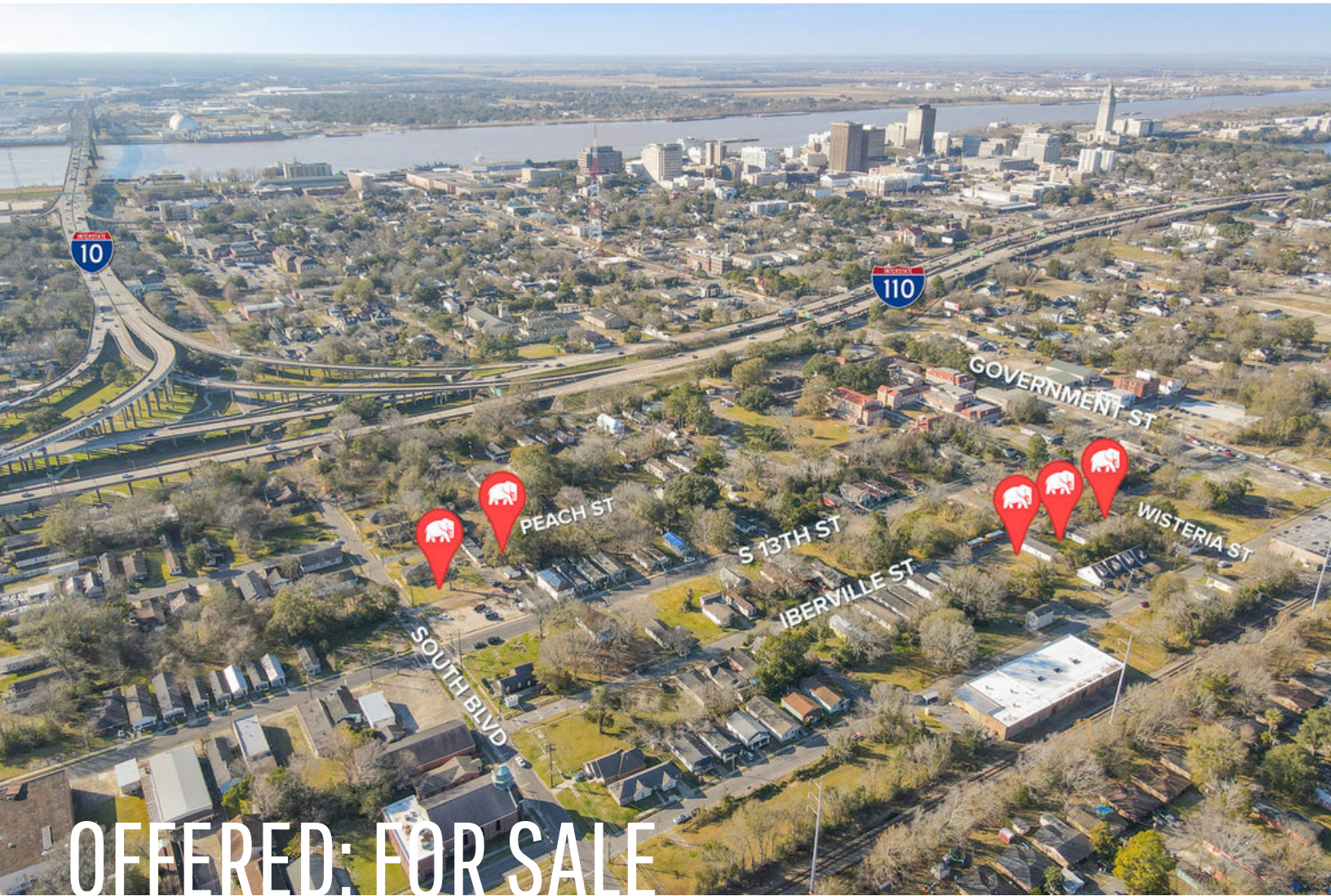




DEVELOPMENT LOTS IN DOWNTOWN EAST/MID CITY WEST AREA

IBERVILLE ST BATON ROUGE, LA 70802



OFFERED: FOR SALE

SALE PRICE: \$100,000 (\$20,000 / LOT)

- 5 Lots located in Downtown East / Mid City West Area
- For sale as a package or individually
- Located in an Opportunity Zone and the Eddie Robinson Sr. Historic District
- Close proximity to I-110, Electric Depot and the revitalized Government Street corridor, and Downtown.

