



PLANK ROAD FRONTAGE PROPERTY NEAR BUSY INTERSECTION

12545 PLANK RD BAKER, LA 70714



OFFERED: FOR SALE

SALE PRICE: \$50,000 (\$1.39/SF)

- ±0.82 Acres
- Zoned Commercial
- Frontage on Plank Road (32,401 Daily Traffic)
- Structures on site at no value

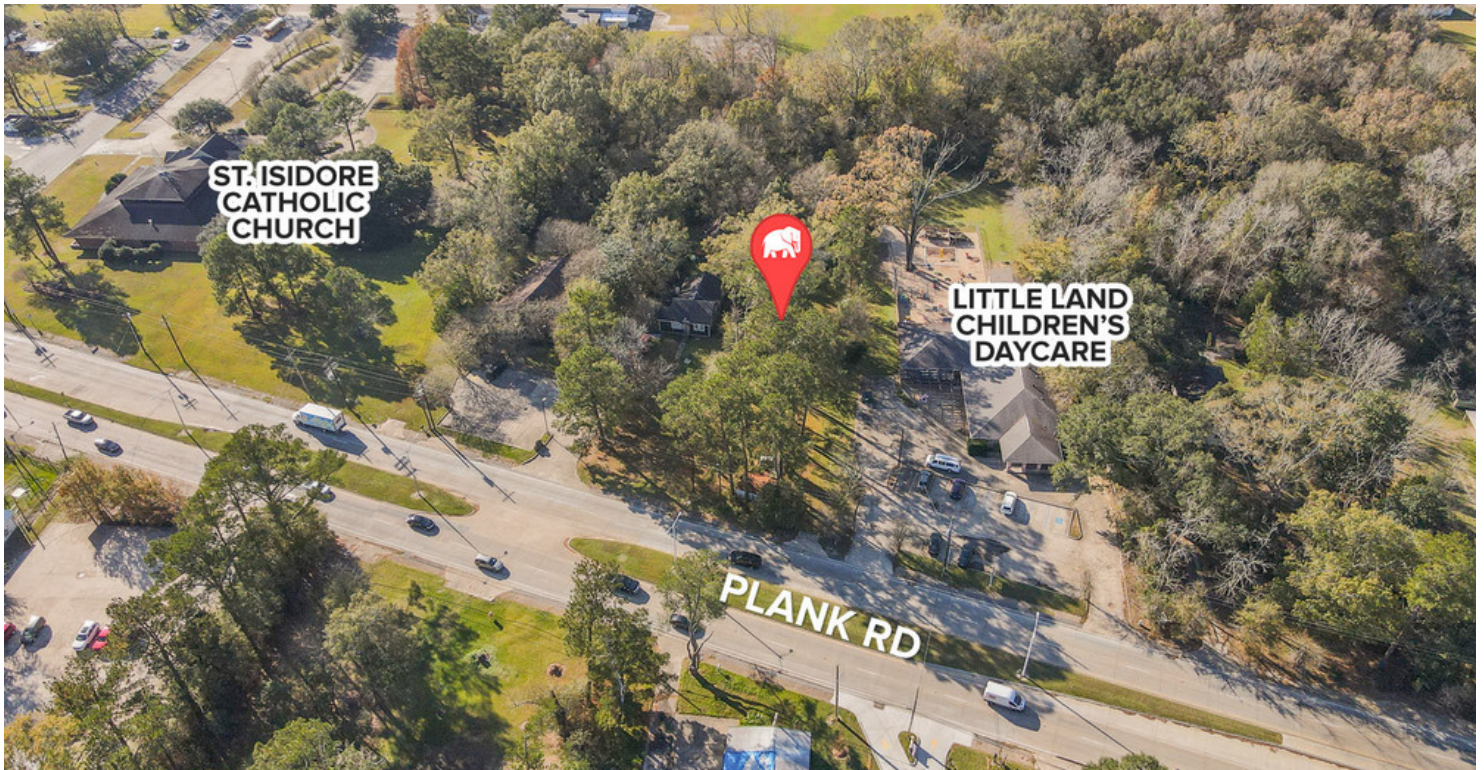
CONTACT:

