



# VACANT TRACT ON PERKINS NEAR HIGHLAND RD

17294 PERKINS RD BATON ROUGE, LA 70810



## OFFERED: FOR SALE

# SALE PRICE: \$500,000 (\$8.63/SF)

## ±1.33 ACRES | ±147' FRONTAGE

- Zoned C-2/Heavy Commercial
- Very close proximity to The Country Club of Louisiana and Santa Maria subdivisions
- 100% Wooded

### CONTACT:

COLE BREWTON  
936.585.3132

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 ±1.33-acre tract is situated between I-10 and Perkins Rd and has approximately 147' of frontage on Perkins Rd.
- It is located just north of the Highland Rd / I-10 interchange and near the Country Club of Louisiana, Highland Park Marketplace shopping center, and Blue Bayou waterpark.
- The wooded tract consists of 2 lots and is bordered by Hollingsworth Equipment and the LA Nursing Board.
- Zoned C-2 / Heavy Commercial

### CONTACT:

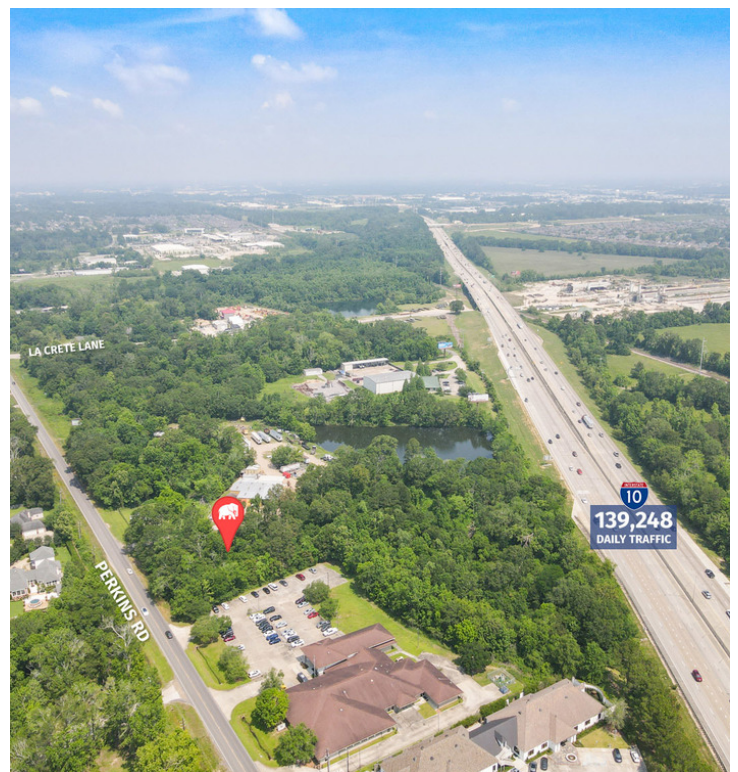
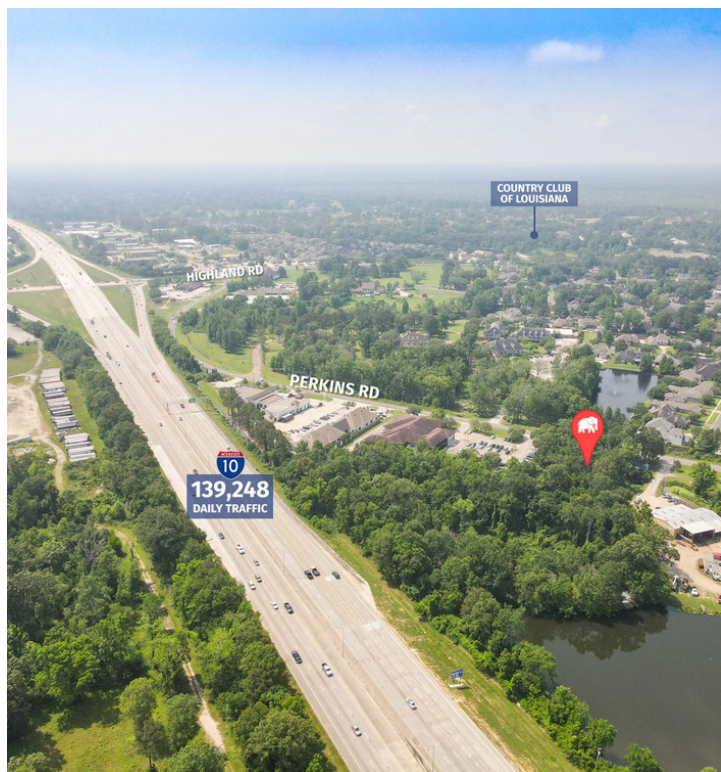
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# INTERIOR PHOTOS



