



LAND FOR SALE AT GOVERNMENT ST / COMM. COLLEGE DR

460 COMMUNITY COLLEGE DR BATON ROUGE, LA 70806



OFFERED: FOR SALE

SALE PRICE: \$1,000,000 (\$13.67/SF)

±1.68 ACRES | ±223.75' FRONTAGE

- Unique opportunity for new development in Mid City
- ±224' of frontage, ±255' from Government Street
- Signage opportunity visible from Government Street
- Zoned C-1 (Light Commercial)

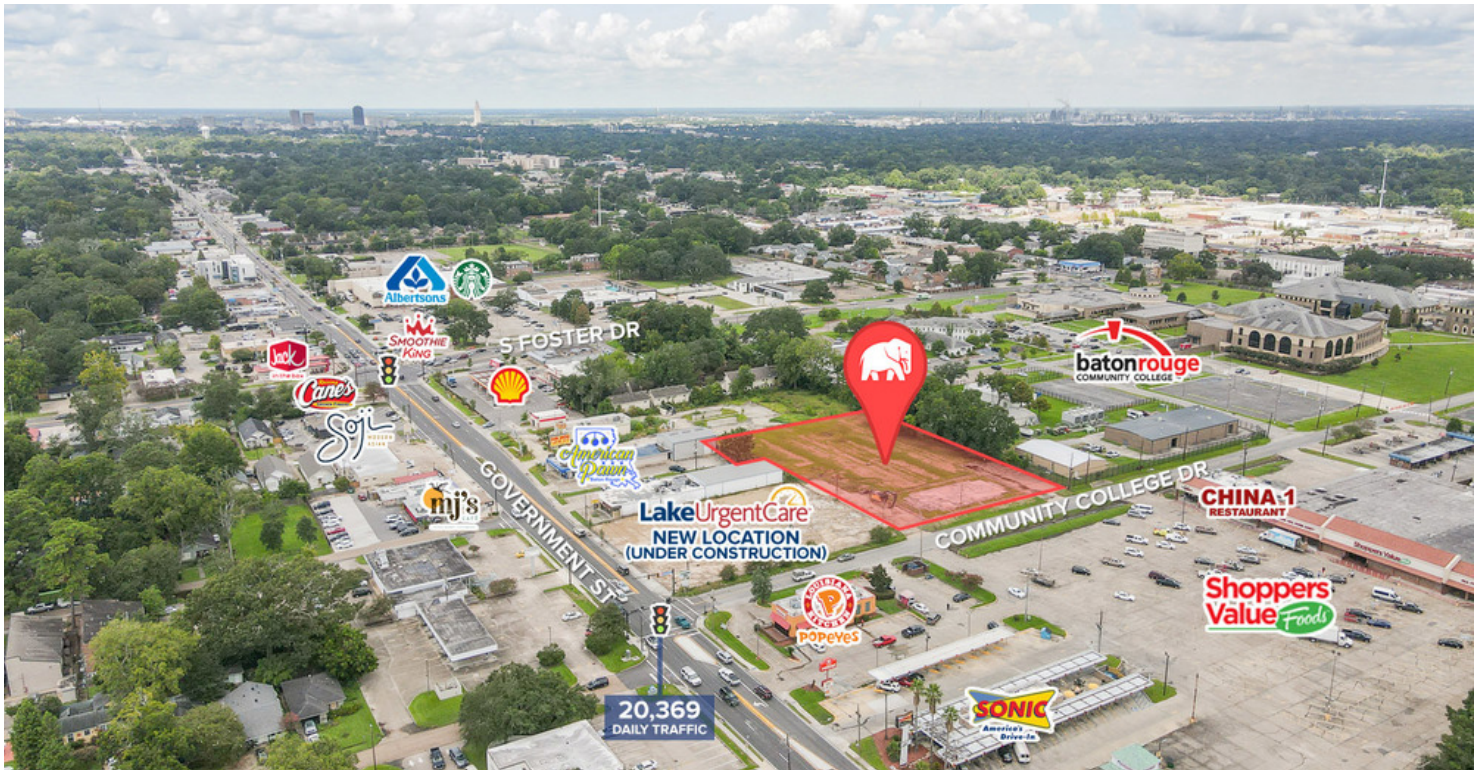
CONTACT:

WILL CHADWICK, MBA
225.368.7667

800.895.9329 | <https://elifinrealty.com> | April 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



PROPERTY SUMMARY

- This well positioned development parcel is located ± 255 feet off of Government Street and between a new Lake Urgent Care development and the campus of Baton Rouge Community College.
- The ± 1.68 -acre parcel is a unique opportunity for a blank canvas in the booming submarket of Mid City. This section of Government Street, between S Foster Rd and Jefferson Hwy, features Baton Rouge staples along with new promising concepts that continue to drive traffic to the area.
- Surrounding businesses and retailers include Raising Canes, Superior Grill, Gov't Taco, MJ's Cafe, Popeye's, Shopper's Value Grocery, Albertson's, Baton Rouge Community College, Lake Urgent Care (under construction), The Spoke and Hub (coming soon), and more.
- The parcel has $\pm 224'$ of frontage and opportunities for multiple access points and cross access points.
- Signage positioned on the front of the parcel can be visible from Government Street.
- The property is zoned C-1 (Light Commercial), which allows for many concepts including most commercial and office, and some residential and multifamily.