CONTACT:

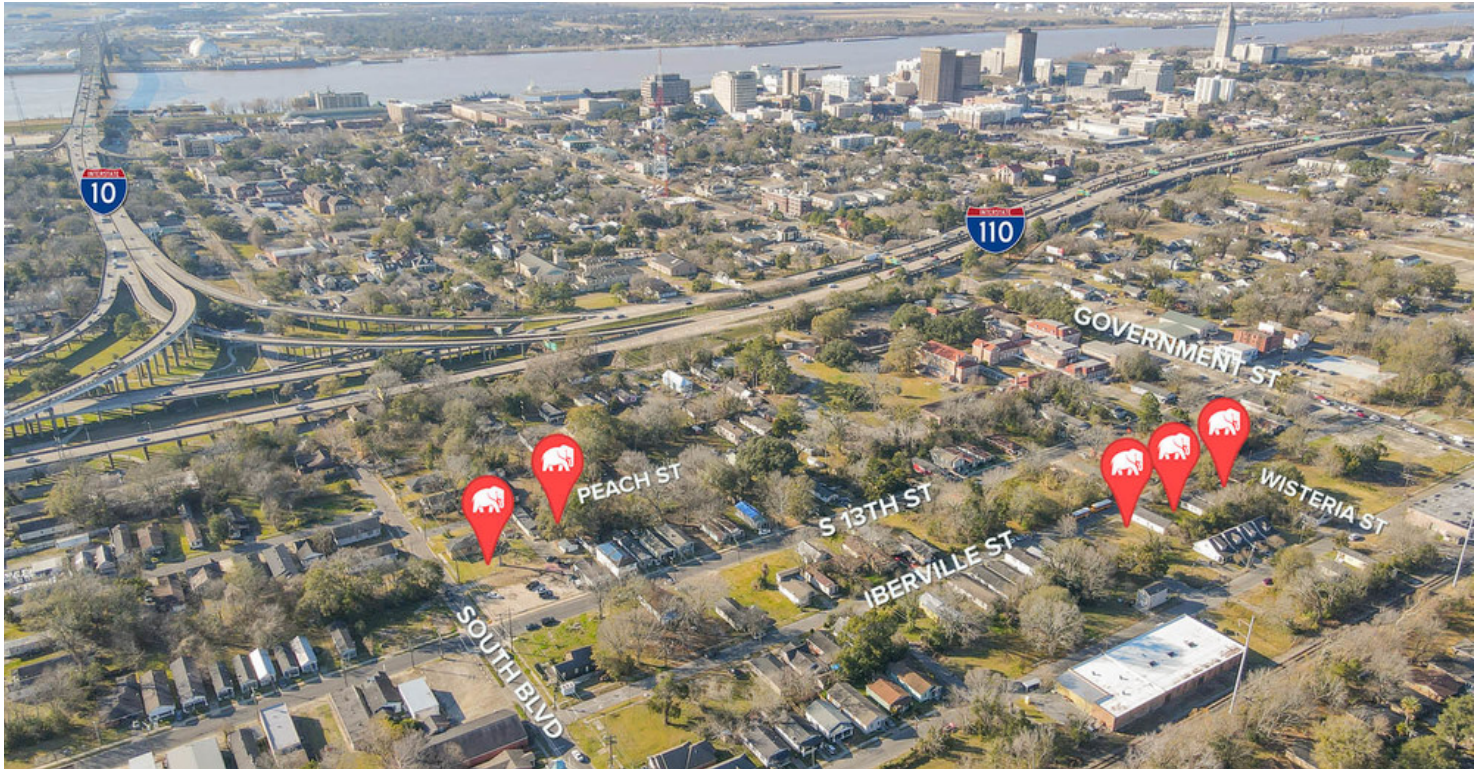
JACOB LOVELAND
225.460.0877

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

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



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LOT DESCRIPTIONS & APN NUMBERS