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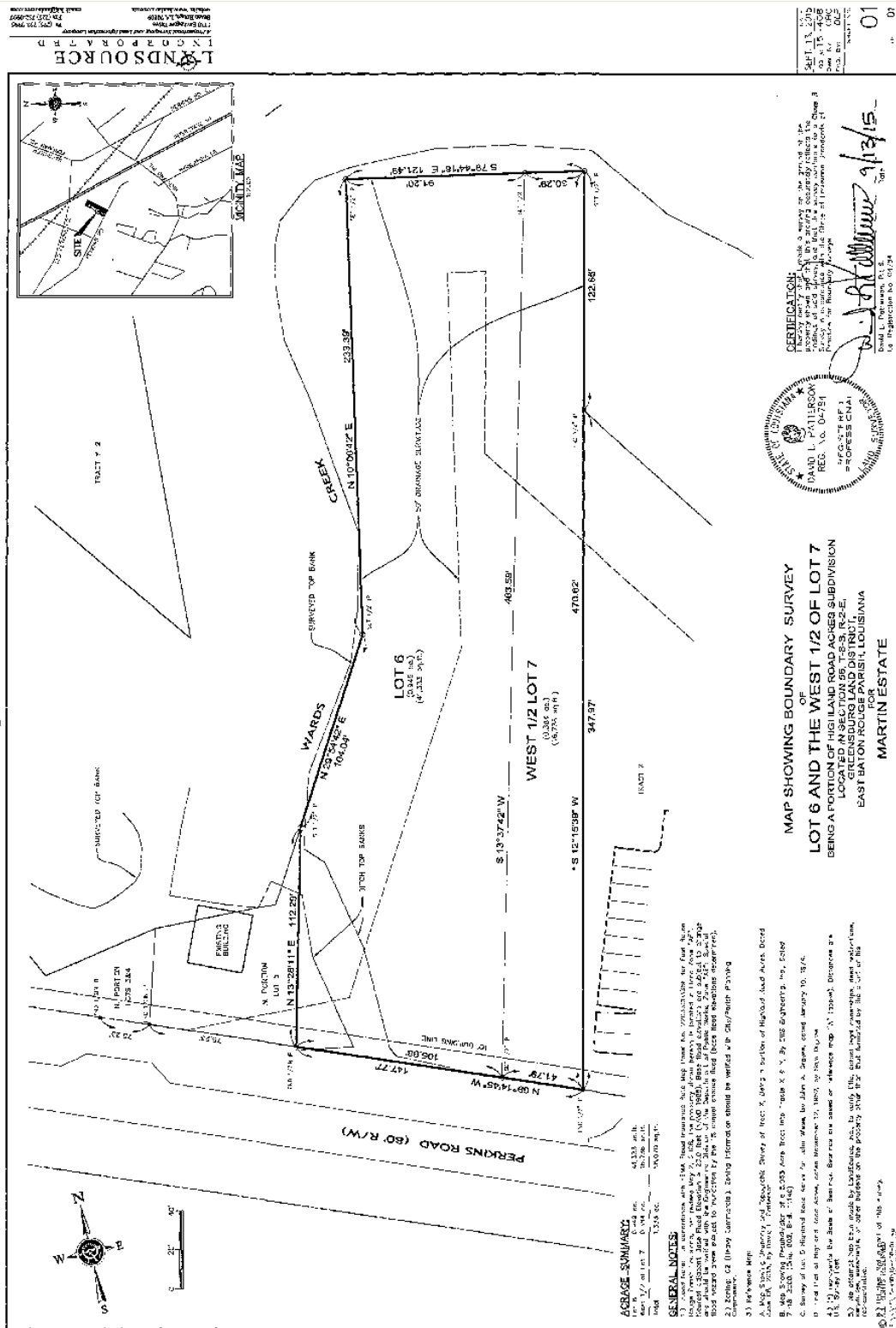
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# SURVEY

