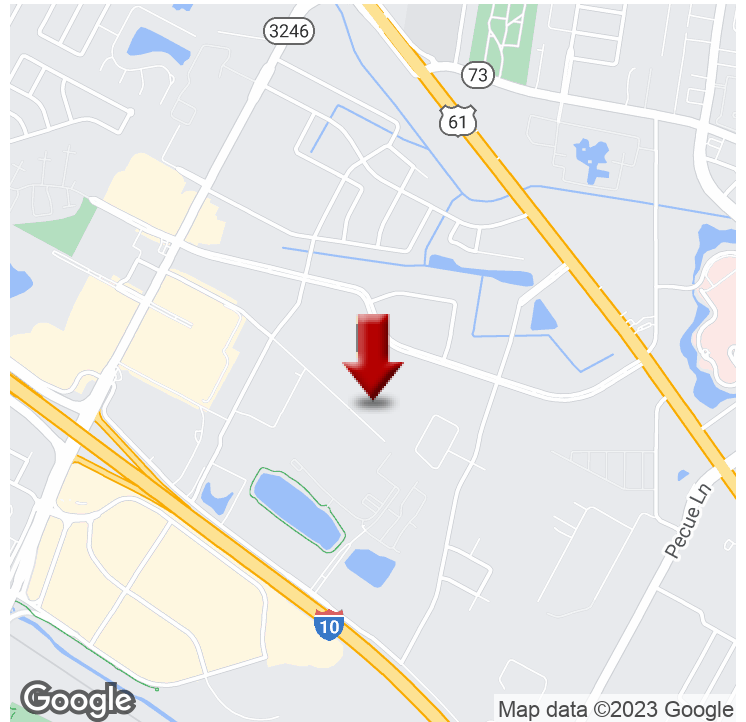


# LAND AVAILABLE FOR LEASE

11565 Honore Ln , Baton Rouge, LA 70809



## OFFERING SUMMARY

**LEASE RATE:** \$9,033.25/Monthly

**LOT SIZE:** 4.977 Acres

## PROPERTY OVERVIEW

Commercial lot totaling 4.977 acres available for lease. Lot dimensions are 296x717. Current zoning is C-1. Asking rate is for unimproved lot. Lot can be stabilized at Tenants expense or Landlord may stabilize for increased lease rate. Lot is located adjacent to Amazon and Bethany Church. Contact broker for additional details.

**KW COMMERCIAL**  
8686 Bluebonnet Boulevard,  
Suite A  
Baton Rouge, LA 70810

**DAVID VERCHER**  
Director  
O: 225.405.3257  
yourccim@kw.com

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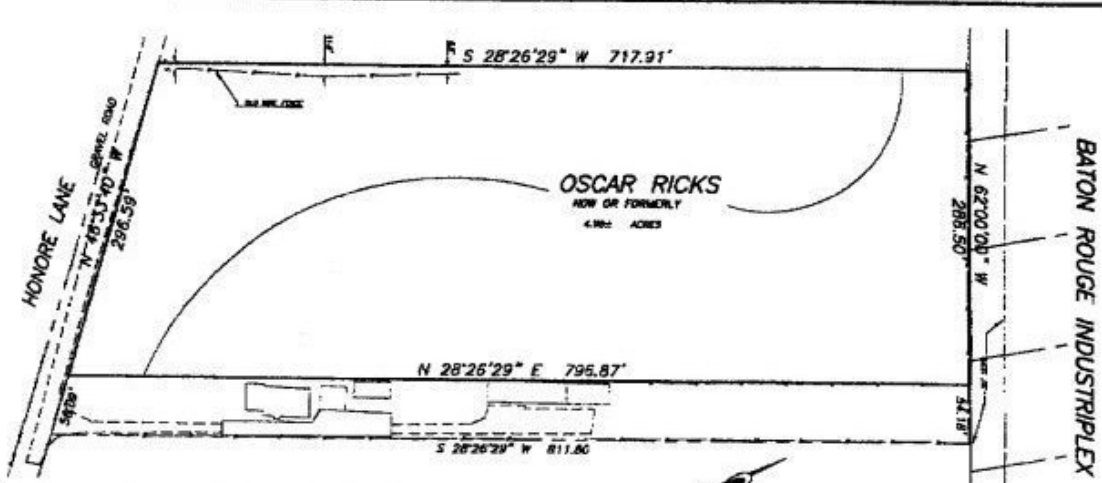
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PAGE: 2



