



# CLEARED INDUSTRIAL LOTS ON GREENWELL SPRINGS AT AIRLINE

7106, 7108 GREENWELL SPRINGS RD BATON ROUGE, LA 70805



## FOR SALE AND LEASE

## LEASE RATE: \$1,750 / MONTH

## ±1.42 ACRE | CLEARED LAND

### 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

- 7106, 7108 Greenwell Springs is a  $\pm 1.42$  acre package consisting of one  $\pm 0.70$  acre lot and one  $\pm 0.74$  acre lot. The land is cleared and vacant.
- The properties are both zoned M1 (light industrial) and X (minimal flood hazard).
- The properties are located on Greenwell Springs Rd at Patterson St ( $\pm 13,918$  daily traffic),  $\pm 0.2$  mile west of Wooddale Blvd.
- The properties enjoy just  $\pm 1$  minute access to Airline Hwy, a major thoroughfare running from Baton Rouge to New Orleans.
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# PROPERTY INFORMATION



## LOCATION INFORMATION

|                    |                                      |
|--------------------|--------------------------------------|
| Street Address     | 7106, 7108 Greenwell Springs         |
| City, State, Zip   | Baton Rouge, LA 70805                |
| County             | East Baton Rouge Parish              |
| Market             | LA - Baton Rouge                     |
| Subdivision        | Patterson Plaza                      |
| Cross-Streets      | Greenwell Springs Rd at Patterson St |
| Lots               | 3, 4                                 |
| Township           | 6S                                   |
| Range              | 1E                                   |
| Section            | 63                                   |
| Side Of The Street | Southeast                            |
| Road Type          | Paved                                |
| Nearest Highway    | Hwy 61 (Airline Hwy)                 |
| Nearest Airport    | Baton Rouge Metropolitan Airport     |

## PROPERTY INFORMATION

|                      |                                      |
|----------------------|--------------------------------------|
| Property Type        | Land                                 |
| Zoning               | M1 – Light Industrial                |
| Lot Size             | ±0.69 Acres                          |
| APN #                | 2317788, 2317796                     |
| Traffic Count        | ±13,918                              |
| Traffic Count Street | Greenwell Springs Rd at Patterson St |

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# AERIAL PHOTOS



## CONTACT:

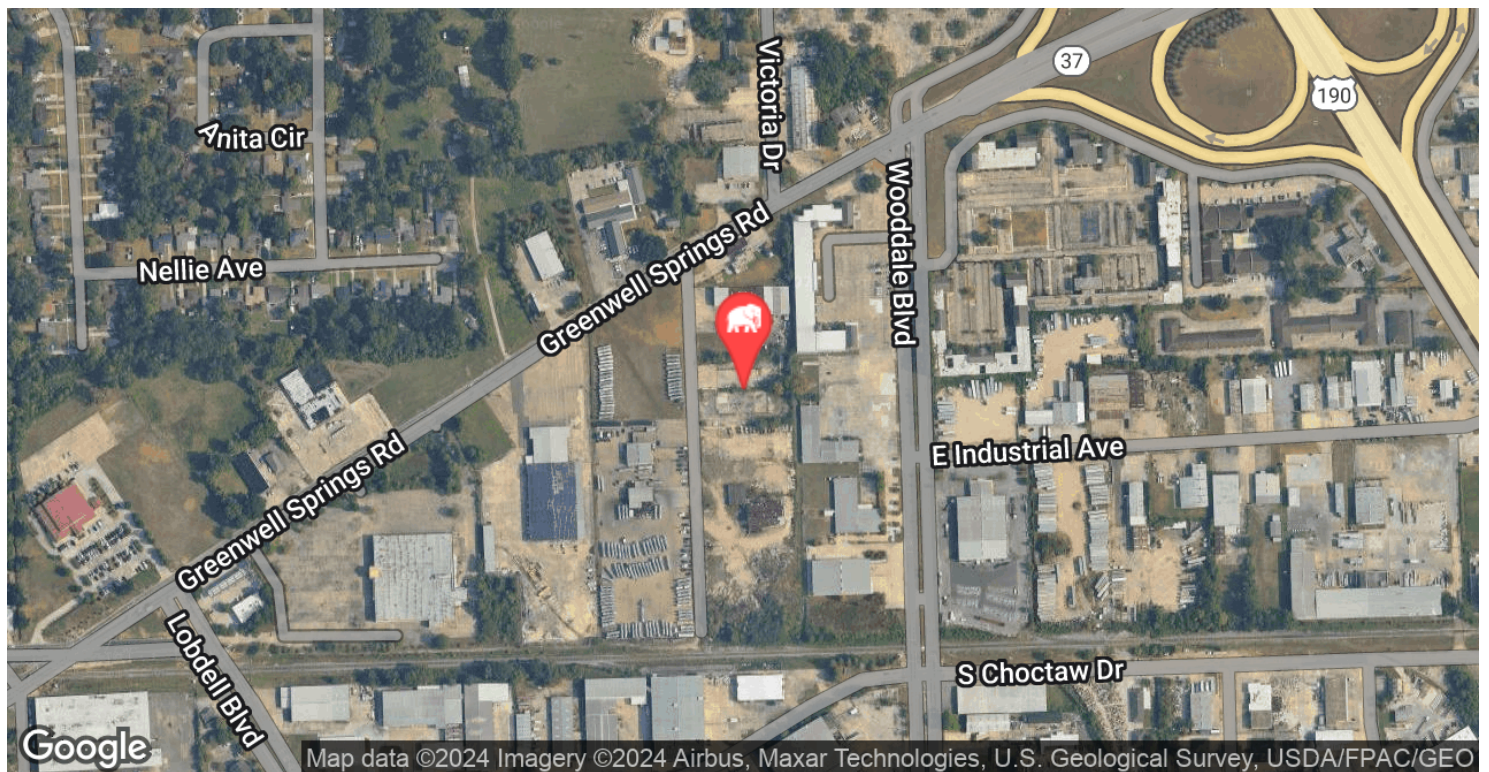
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# LOCATION MAP