- **APN#98965** - Lot 3, Square 344 of Suburb Favrot Subdivision, East Baton Rouge Parish, Louisiana, measuring 30 feet front on the east side of Iberville St by a depth between parallel lines of 80 feet. Size: $\pm 2,400$ SF
- **APN#66044** - Lot 7, Square 4 or 344 of Suburb Favrot Subdivision, East Baton Rouge Parish, Louisiana, measuring 30 feet front on the east side of Iberville St by a depth between parallel lines of 80 feet. Size: $\pm 2,400$ SF
- **APN#26549** - Lot 9, Square 344 of Suburb Favrot Subdivision, East Baton Rouge Parish, Louisiana, measuring 30 feet front on Iberville St by a depth between parallel lines of 80 feet. Size: $\pm 2,400$ SF
- **APN#147672** - The Southern 33 feet of Lot 5 and the Northern 2 feet of Lot 4, Square 3 of Suburb Hart Subdivision, East Baton Rouge Parish, Louisiana, having a depth between parallel lines of 105 feet. Size: $\pm 3,675$ SF
- **APN#168149** - Lot 3, Square 3 of Suburb Hart Subdivision, East Baton Rouge Parish, Louisiana, having a front of 35 feet on the North side of South B lvd by a depth between parallel lines of 105 feet. Size: $\pm 3,675$ SF