Orig: 39 / Bndl: 12714

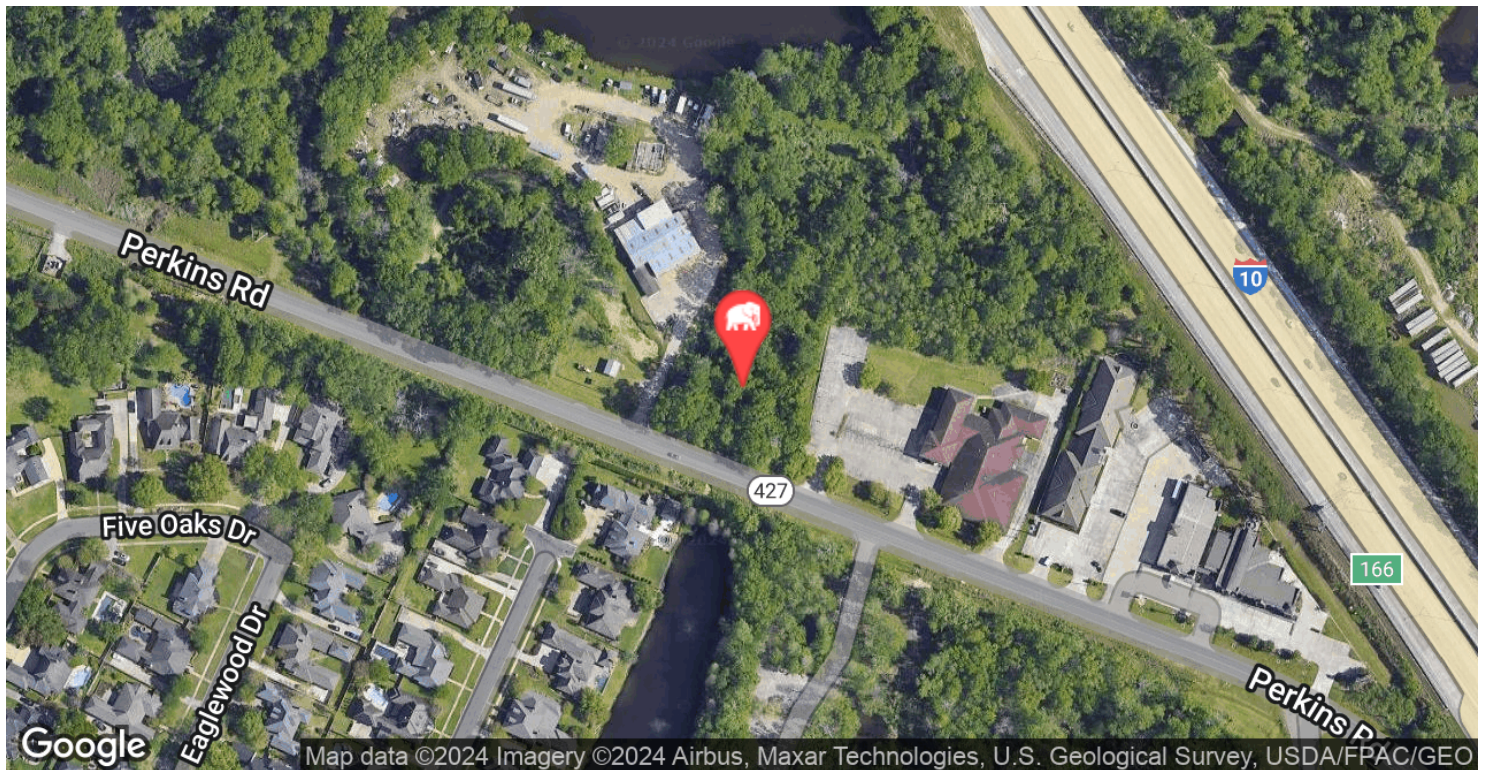
