



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



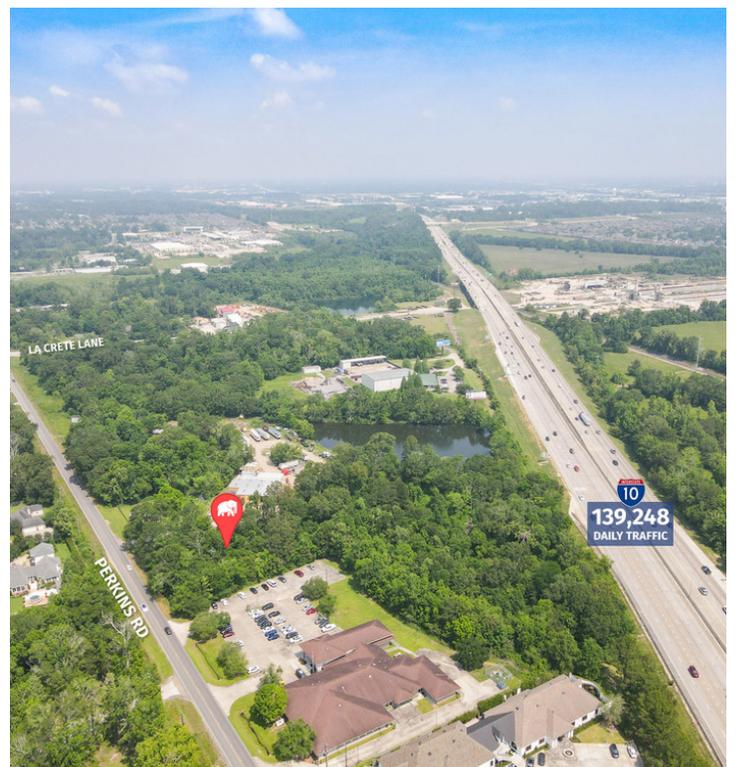
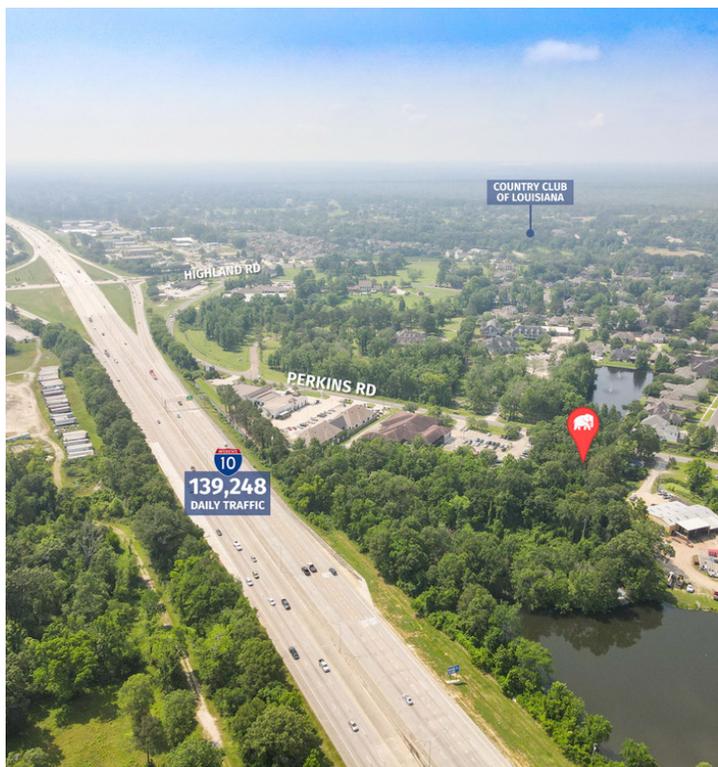
PROPERTY SUMMARY