MATHEW LABORDE, CCIM
800.895.9329

800.895.9329 | <https://elifinrealty.com> | October 2023

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. 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. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

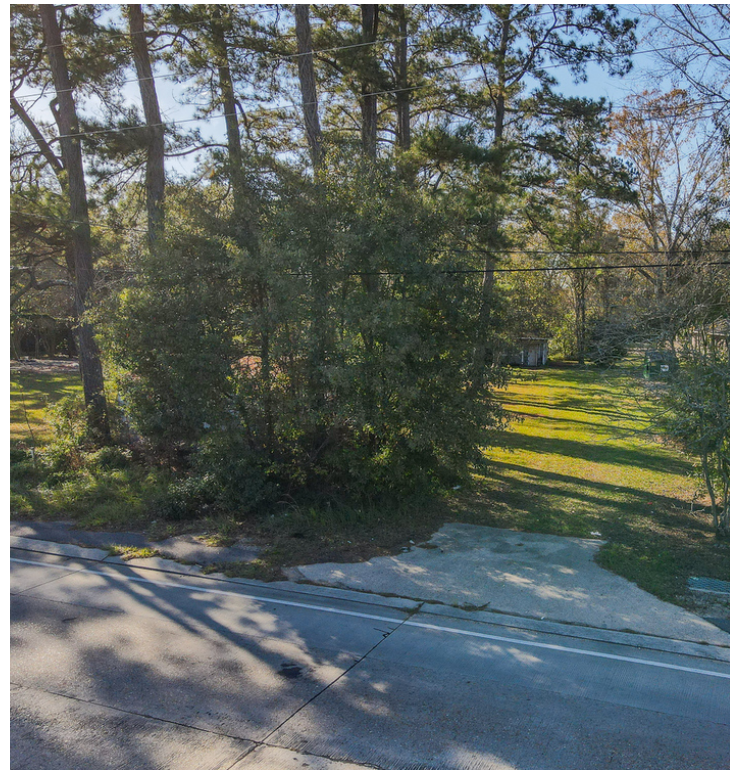
- This vacant property has approximately 45 feet of frontage on Plank Road (Hwy 67) and sits just north of the highly-traveled intersection of Plank Rd and Comite Dr / Thomas Rd. The intersection sees 38,999 vehicles per day, and 32,401 vehicles pass the subject property per day.
- The lot currently has 2 structures on it—a single-family residence and a portable building, both at no value.
- A large portion of the lot fronting Plank Road is zoned C2 (commercial) and the rear is zoned A1 (single family residential).
- The lot is located in close proximity to other retail businesses and offices including: Dollar General, Burger King, McDonald's, Circle K, Triplet's Blue Store, and a mini-storage business.

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ADDITIONAL PHOTOS

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A map of the White Hills area in Louisiana, showing a red pin at the intersection of US-190 and LA-3006. The map includes labels for White Hills, Baker, Brownfields, Scotlandville, Merrydale, Monticello, Denham Springs, and Westover. Major roads like I-110, I-190, and US-190 are shown. The Mississippi River is visible on the left.



PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	12545 Plank Rd
City, State, Zip	Baker, LA 70714
County	East Baton Rouge Parish
Market	LA-Baton Rouge
Cross-Streets	-
Township	6S
Range	1E
Side Of The Street	West
Street Parking	Yes
Signal Intersection	Yes
Road Type	Highway
Nearest Highway	Hwy 67 (Plank Rd)
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Office / Retail / Commercial
Zoning	C2 / A1
Lot Size	0.82 Acres
APN #	1421883
Lot Frontage	45.3 ft
Lot Depth	314.1 ft
Corner Property	No
Traffic Count	32,401
Traffic Count Street	Plank Road
Traffic Count Frontage	45 ft

