



±4.72 ACRES COMMERCIALLY-ZONED LAND NEAR BTR AIRPORT

4709 BLOUNT RD BATON ROUGE , LA 70807



OFFERED: FOR SALE

SALE PRICE: \$411,000 (\$2/SF)

±4.72 ACRES

- Zoned C2 (Heavy Commercial) and A1 (Single Family Residential)
- Over ±300 FT total frontage
- ±3 Minutes from the Baton Rouge Airport
- Potential for commercial or residential development

CONTACT:

JACOB LOVELAND
225.460.0877

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

- These commercial-zoned lots, featuring C2 (Heavy Commercial) and A1 (Single Family Residential), is well positioned between Plank Rd (Hwy 67) and Scotland Avenue (Hwy 19).
- The lot is ± 4.72 acres with over ± 300 feet of cumulative frontage on Blount Road.
- With the Baton Rouge Airport approximately ± 3 minutes away and easy access to two highways and I-110, this property has great investment opportunity.
- Potential for commercial or residential development.

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PROPERTY INFORMATION



LOCATION INFORMATION

| | |
|----------------------|----------------------------------------|
| Street Address | 4709 Blount Rd |
| City, State, Zip | Baton Rouge , LA 70807 |
| County | East Baton Rouge |
| Market | LA - Baton Rouge MSA |
| Subdivision | Gibbens Place |
| Nearest Intersection | Blount Rd / Airpark Blvd |
| Location Description | Lot 18 |
| Township | 6S |
| Range | 1E |
| Section | 75 |
| Side Of The Street | North, South |
| Road Type | Paved |
| Nearest Highway | Hwy 67 (Plank Rd) |
| Nearest Airport | Baton Rouge Metropolitan Airport (BTR) |