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AERIAL OVERVIEW

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INTERIOR PHOTOS

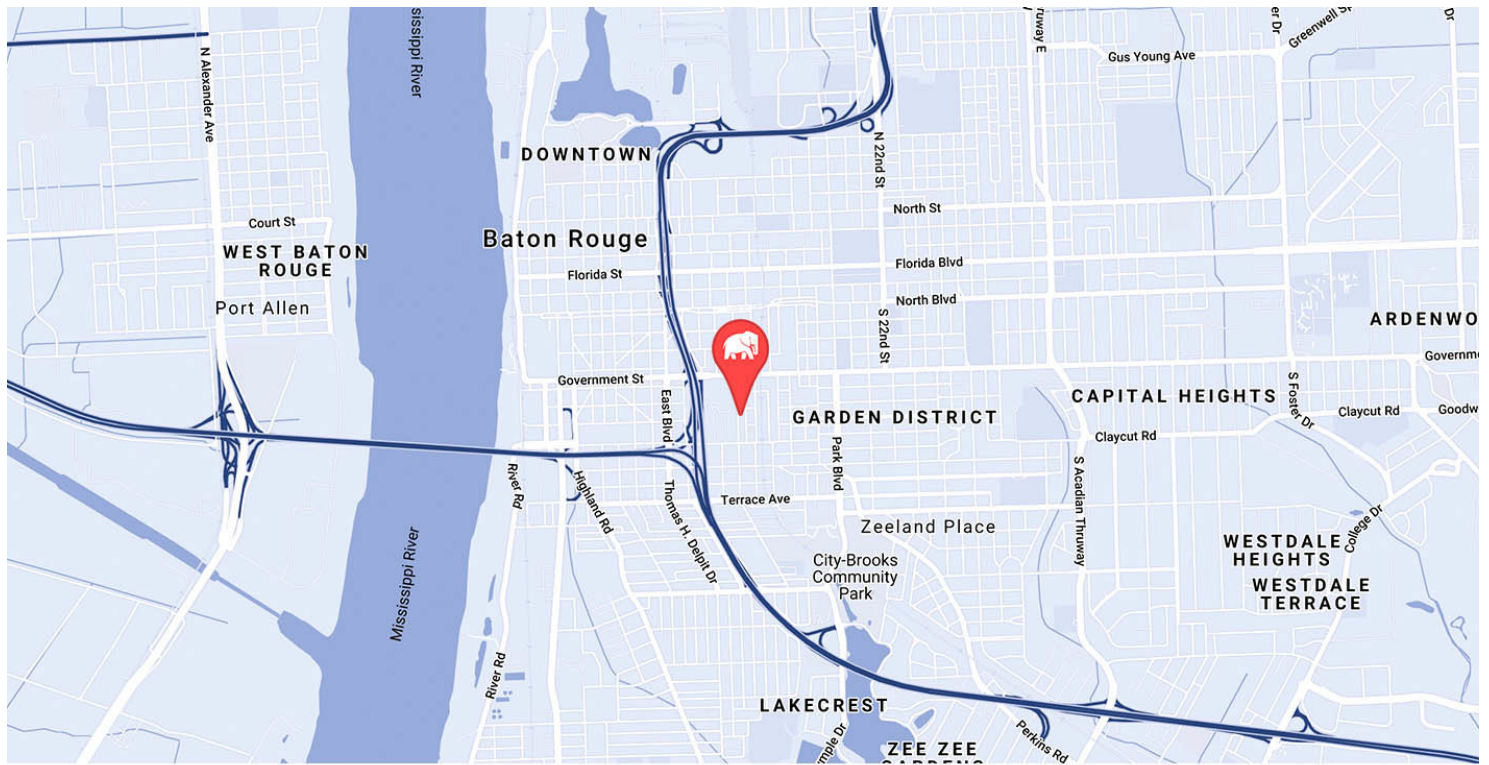
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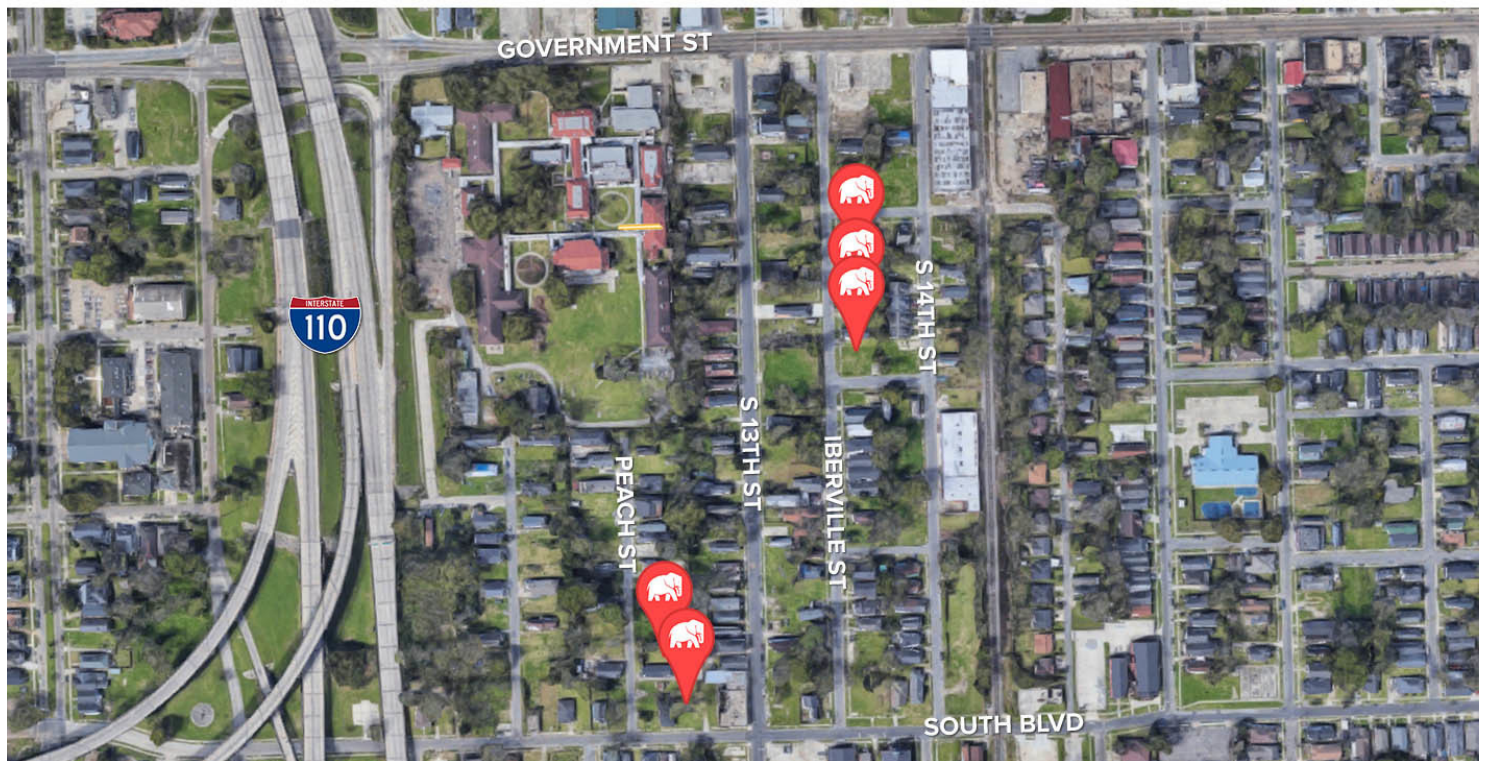
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LOCATION MAPS