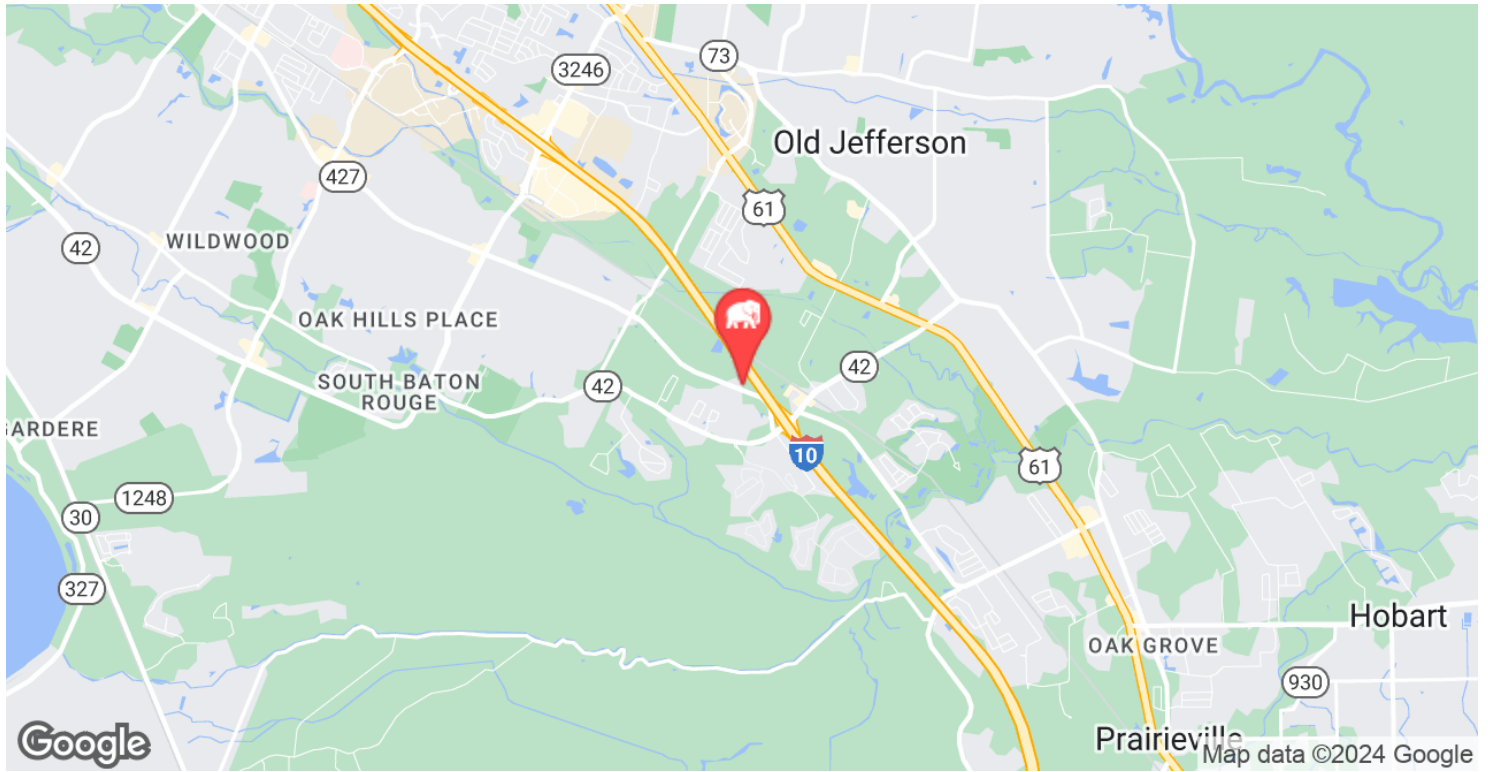