- 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

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INTERIOR PHOTOS

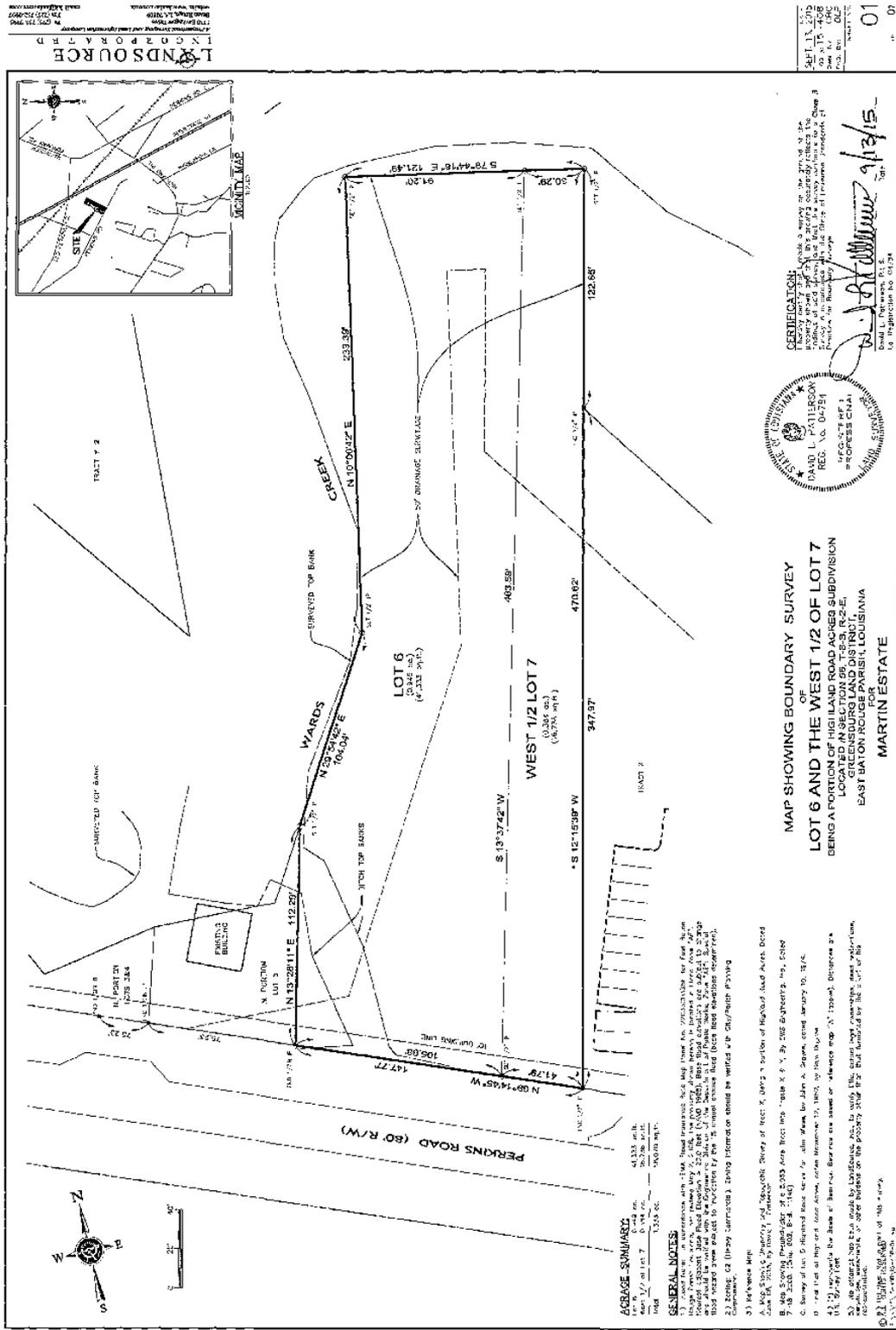


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SURVEY

Orig: 39 / Bndl: 12714



CERTIFICATION:
 I, the undersigned, being a duly qualified and licensed Surveyor in the State of Louisiana, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations of the survey shown on this plan, and that the same conform to the provisions of the Act of the Legislature of the State of Louisiana, passed at the Regular Session of 1908, and amended by the Acts of the Legislature of the State of Louisiana, passed at the Extraordinary Session of 1910, and at the Regular Session of 1912, and at the Regular Session of 1914, and at the Regular Session of 1916, and at the Regular Session of 1918, and at the Regular Session of 1920, and at the Regular Session of 1922, and at the Regular Session of 1924, and at the Regular Session of 1926, and at the Regular Session of 1928, and at the Regular Session of 1930, and at the Regular Session of 1932, and at the Regular Session of 1934, and at the Regular Session of 1936, and at the Regular Session of 1938, and at the Regular Session of 1940, and at the Regular Session of 1942, and at the Regular Session of 1944, and at the Regular Session of 1946, and at the Regular Session of 1948, and at the Regular Session of 1950, and at the Regular Session of 1952, and at the Regular Session of 1954, and at the Regular Session of 1956, and at the Regular Session of 1958, and at the Regular Session of 1960, and at the Regular Session of 1962, and at the Regular Session of 1964, and at the Regular Session of 1966, and at the Regular Session of 1968, and at the Regular Session of 1970, and at the Regular Session of 1972, and at the Regular Session of 1974, and at the Regular Session of 1976, and at the Regular Session of 1978, and at the Regular Session of 1980, and at the Regular Session of 1982, and at the Regular Session of 1984, and at the Regular Session of 1986, and at the Regular Session of 1988, and at the Regular Session of 1990, and at the Regular Session of 1992, and at the Regular Session of 1994, and at the Regular Session of 1996, and at the Regular Session of 1998, and at the Regular Session of 2000, and at the Regular Session of 2002, and at the Regular Session of 2004, and at the Regular Session of 2006, and at the Regular Session of 2008, and at the Regular Session of 2010, and at the Regular Session of 2012, and at the Regular Session of 2014, and at the Regular Session of 2016, and at the Regular Session of 2018, and at the Regular Session of 2020, and at the Regular Session of 2022, and at the Regular Session of 2024.

DAVID L. PATTERSON
 REG. NO. 0-751
 PROFESSIONAL SURVEYOR
 STATE OF LOUISIANA

David L. Patterson
 4/13/15

David L. Patterson, P.E.
 1014 Jackson St. #1234
 Baton Rouge, LA 70801

MAP SHOWING BOUNDARY SURVEY OF LOT 6 AND THE WEST 1/2 OF LOT 7 BEING A PORTION OF HIGHLAND ROAD ACRES SUBDIVISION LOCATED IN SECTION 56, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR MARTIN ESTATE

