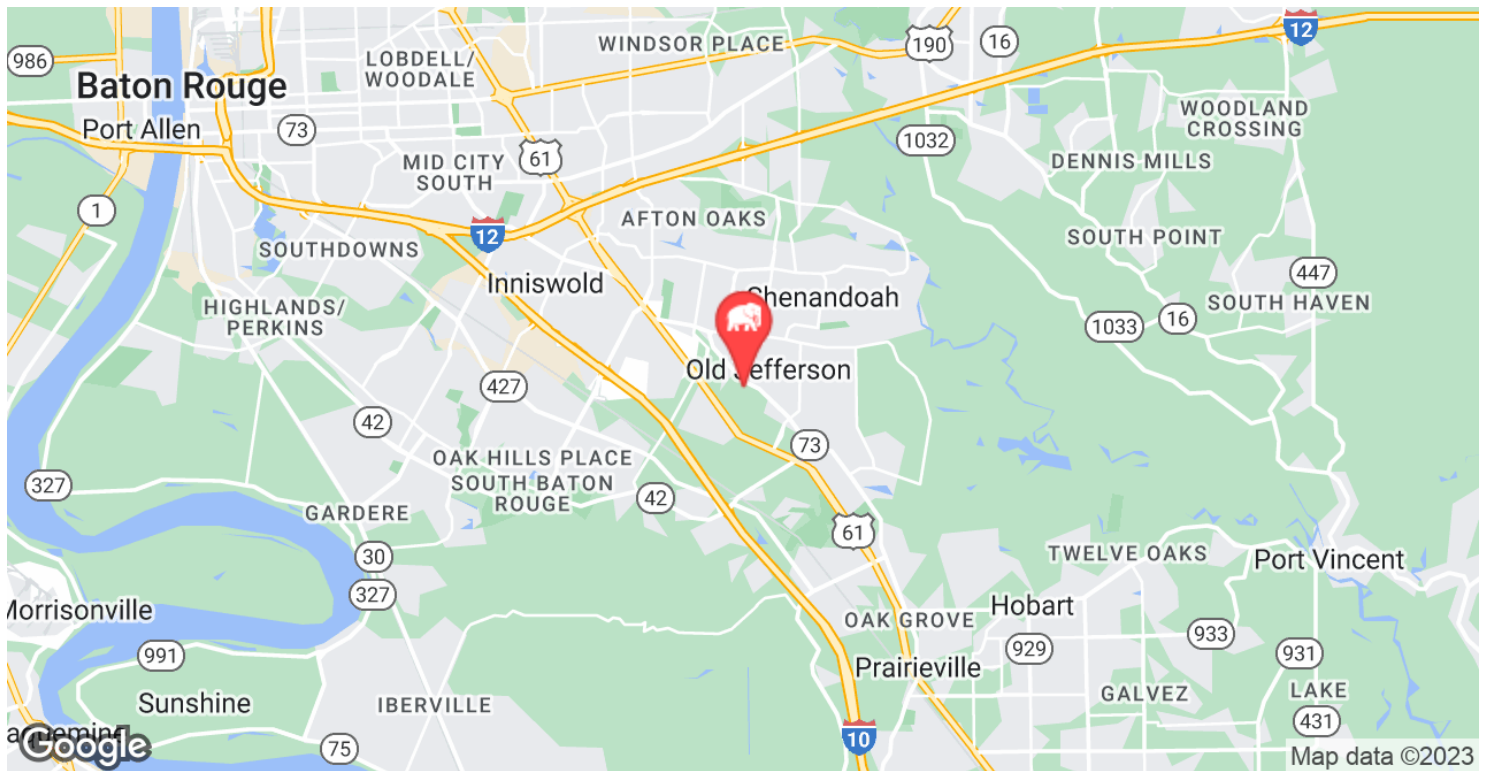
SALE COMPARABLES

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LOCATION MAPS

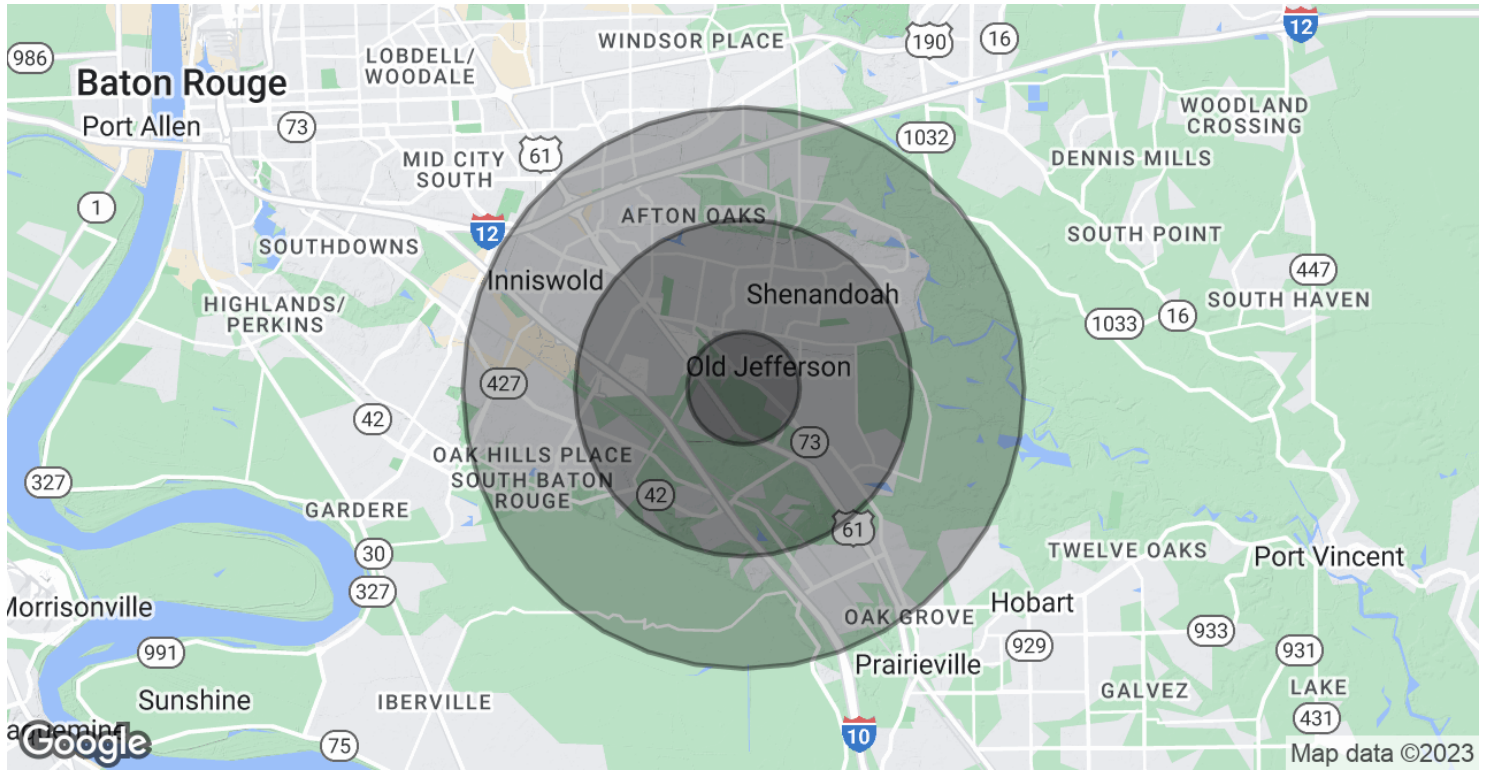


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,365	43,019	118,261
Average age	33.8	37.4	36.5
Average age (Male)	32.7	36.1	35.0
Average age (Female)	35.0	38.7	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,791	17,052	48,224
# of persons per HH	2.4	2.5	2.5
Average HH income	\$79,011	\$91,629	\$85,533
Average house value	\$184,223	\$270,362	\$260,686

* Demographic data derived from 2020 ACS - US Census

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