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# LOCATION MAPS



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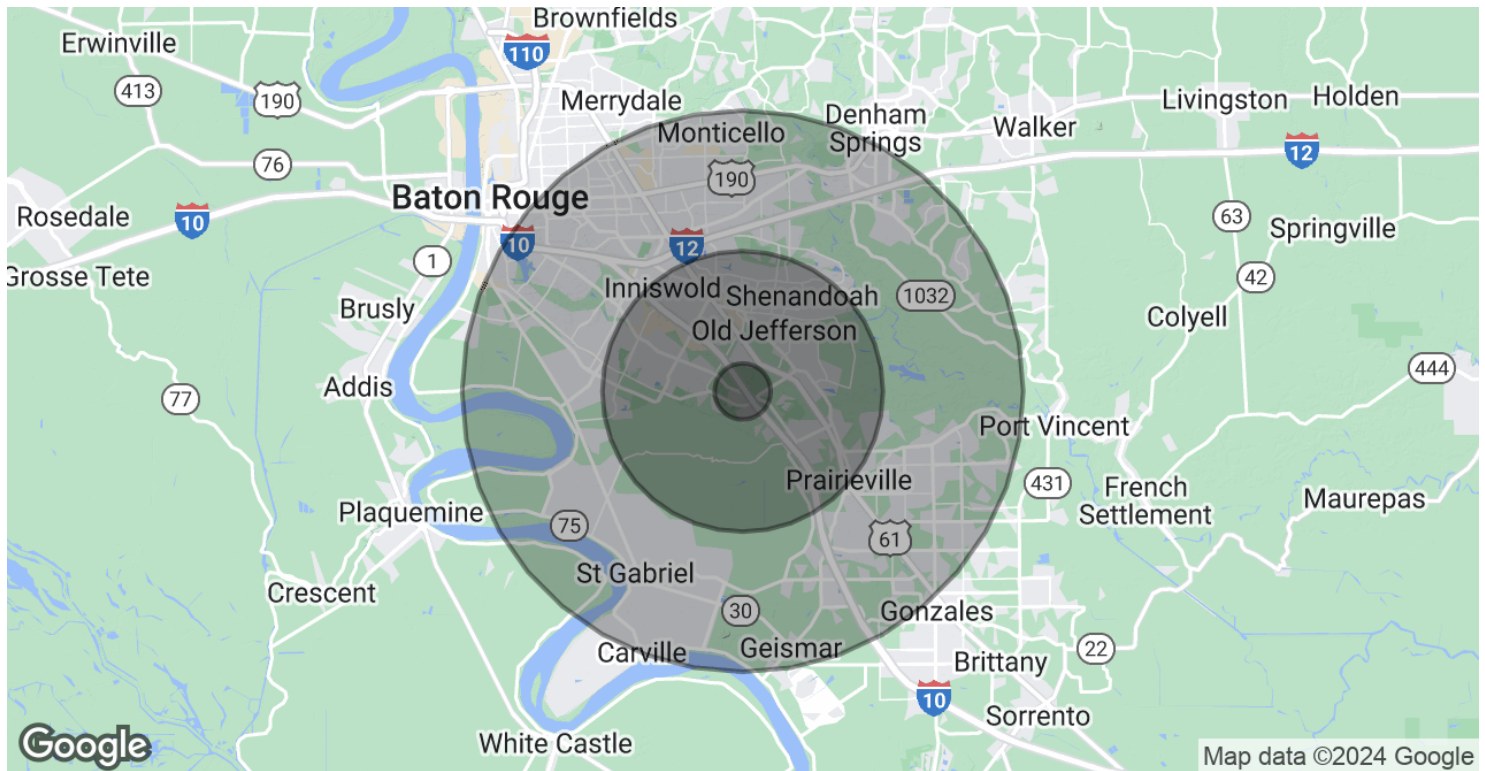
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,273	88,747	343,541
Average Age	35.1	37.4	35.0
Average Age (Male)	30.4	36.2	33.2
Average Age (Female)	37.6	38.5	36.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	875	35,001	133,561
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$116,472	\$95,203	\$78,827
Average House Value	\$413,904	\$280,966	\$253,439

\* Demographic data derived from 2020 ACS - US Census

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