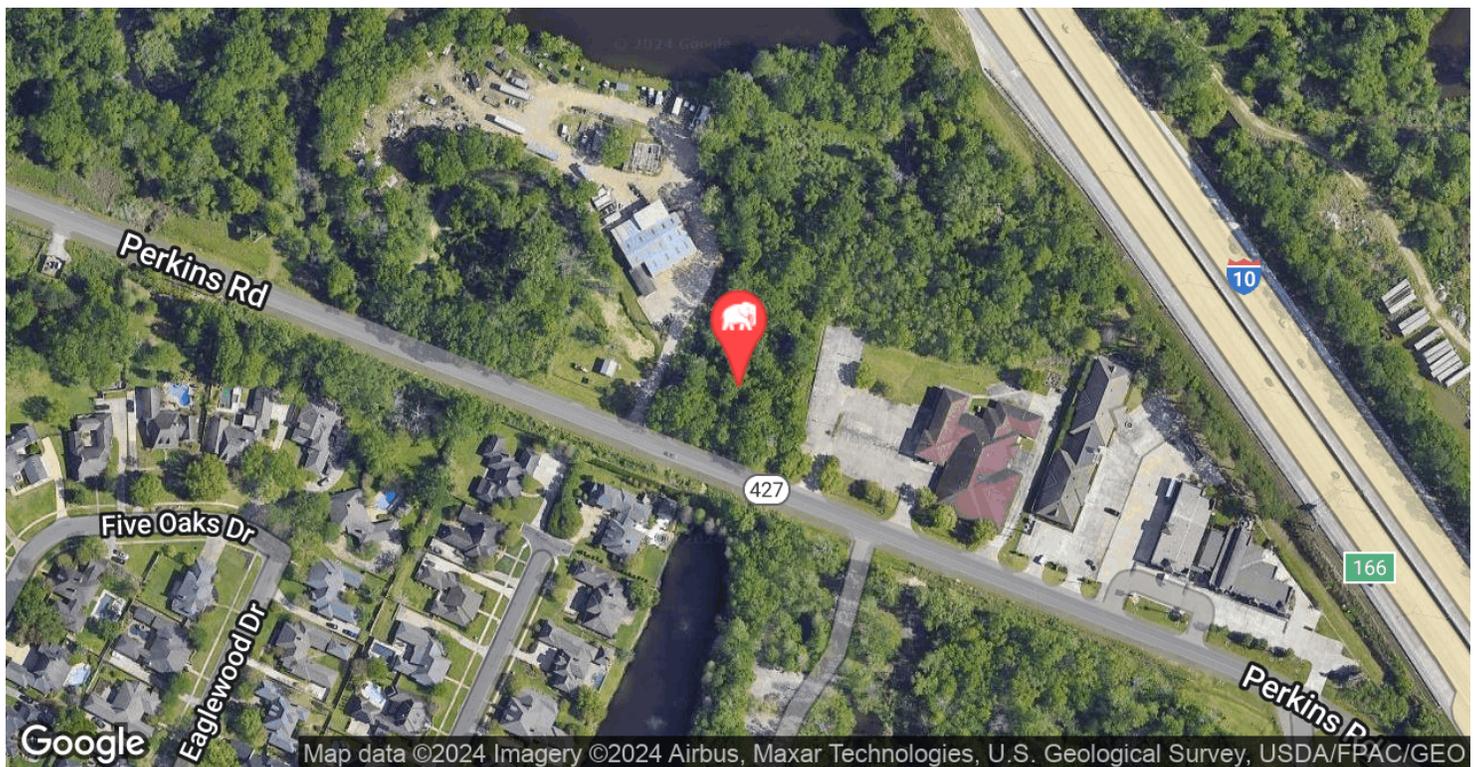
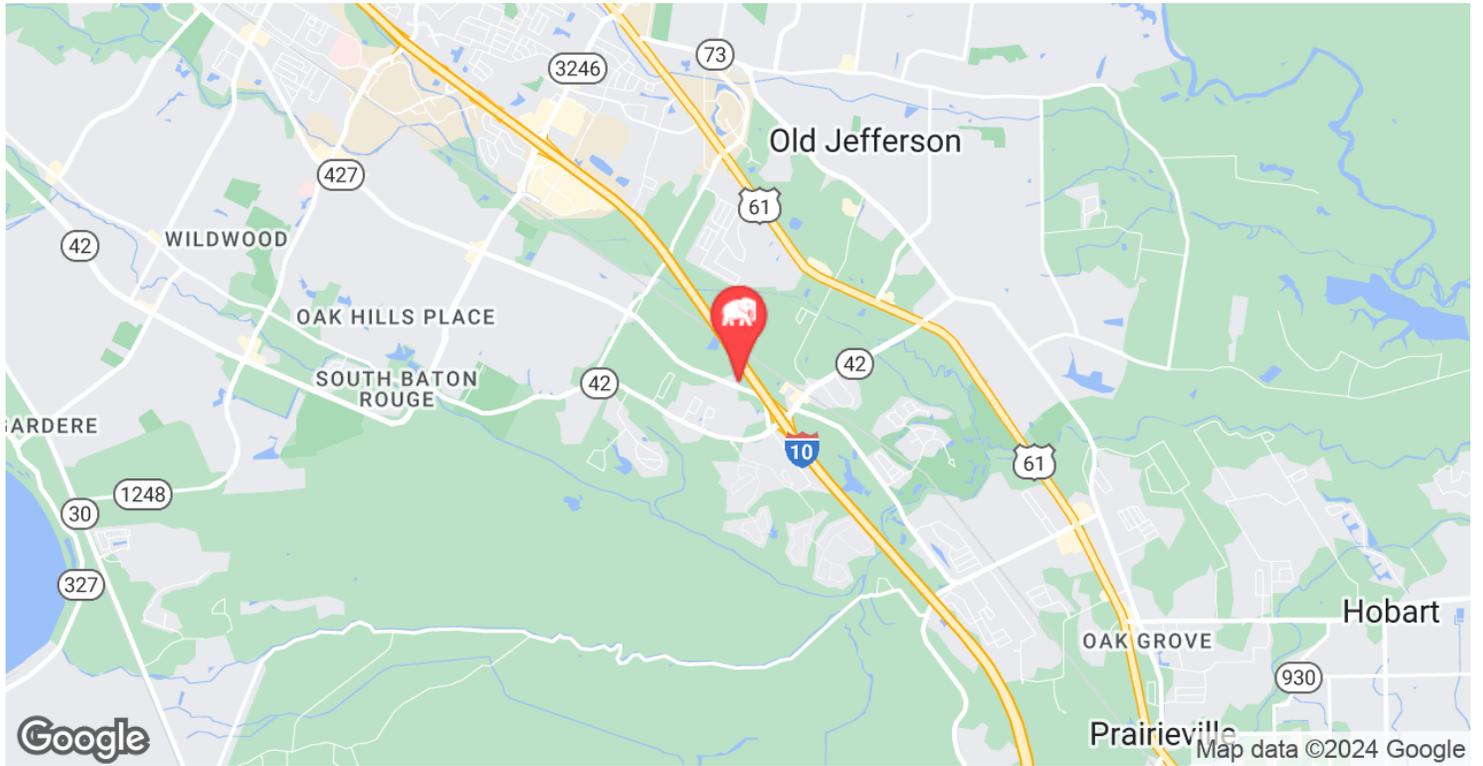
ACRAGE - SUMMARY
 Cont. Acreage 41.333 ac.
 Cont. Area 279,786 sq. ft.
 Total Area 279,786 sq. ft.
 Total Acreage 41.333 ac.