PROPERTY INFORMATION

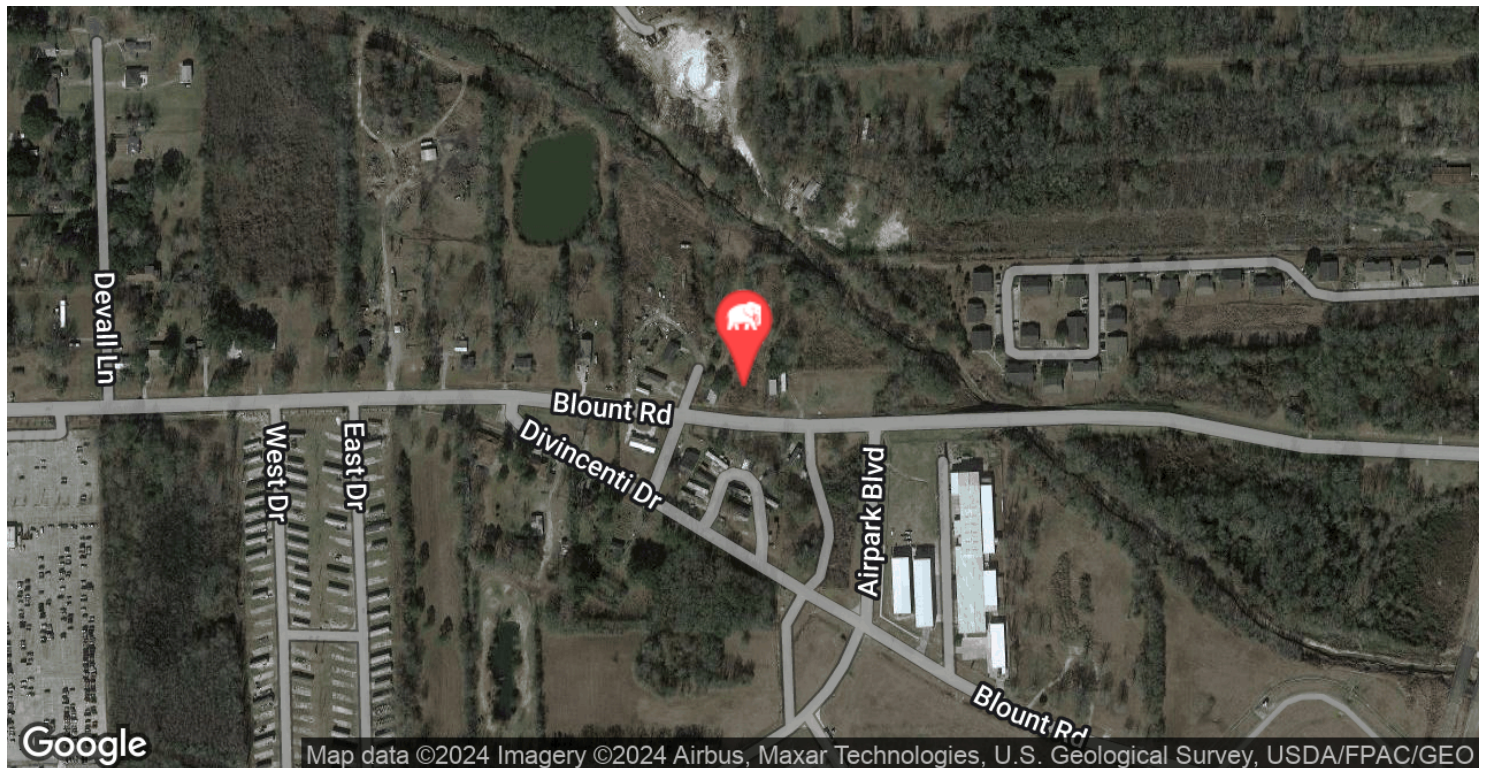
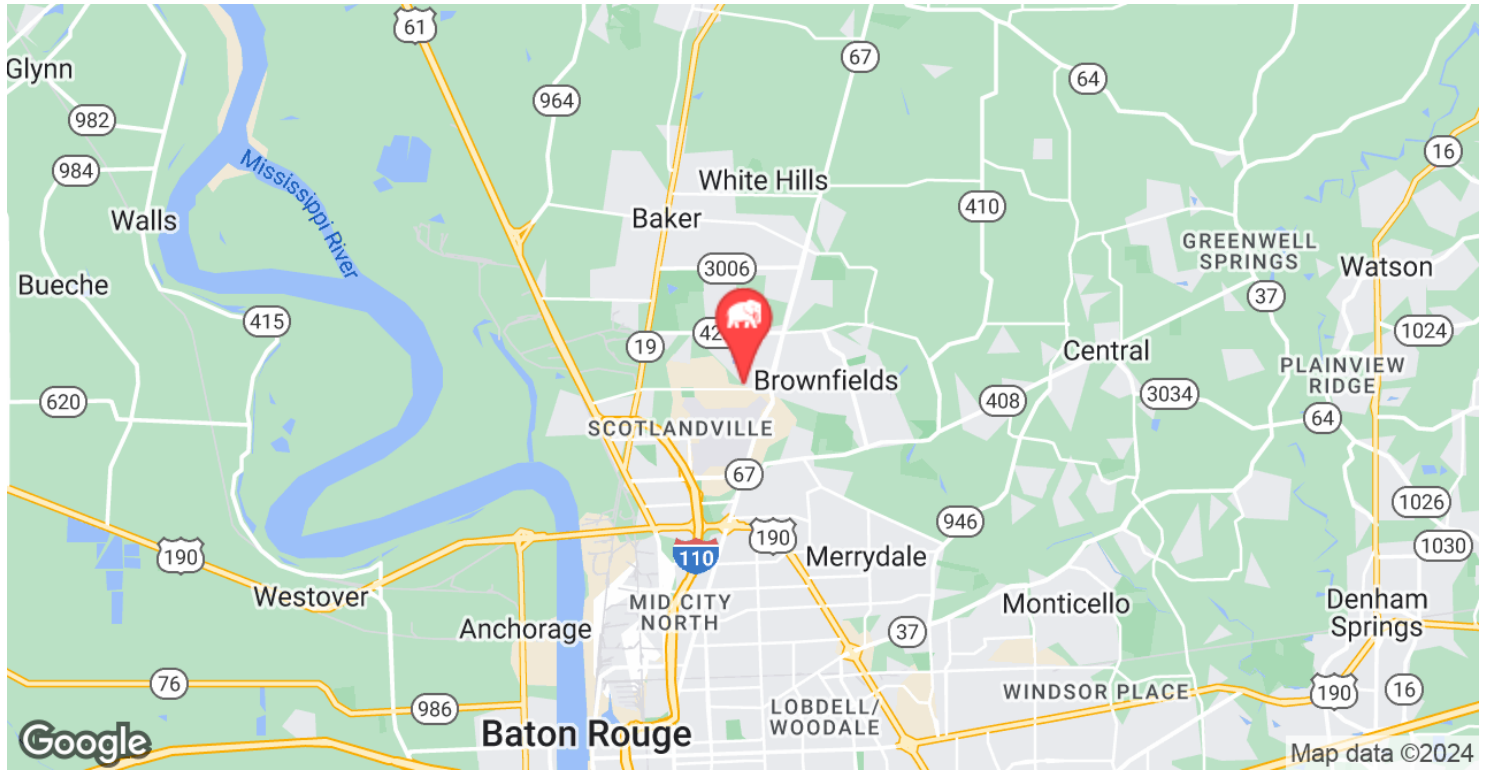
| | |
|---------------|--------------------------------------------------------|
| Property Type | Land |
| Zoning | C2 – Heavy Commercial / A1 – Single Family Residential |
| Lot Size | 4.72 Acres |
| APN # | 343005 |