**GENERAL NOTES:**

REFERENCE MAP 1: MAP SHOWING SURVEY OF THE JAMES CORNELLUS PROPERTY BY MT. ALEXANDER DAVID  
 DEC. 27, 1983  
 REFERENCE MAP 2: PLAT OF SURVEY OF 1 ACRE OUT OF 3 ACRES FOR ONESETH FORMER BY J.L.  
 REFERENCE MAP 3: DATED 4/2/83  
 BASE DEDICATION REFERENCE MAP 1  
 NOTE: FENCE LOCATIONS SHOWN ON THIS SURVEY ARE FOR GRAPHICAL REPRESENTATION ONLY. NO  
 DEDICATION REGARDING ANY POSSIBLE POSSESSORY RIGHTS IS MADE BY THE LAND SURVEYOR.  
 NOTE: THIS SURVEY IS SUBJECT TO THOSE FACTS WHICH MIGHT BE DISCLOSED BY A COMPLETE TITLE SEARCH.  
 CERTIFICATION DOES NOT EXTEND TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF AND  
 COMPENSATION TO THE LAND SURVEYOR.  
 THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF  
 PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR  
 GUARANTEE, EXPRESS OR IMPLIED.  
 THIS SURVEY IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS ESTABLISHED BY LA. REV.  
 STATUTES TITLE 46, CHAPTER 36, AS A CLASS C SURVEY.  
 6 - 2ND HIGH PIPE 0 - SET FROM PIPE "X" IN CONCRETE

MAP SHOWING SURVEY OF  
 AN UNDESIGNATED TRACT  
 THE FORMER OSCAR RICKS PROPERTY  
 SECTION 48, TOWNSHIP 8 SOUTH RANGE 2 EAST,  
 LOCATED ON HONORE LANE  
 EAST BATON ROUGE PARISH, LA.  
 FOR  
 MR. & MRS. DAVE BASU

I CERTIFY THAT I MADE THE ON THE GROUND SURVEY SHOWN HEREON, THAT IT IS IN  
 ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY AND THAT THERE ARE NO READILY  
 VISIBLE DISCREPANCIES EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED.

*elag*  
 CARL A. JEANSONNE, JR.  
 PROFESSIONAL LAND SURVEYOR  
 8/24/98  
 DATE



**BATON ROUGE LAND SURVEYING INC.**  
 3848 PLAZA TOWER DRIVE SUITE C  
 BATON ROUGE, LA. 70816 (504)283-0338  
 W.D. # 98-0396 FIELDBOOK 263  
 CAD FILE: CAU\SURV\ACAD14\DISK130\HONORE-BASU