GENERAL NOTES:
 1. This survey was made from the field notes of the original survey of the land hereon shown, and the same are hereby certified to be a true and correct copy of the original field notes and computations of the survey shown on this plan, and that the same conform to the provisions of the Act of the Legislature of the State of Louisiana, passed at the Regular Session of 1908, and amended by the Acts of the Legislature of the State of Louisiana, passed at the Extraordinary Session of 1910, and at the Regular Session of 1912, and at the Regular Session of 1914, and at the Regular Session of 1916, and at the Regular Session of 1918, and at the Regular Session of 1920, and at the Regular Session of 1922, and at the Regular Session of 1924, and at the Regular Session of 1926, and at the Regular Session of 1928, and at the Regular Session of 1930, and at the Regular Session of 1932, and at the Regular Session of 1934, and at the Regular Session of 1936, and at the Regular Session of 1938, and at the Regular Session of 1940, and at the Regular Session of 1942, and at the Regular Session of 1944, and at the Regular Session of 1946, and at the Regular Session of 1948, and at the Regular Session of 1950, and at the Regular Session of 1952, and at the Regular Session of 1954, and at the Regular Session of 1956, and at the Regular Session of 1958, and at the Regular Session of 1960, and at the Regular Session of 1962, and at the Regular Session of 1964, and at the Regular Session of 1966, and at the Regular Session of 1968, and at the Regular Session of 1970, and at the Regular Session of 1972, and at the Regular Session of 1974, and at the Regular Session of 1976, and at the Regular Session of 1978, and at the Regular Session of 1980, and at the Regular Session of 1982, and at the Regular Session of 1984, and at the Regular Session of 1986, and at the Regular Session of 1988, and at the Regular Session of 1990, and at the Regular Session of 1992, and at the Regular Session of 1994, and at the Regular Session of 1996, and at the Regular Session of 1998, and at the Regular Session of 2000, and at the Regular Session of 2002, and at the Regular Session of 2004, and at the Regular Session of 2006, and at the Regular Session of 2008, and at the Regular Session of 2010, and at the Regular Session of 2012, and at the Regular Session of 2014, and at the Regular Session of 2016, and at the Regular Session of 2018, and at the Regular Session of 2020, and at the Regular Session of 2022, and at the Regular Session of 2024.