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LOCATION MAP

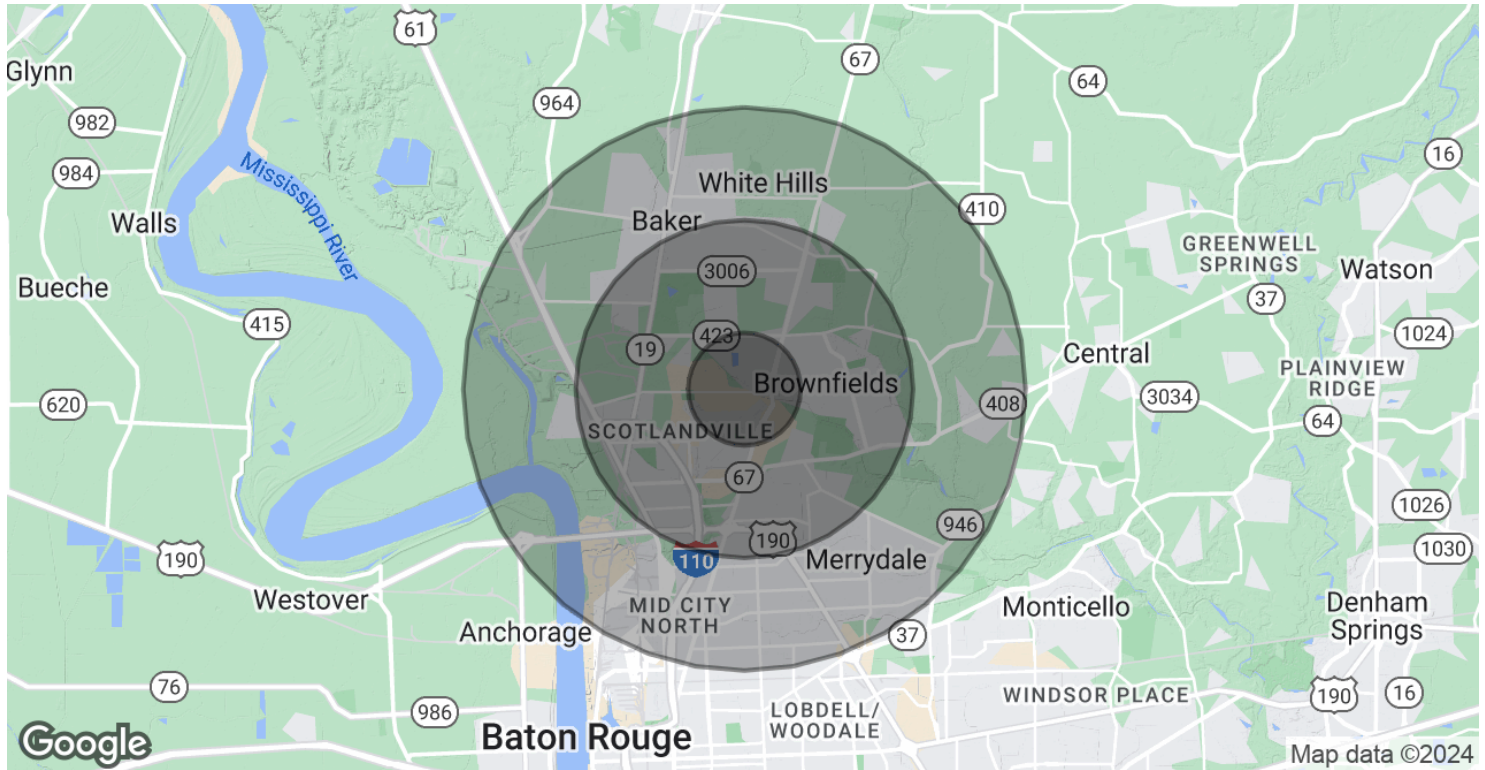
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 2,897 | 42,820 | 85,652 |
| Average Age | 38.3 | 34.5 | 34.0 |
| Average Age (Male) | 33.2 | 30.7 | 31.9 |
| Average Age (Female) | 41.0 | 36.8 | 35.7 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,014 | 16,084 | 33,340 |
| # of Persons per HH | 2.9 | 2.7 | 2.6 |
| Average HH Income | \$43,245 | \$51,249 | \$45,191 |
| Average House Value | \$130,061 | \$145,651 | \$132,543 |