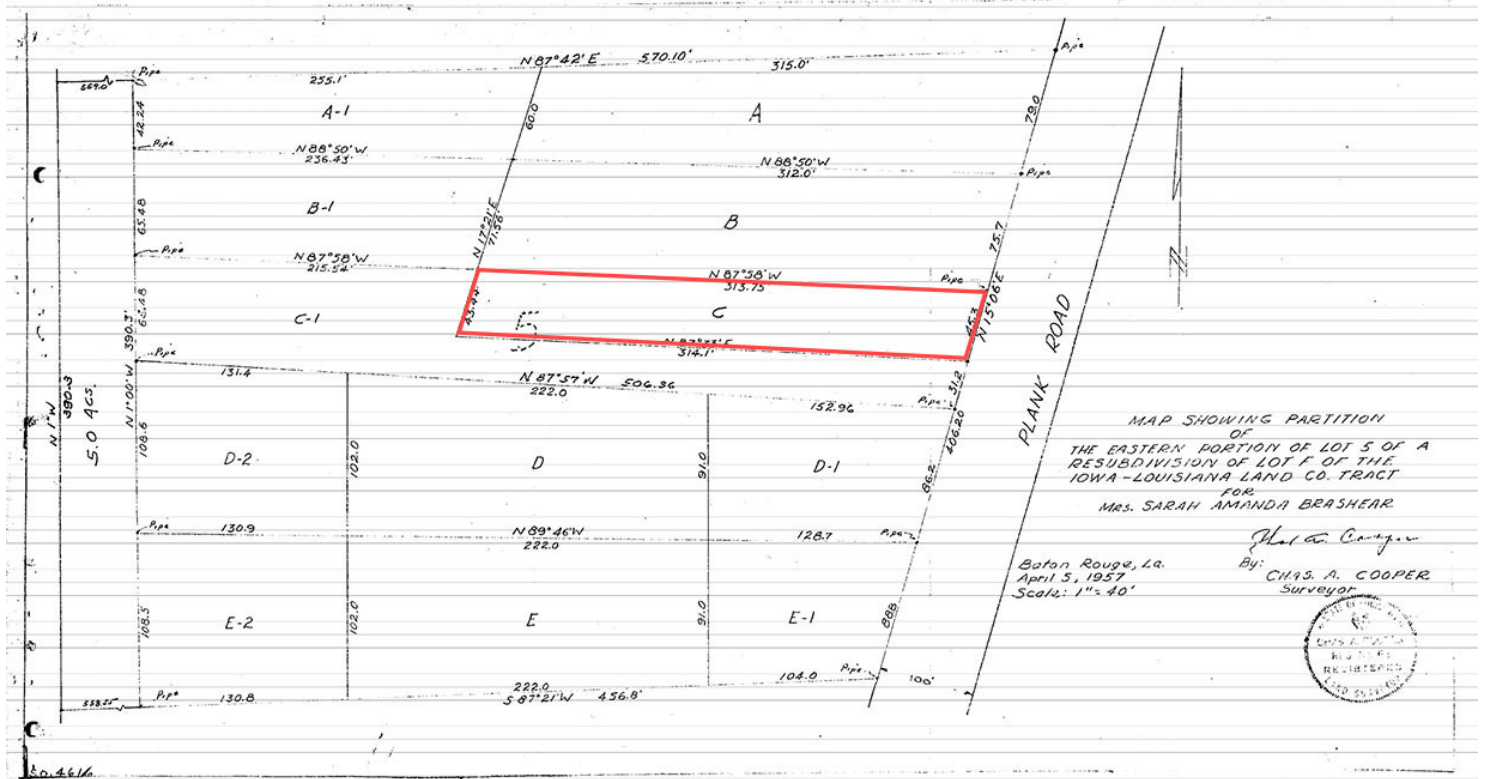
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SURVEY

ORIG 10 BDLE 3942
ATTACHED MAP



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Legend

Zoning

RE/A1	ISPU3
RURAL	SPUD
A1	PUD
A2	TND
A2.1	NC
A2.7	NC-AB
A2.5	CW
A2.6	CW1
A2.9	CW2
A3.1	CW3
A3.2	GU
A3.3	UDD1
A4	UDD2
A5	UDD4
B	NO
B1	GOL
C1	GOH
LC1	M1
LC2	M2
LC3	GA
C2	
C-AB-1	
C-AB-2	
HC1	
HC2	
CG	
C5	