MAP DATA ©2021 GOOGLE



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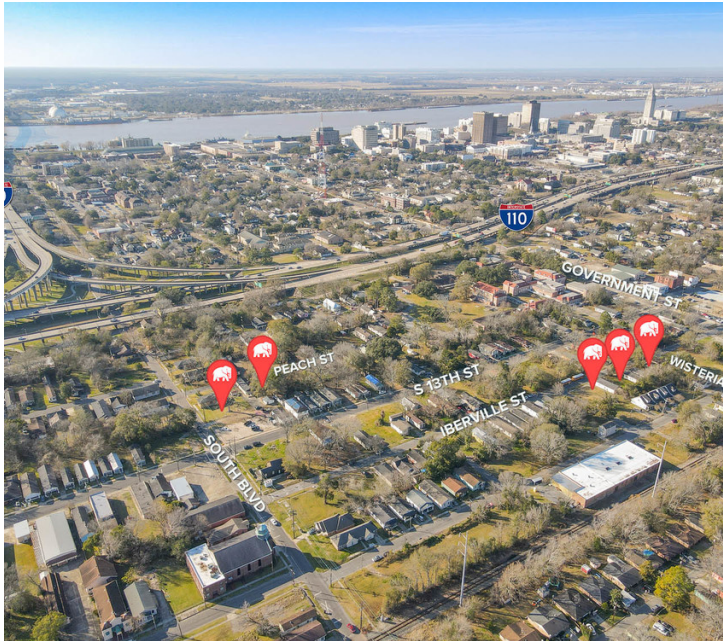
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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	Iberville St
City, State, Zip	Baton Rouge, LA 70802
County	East Baton Rouge
Market	LA-Baton Rouge
Sub-Market	Mid City
Cross-Streets	Iberville St / Wisteria St & South Blvd / Peach St
Township	7S
Range	1W
Road Type	Paved
Market Type	Large
Nearest Highway	Interstate 110
Nearest Airport	Baton Rouge Metropolitan