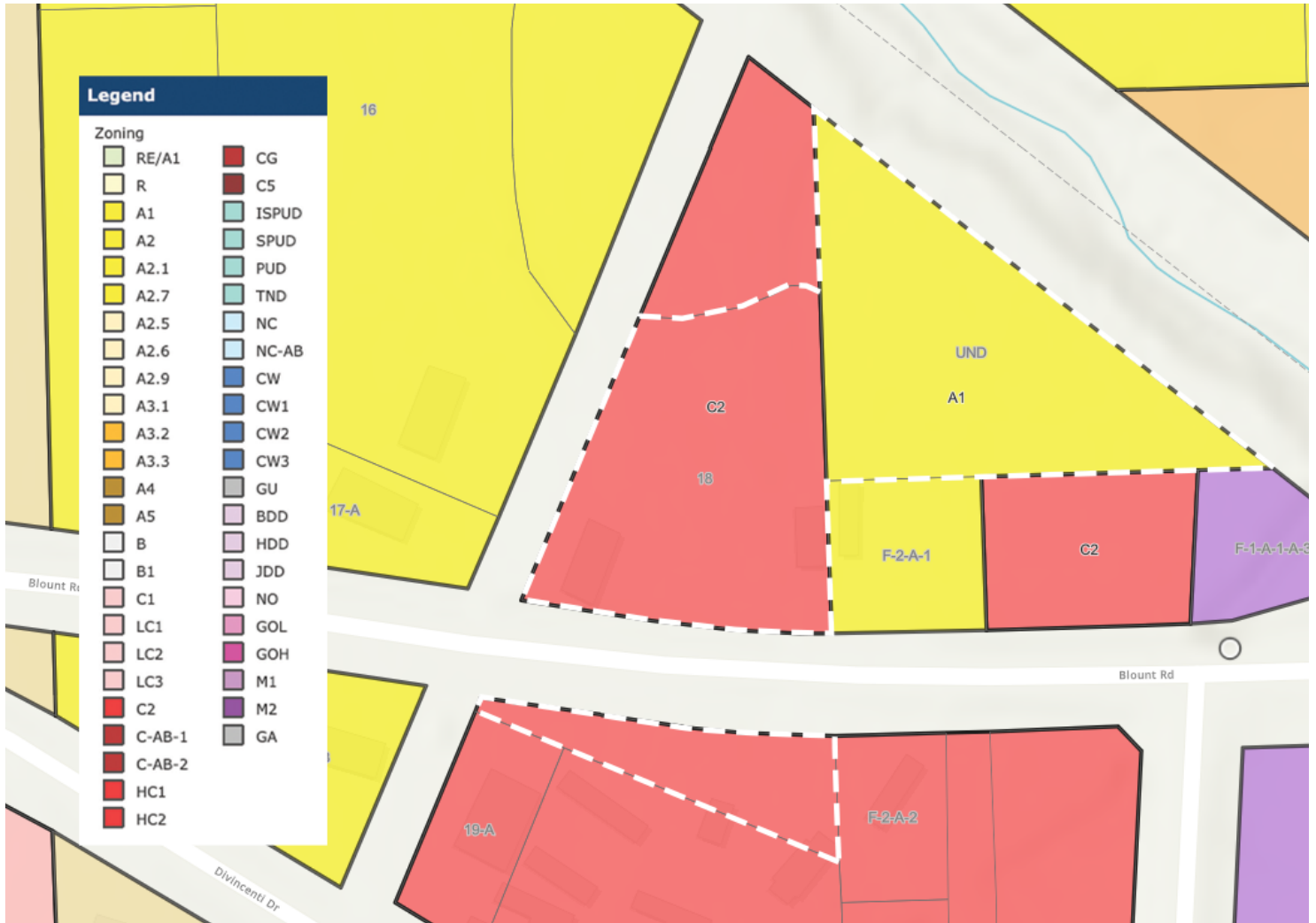
* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