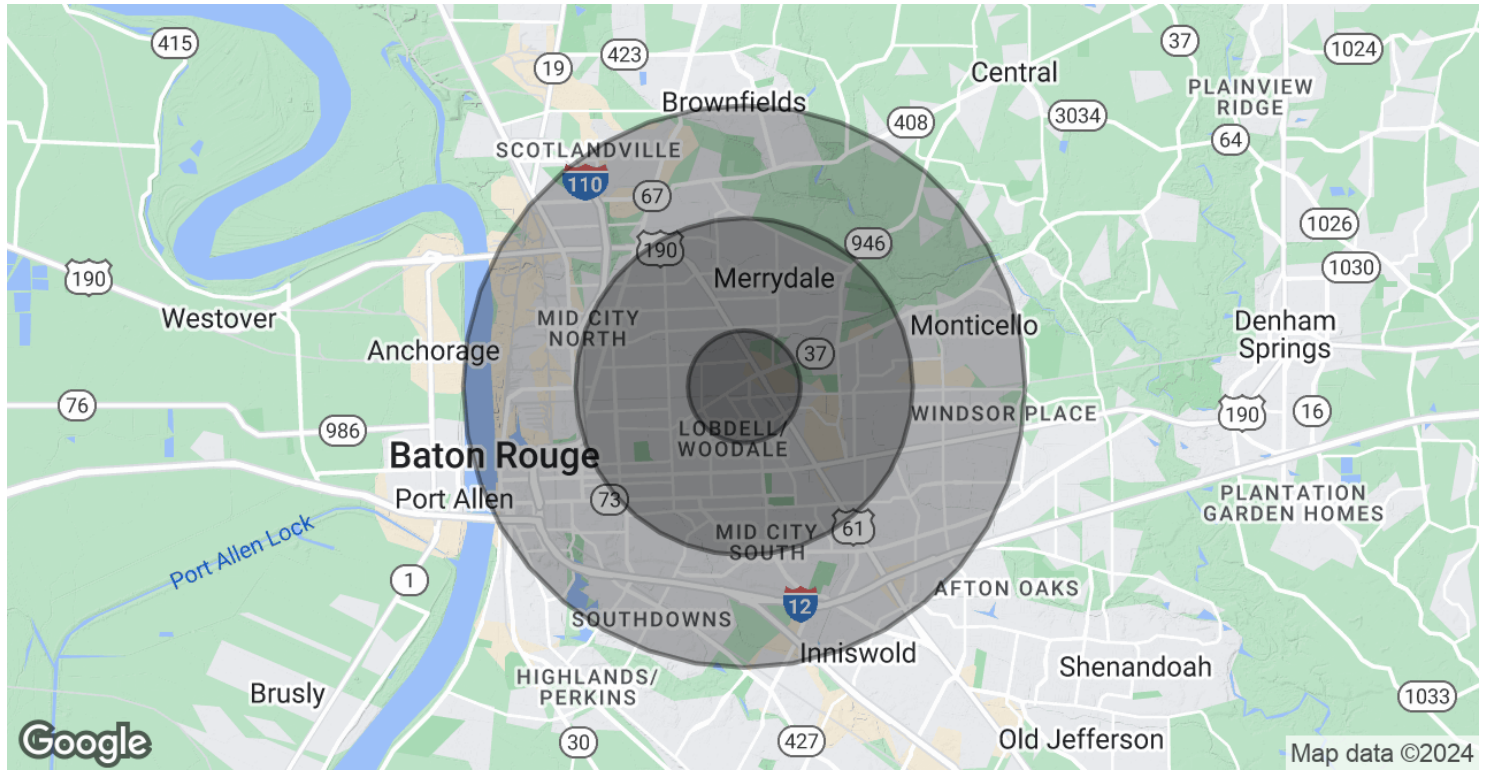
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# DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,679  | 82,507  | 181,618 |
| Average Age          | 32.4   | 35.7    | 35.8    |
| Average Age (Male)   | 37.6   | 33.9    | 34.1    |
| Average Age (Female) | 32.8   | 38.0    | 37.7    |

| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Total Households    | 4,295    | 36,925    | 82,591    |
| # of Persons per HH | 2.0      | 2.2       | 2.2       |
| Average HH Income   | \$29,201 | \$44,478  | \$62,243  |
| Average House Value | \$98,232 | \$150,843 | \$171,439 |

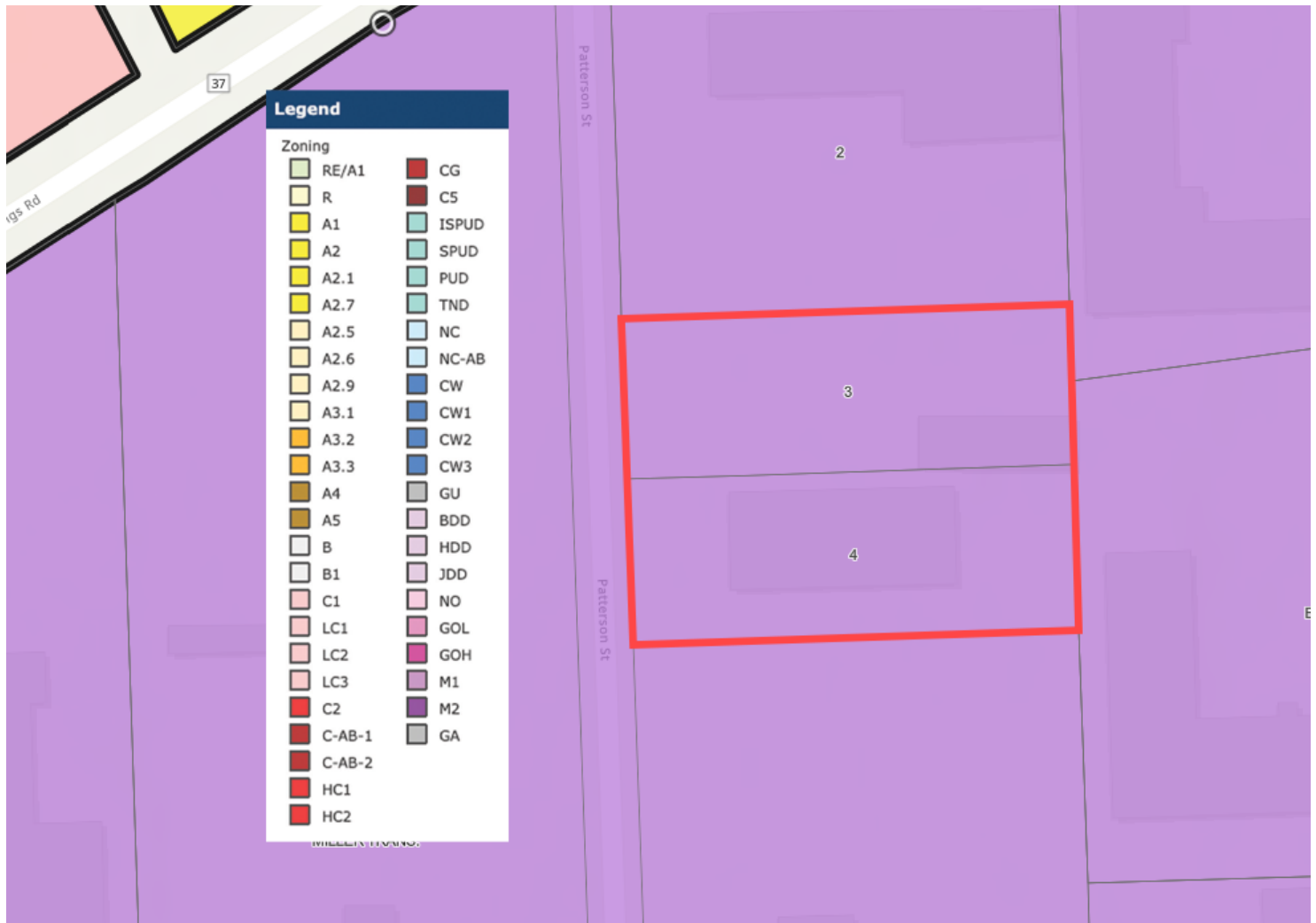
\* Demographic data derived from 2020 ACS - US Census