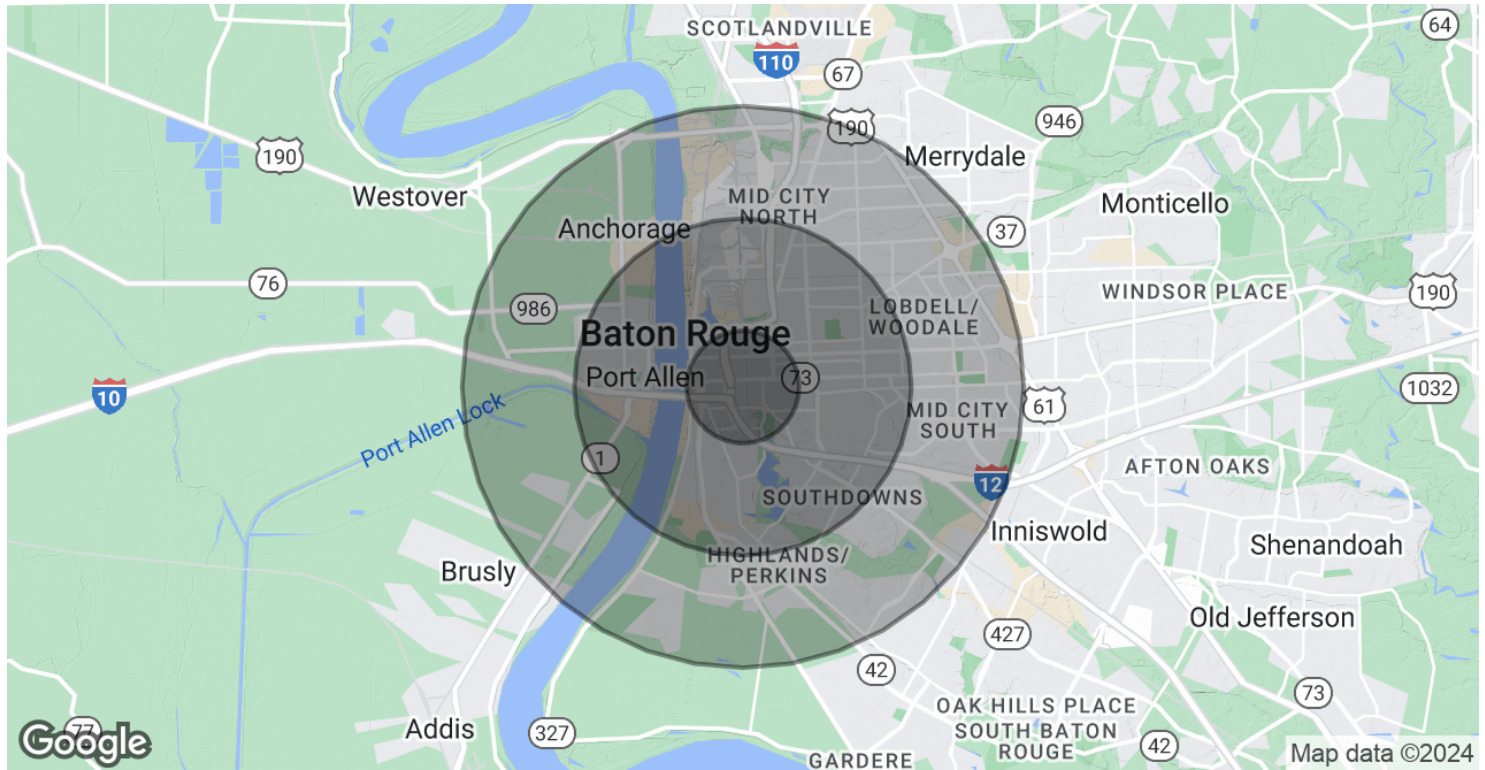
PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential / Industrial
Zoning	M1, A4
Lot Size	Total: 14,550 SF Lots range in size from ±2,400 SF - ±3,675 SF
APN #	147672, 168149, 98965, 66044, 26549

CONTACT:

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,098	75,959	152,922
Average age	30.5	31.3	31.0
Average age (Male)	30.9	29.9	28.9
Average age (Female)	30.2	33.0	33.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,049	29,028	59,244
# of persons per HH	2.5	2.6	2.6
Average HH income	\$47,988	\$52,103	\$54,859
Average house value	\$168,850	\$200,355	\$246,966