C2 – HEAVY COMMERCIAL / A1 – SINGLE FAMILY RESIDENTIAL

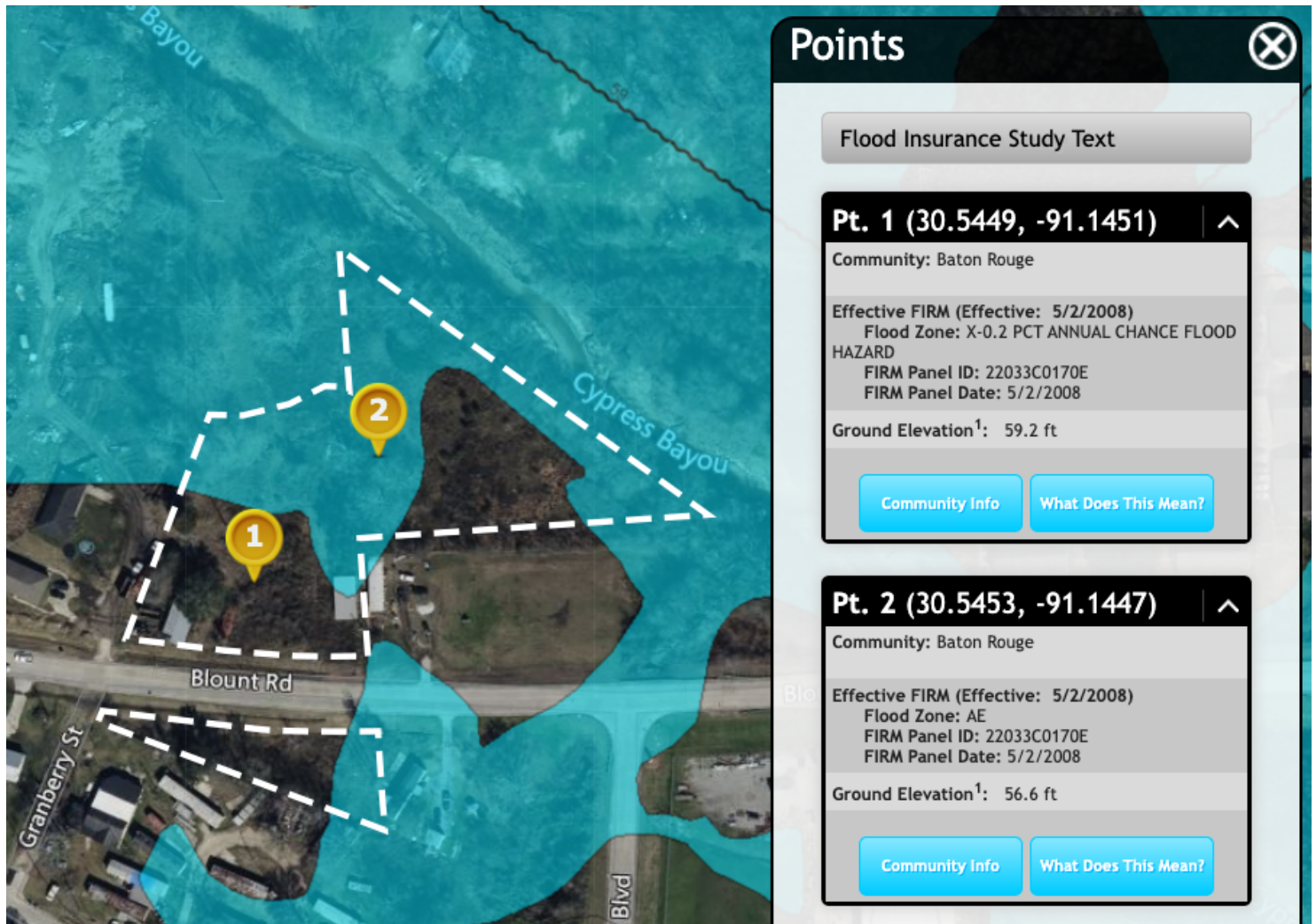
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONES X-0.2 PCT ANNUAL CHANCE AND AE

Source: maps.lsuagcenter.com/floodmaps

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