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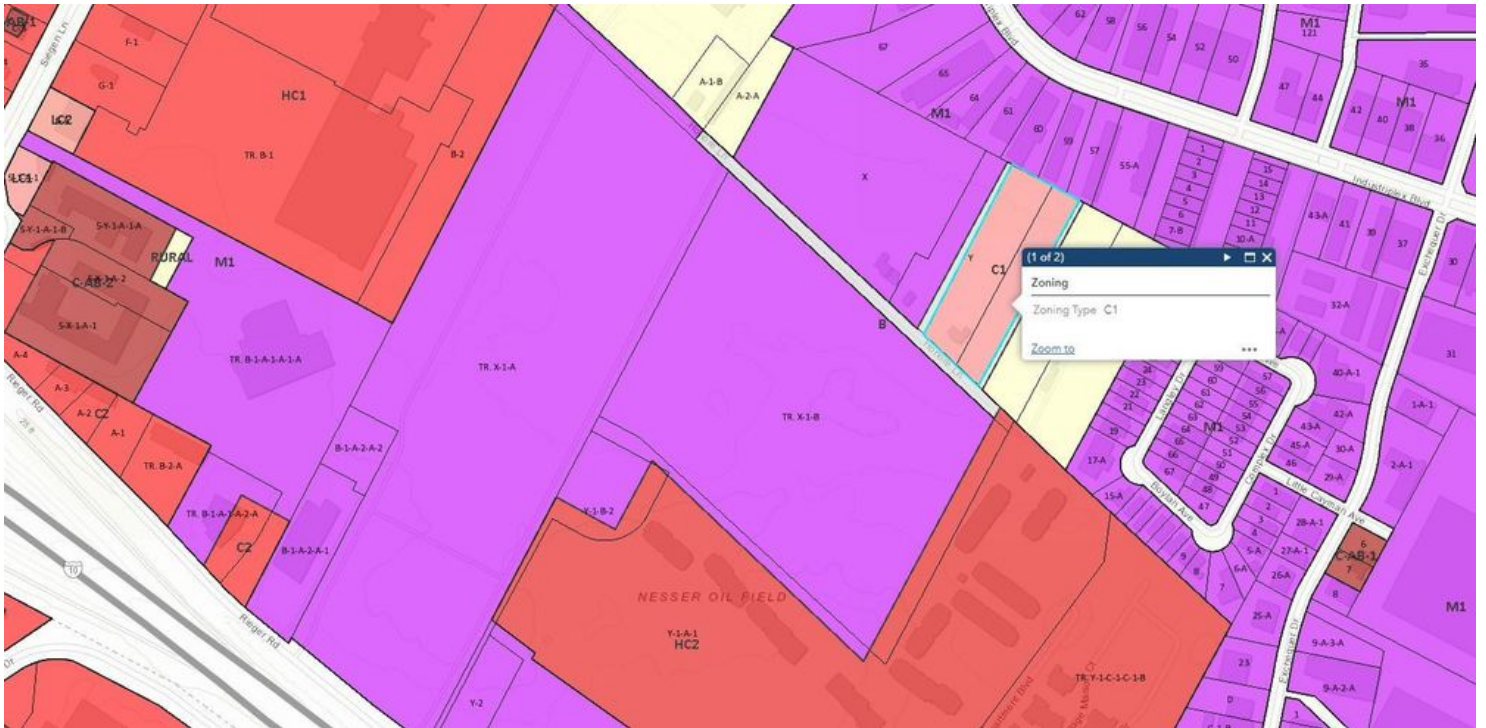
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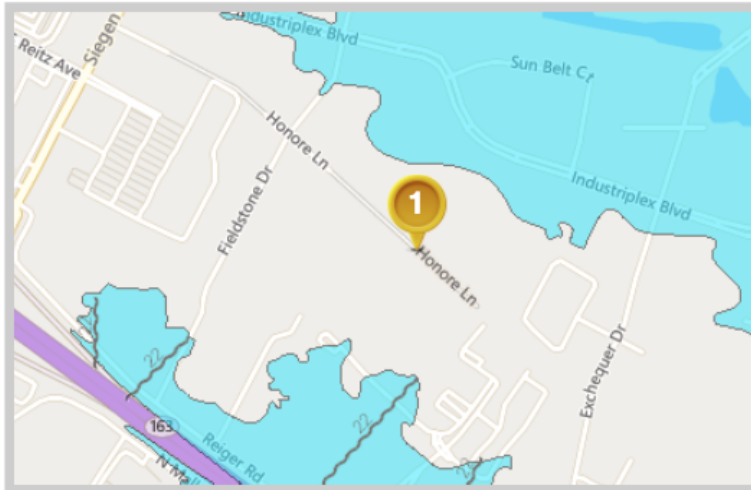
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## Louisiana Flood Map 11565 Honore Ln Baton Rouge LA 70809



### Visible Layers

Effective FIRM

Bing Roads

### Point Coordinates

Point #	Lat., Long.
1	30.3833, -91.0543

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0270E 5/2/2008	X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	out	33.6	N/A