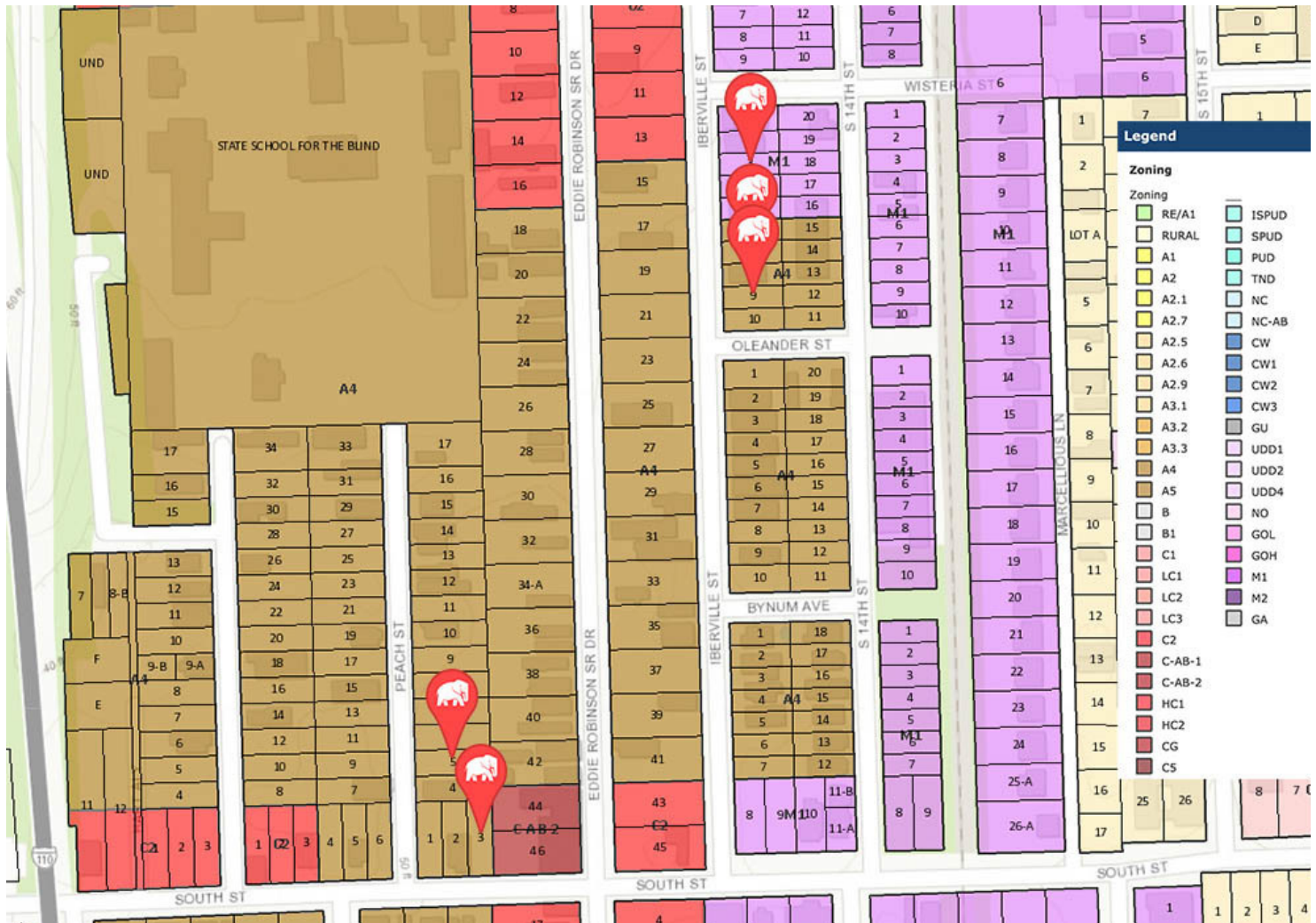
* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



A4 - GENERAL RESIDENTIAL & M1 - LIGHT INDUSTRIAL

Four of the lots are zoned A4 and the northernmost lot along Iberville St is zoned M1.

A4 General Residential: The purpose of A4 Districts are to permit compact multi family developments with a maximum density of forty-three and six tenths (43.6) units per acre. A4 Districts must be located within an urban setting and on four 4 lane major streets (Rezoning of properties to A4 will not be permitted after July 21, 1999).

M1 Light Industrial: The purpose of this district is to permit light manufacturing, fabricating, processing, and wholesale distribution activities located near or adjacent to major thoroughfares or railroads.

Source: The municipality in which the property is located

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