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SITE OVERVIEW



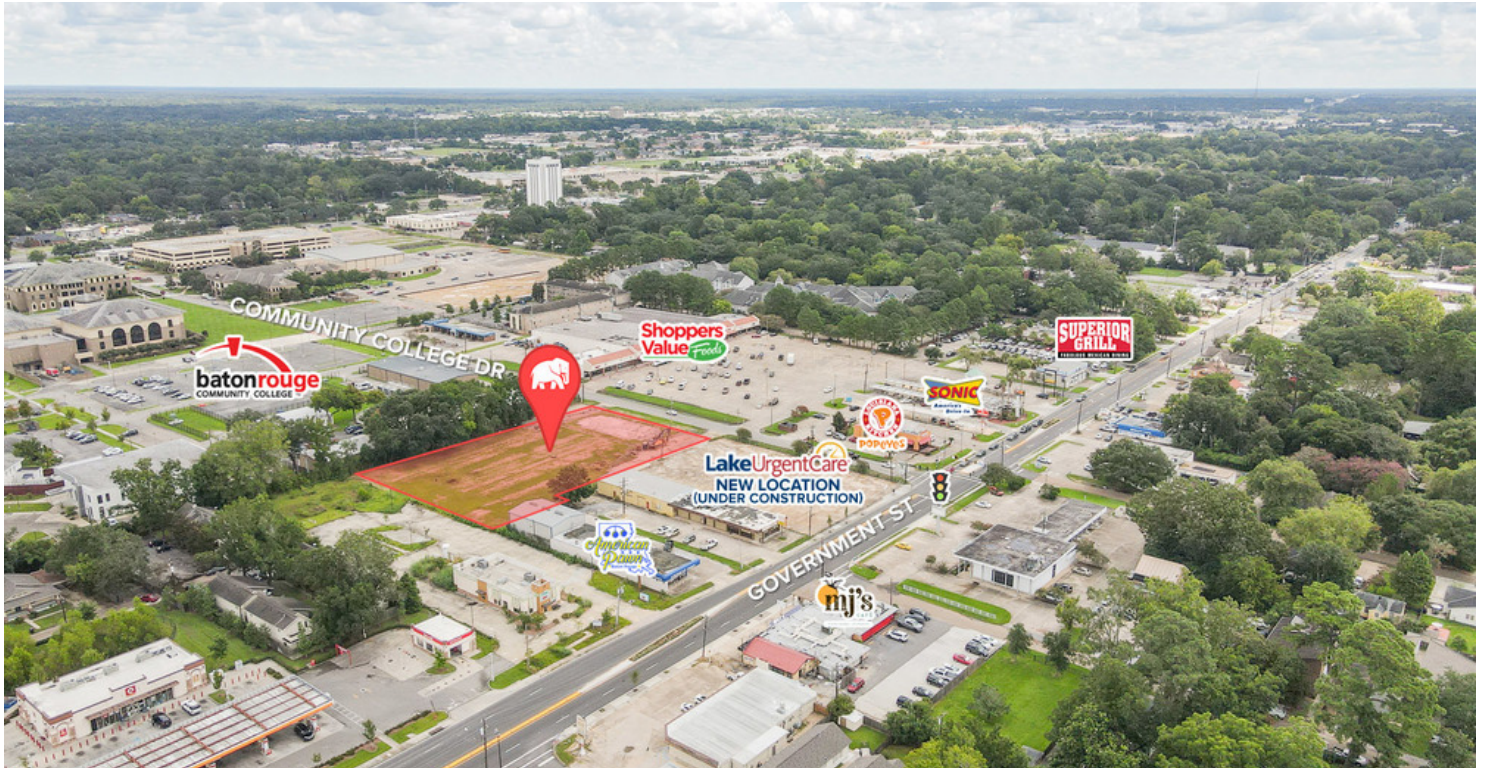
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INTERIOR PHOTOS