AGENCE - SUMMARY
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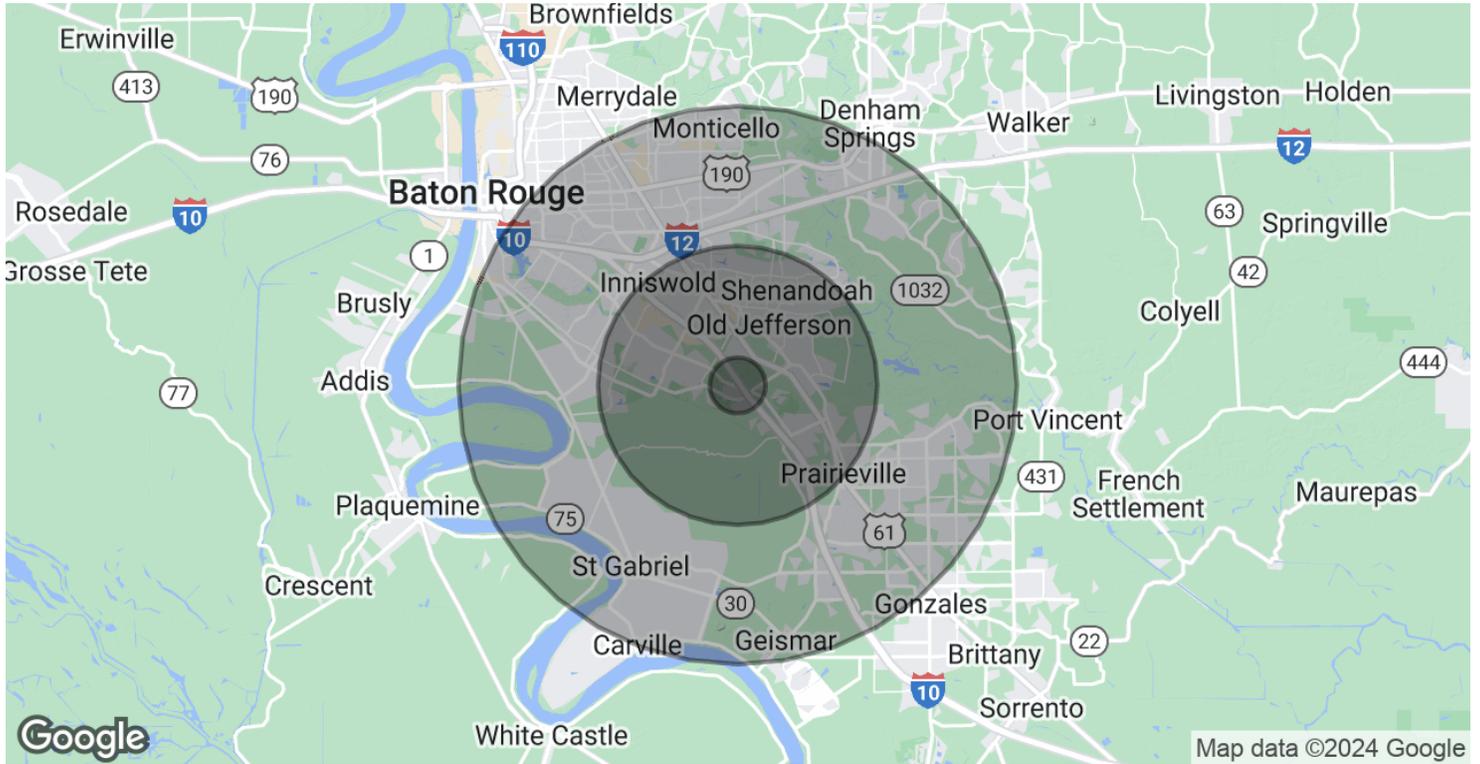
LOCATION MAPS



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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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