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# ZONING MAP



**M1 – LIGHT INDUSTRIAL**

Source: The municipality in which the property is located

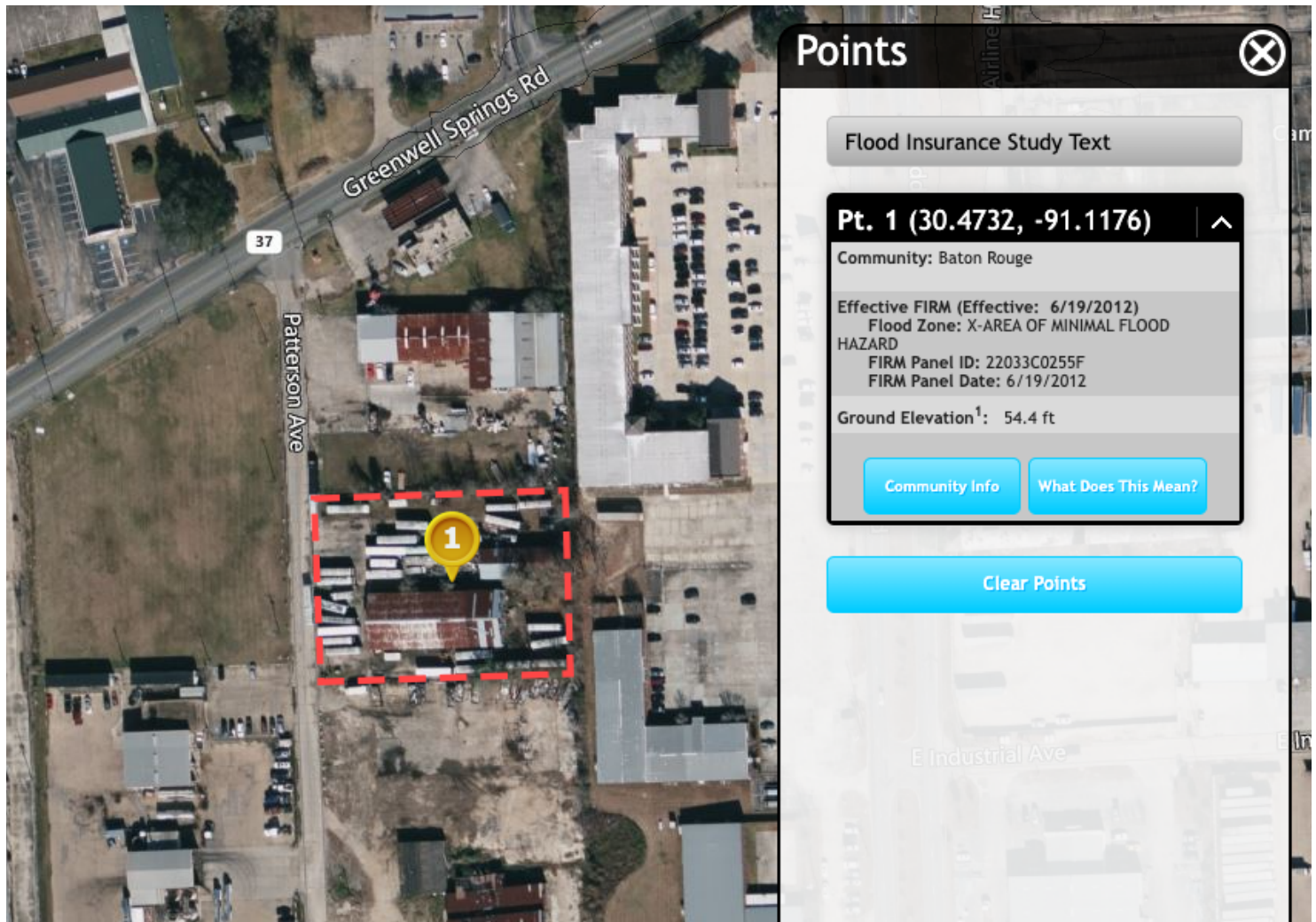
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# FLOOD ZONE MAP



## FLOOD ZONE X

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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