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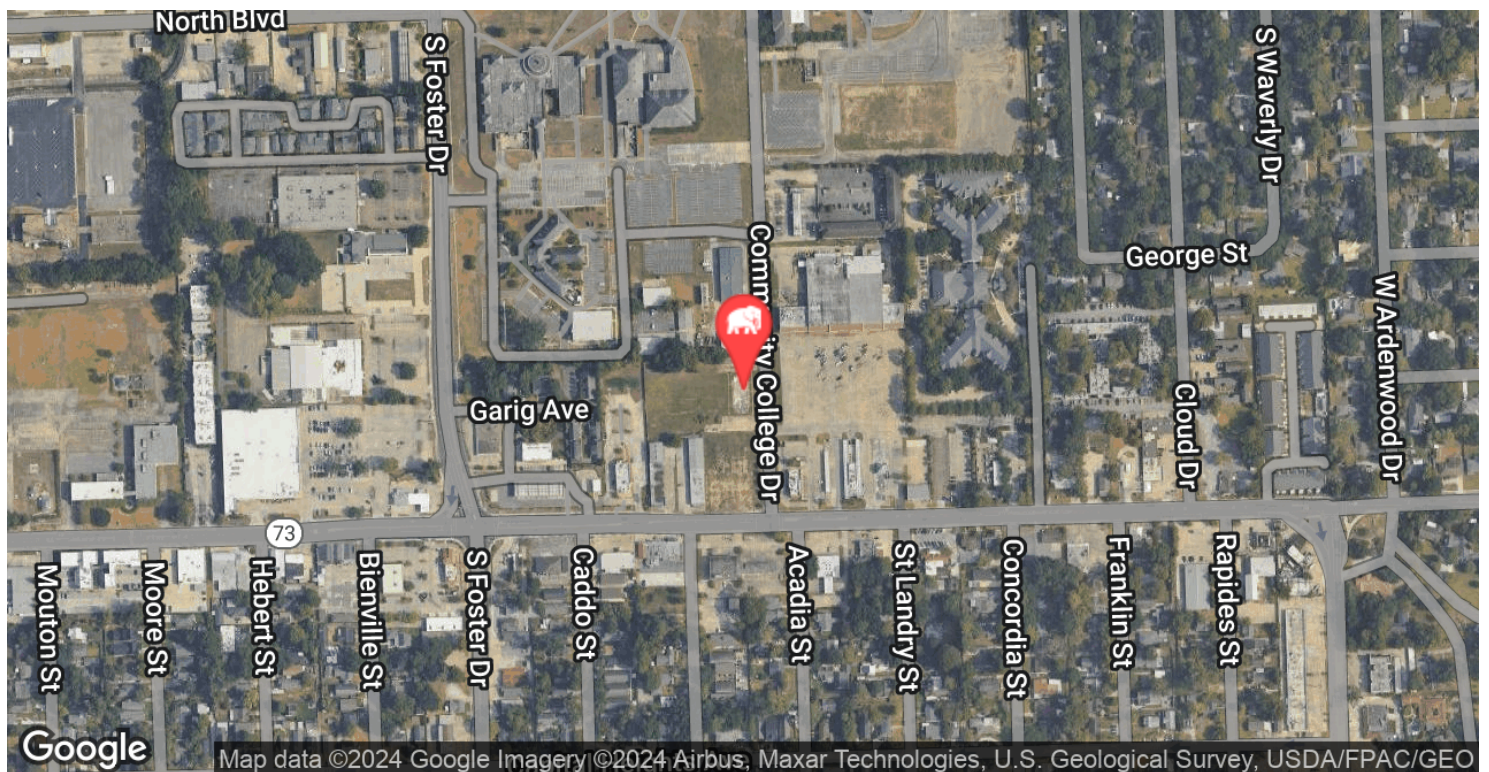
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LOCATION MAPS



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A map of Baton Rouge, Louisiana, illustrating the geographic distribution of the population within different drive-time zones from the city center. The map features three concentric circles representing 10, 20, and 30-minute drive times. The city center is located in the central part of the map, near the intersection of I-10 and I-12. The 10-minute drive time zone is the innermost circle, followed by the 20-minute and 30-minute zones. The map shows various neighborhoods and their relative positions to the city center. Key roads and highways are labeled, including I-10, I-12, US-190, and US-70. The map also shows the Mississippi River and the Port Allen Lock. The Google logo is visible in the bottom left corner, and the text 'Map data ©2024' is in the bottom right corner.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,578	88,724	203,016
Average Age	36.2	33.6	33.1
Average Age (Male)	35.2	30.9	30.6
Average Age (Female)	37.6	36.2	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,552	35,604	79,721
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$70,249	\$59,837	\$59,147
Average House Value	\$284,757	\$250,485	\$247,931

* Demographic data derived from 2020 ACS - US Census

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	460 Community College Dr
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge Parish
Market	LA-Baton Rouge
Sub-Market	Mid City
Cross-Streets	Government St / Community College Dr
Township	7S
Range	1E
Section	82
Side Of The Street	West
Street Parking	No
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	LA-73 (Government St)
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail / Office / Commercial / Institutional / Multifamily
Zoning	C1
Lot Size	1.68 Acres
APN #	738131
Lot Frontage	224 ft
Lot Depth	320 ft
Corner Property	No

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PROPERTY SURVEY

ish Clerk of Court

ZONING MAP



C1 - LIGHT COMMERCIAL

The purpose of this district is to permit retail commercial uses serving the surrounding community. Rezoning of properties to C1 will not be permitted after July 21, 1999.