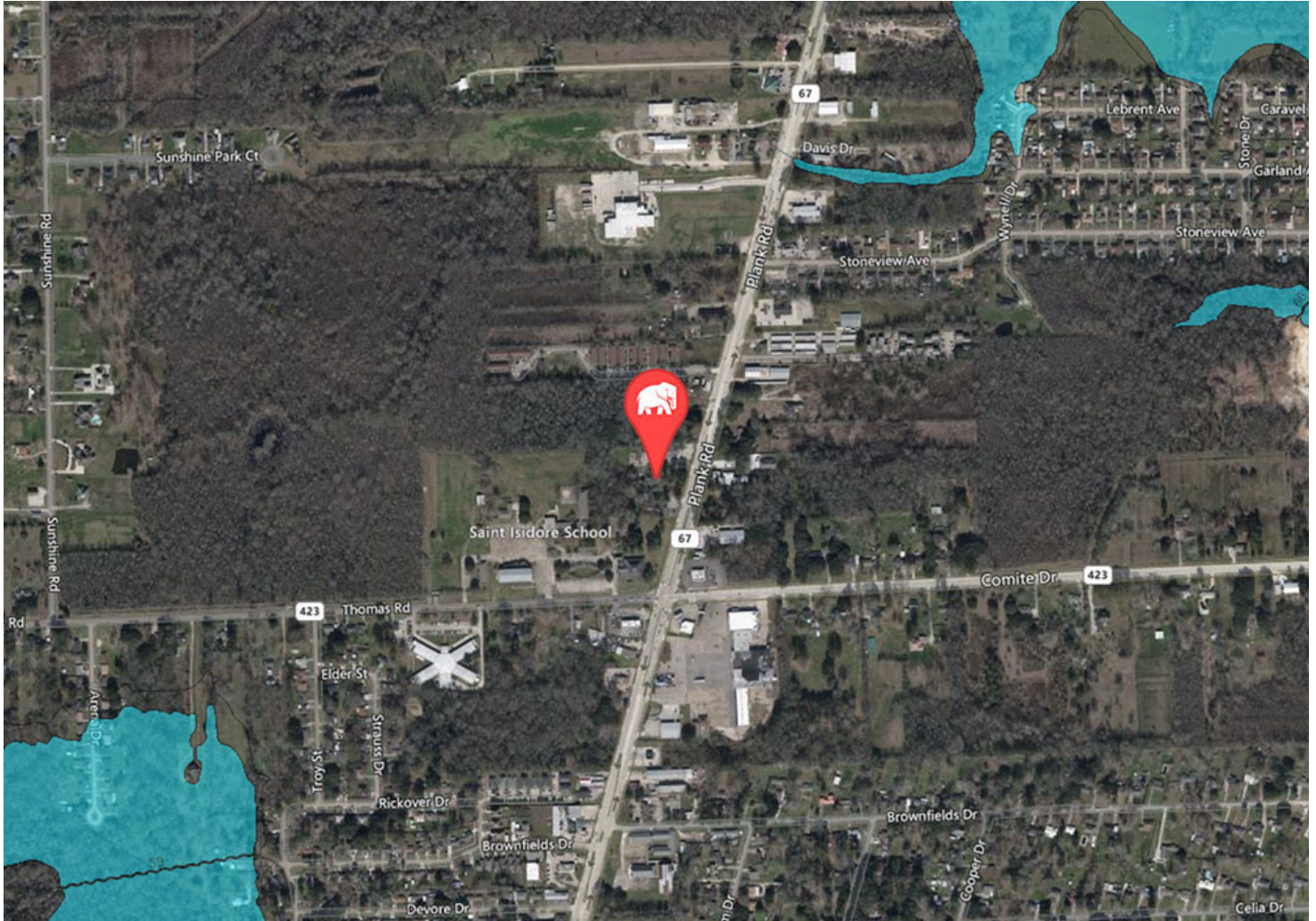
The easternmost portion of the lot is zoned C2 and the western portion is zoned A1.