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

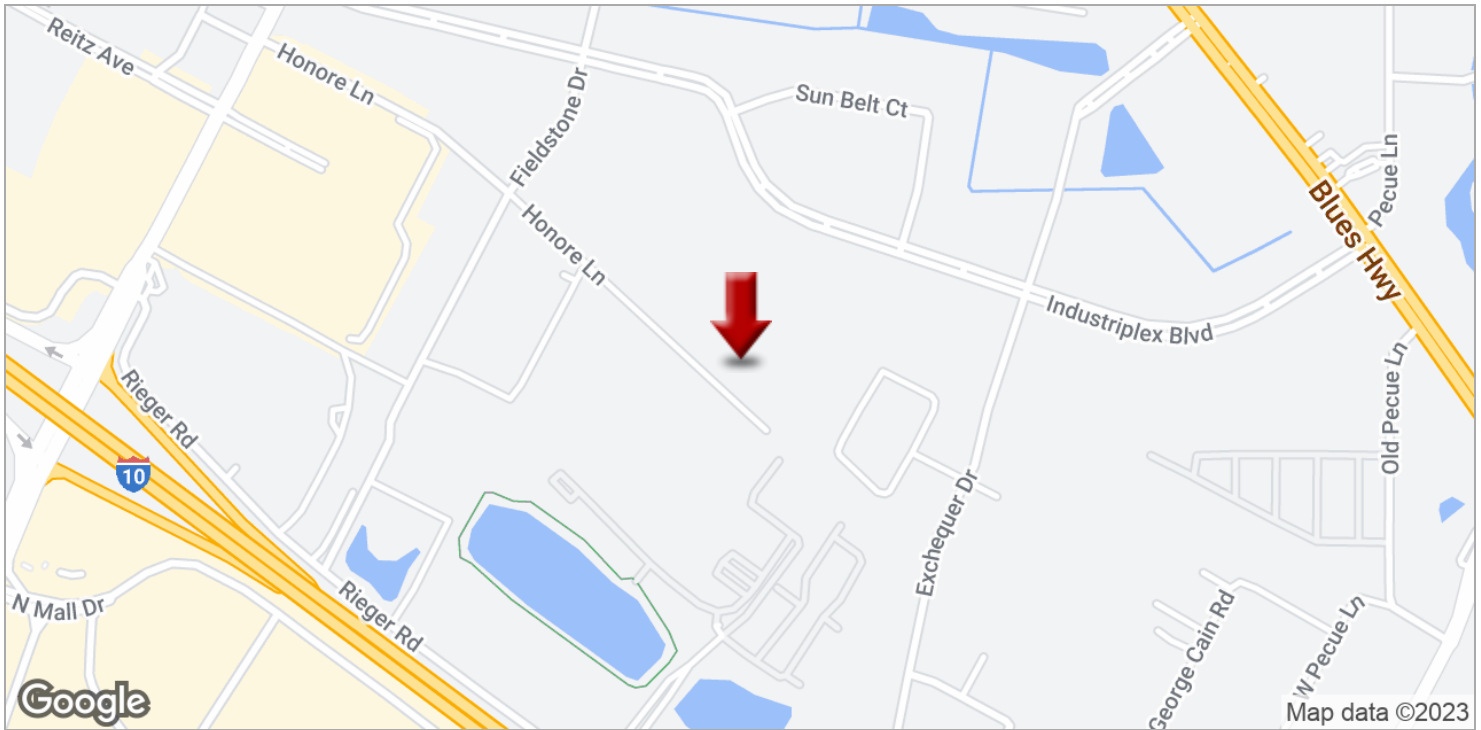
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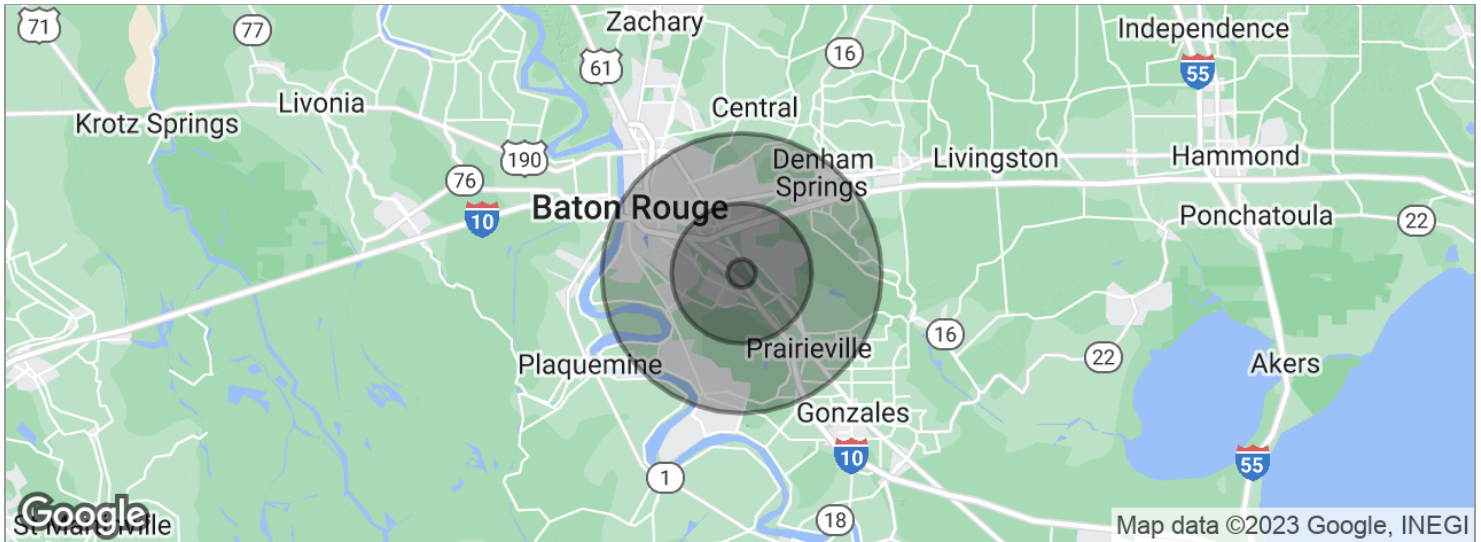
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,266	142,984	417,067
Median age	34.9	37.1	34.1
Median age (male)	31.2	34.8	32.3
Median age (Female)	37.2	39.1	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,285	59,651	160,722
# of persons per HH	2.5	2.4	2.6
Average HH income	\$95,031	\$84,372	\$71,671
Average house value	\$325,114	\$267,032	\$247,914

*\* Demographic data derived from 2020 ACS - US Census*

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