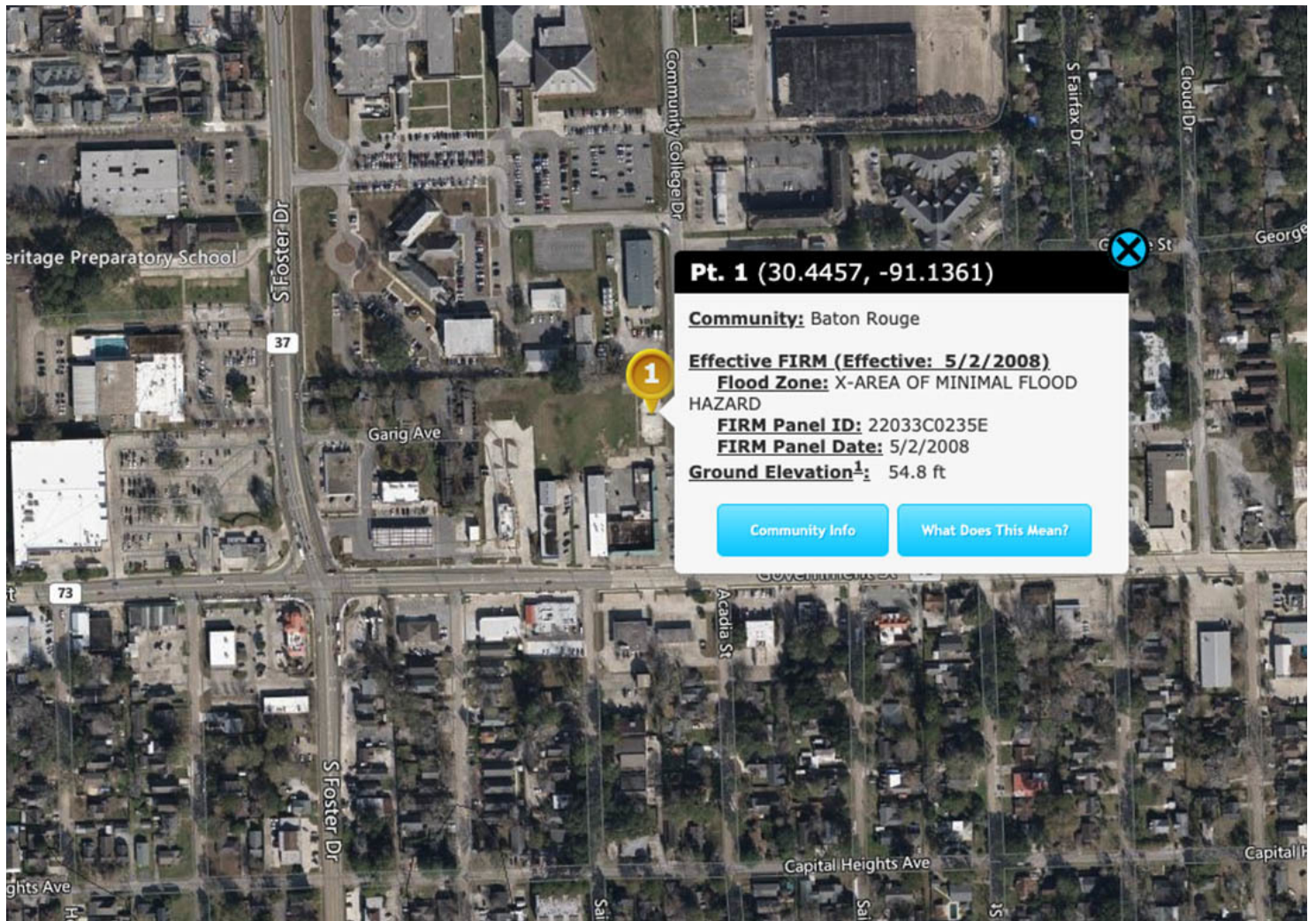
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Zone X (unshaded) is an area of minimal flood risk, outside of a Special Flood Hazard Area (SFHA), and elevated higher than the 0.2-percent-annual-chance-flood level.

Source: maps.lsuagcenter.com/floodmaps

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