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 X

Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Source: maps.lsuagcenter.com/floodmaps

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This map shows the Brownfields area in Louisiana, centered around the town of Brownfields. The Mississippi River is visible on the left side of the map. Major highways include I-10, I-110, US-190, US-61, US-64, US-37, US-16, US-1024, US-1026, US-1030, US-409, US-982, US-984, and US-620. Surrounding towns include Zachary, White Hills, Baker, Brownfields, Scotlandville, Merrydale, Monticello, Windsor Place, Denham Springs, Plainview Ridge, Greenwell Springs, Watson, Central, Westover, and Walls. The map includes a Google logo and 'Map data © 2023'.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,390	31,334	84,959
Average age	36.3	35.6	33.7
Average age (Male)	34.7	35.1	31.9
Average age (Female)	38.1	36.4	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,189	10,821	29,150
# of persons per HH	2.9	2.9	2.9
Average HH income	\$52,857	\$52,742	\$45,906
Average house value	\$124,945	\$122,677	\$125,070

* Demographic data derived from 2020 ACS - US Census

BROKER BIOS



MATHEW LABORDE, CCIM

PRESIDENT AND CEO

mlaborde@elifinrealty.com

Direct: 800.895.9329

Cell: 337.326.1368

PROFESSIONAL BACKGROUND

- #1 Agent in State of Louisiana for most sale transactions closed in 2021
- Elifin Realty won the 2020 Business Growth Award given by the Baton Rouge Area Chamber for 200% job growth from 2017 to 2019.
- Named 40 under 40 by the Baton Rouge Business Report (2017)
- Founded Elifin Realty (2016)
- Hired as Master broker by \$30+ billion financial institution to right size their facilities portfolio through dispositions, sale leasebacks, lease-up of vacant space (Florida, Tennessee, Arkansas, Mississippi, Louisiana, Alabama).
- Commercial Real Estate Agent at Beau Box Commercial Real Estate - #1 Top Producer (2015), #3 Top Producer (2014), #3 Top Producer (2013), #2 Top Producer (2012)
- Earned CCIM designation at the age of 23, becoming one of the youngest people in the world to do so (2013)

MEMBERSHIPS

- Alliance Baton Rouge - Board Member (2023-present)
- Greater Baton Rouge Association of Realtors - Board of Directors (2019-2021)
- Greater Baton Rouge Association of Realtors, Commercial Investment Division (CID) - Vice President (2019-2020); Board of Directors (2017-2020)
- Louisiana Commercial Database (LACDB.com) - Board of Directors (2019-2020, 2013)
- Baton Rouge Area Foundation - Civic Initiatives Committee Member (2019-current) & Board Member ex-officio (2017-2018)
- Alzheimer's Services/Charlie's Place - Board Member (2019-current)
- Louisiana Art & Science Museum - Host Committee for CHROMA Gala (2019)
- Boys & Girls Club of Baton Rouge - Great Futures Honoree
- Emerge Center - Volunteer Activist Award Recipient (2019)
- Big Wig - Susan G. Komen of Louisiana (2019)
- Business Report Leadership Academy - Graduate (2019)
- Rotary Club of Baton Rouge - Member (2018-current) & Social Media Committee Chair (2018-2021)
- Big Buddy - Dancing for Big Buddy Star Dancer (2018)
- Forum 35, Young Professionals - President (2017-2018)
- Baton Rouge Area Chamber - Leadership Class Graduate (2017)
- Theatre Baton Rouge - Board Member (2016-2021)
- South LA Super Region Committee - Member (2016-current)
- Sexual Trauma Awareness & Response - Hunks in Heels (2015)
- Baton Rouge TRENDS in Real Estate Conference, Industrial Committee - Co-Chair, Co-Presenter (2015-2016), Co-Chair(2014), Committee Member (2011-2013)
- GSU Toastmasters - Secretary (2014-2015) & Sergeant at Arms (2013-2014)
- St. Aloysius Men's Club Board of Directors (2013-2014)
- John W. Barton, Sr. Community - Graduate (2013) Leadership Development Program

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