



±1.13 ACRES LOT NEAR HWY 16 INTERSECTION

TRACT B-1, B-2 BEND RD EXTENSION WATSON, LA 70706



FOR SALE

SALE PRICE: \$275,000 (\$5.59/SF)

±1.13 ACRES | 49,179 SF | 2 LOTS

- Cleared Land
- Adjacent to newly constructed McDonald's & Fast Pace Health Urgent Care
- Less than a minute from Hwy 16 at Hwy 1019 (±25,111 daily traffic)
- Retail dense corridor featuring national tenants

CONTACT:

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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

- Now available for sale, this package includes tracts B-1 and B-2 on Bend Rd Extension. The ±1.13 acres have been cleared.
- The land is located less than a minute from a highly visible intersection, Hwy 16 at Hwy 1019 (±25,111 daily traffic).
- The property is also adjacent to the newly constructed McDonald's and Fast Pace Health Urgent Care on Hwy 16.
- Hwy 16 is a retail dense corridor featuring national tenants such as Walgreens, Subway, Hancock Whitney, and Pizza Hut. There are also numerous local tenants near this intersection including Oak Point, Jolie Girl Boutique, Town Donuts & Breakfast, and Bernard's Family Pharmacy.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	Tract B-1, B-2 Bend Rd Extension
City, State, Zip	Watson, LA 70706
County	Livingston Parish
Market	LA - Baton Rouge MSA
Cross-Streets	Bend Road Ext at Hwy 16
Location Description	Lots B-1, B-2
Township	05
Range	2
Section	52
Side Of The Street	North
Road Type	Paved
Nearest Highway	Hwy 16
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Land - Commercial
Zoning	C-1 (Commercial) / R-4 (Multi-family Residential)
Lot Size	±1.13 Acres
APN #	0020537
Lot Frontage	±660.66 ft
Lot Depth	±184.51 ft

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INTERIOR PHOTOS



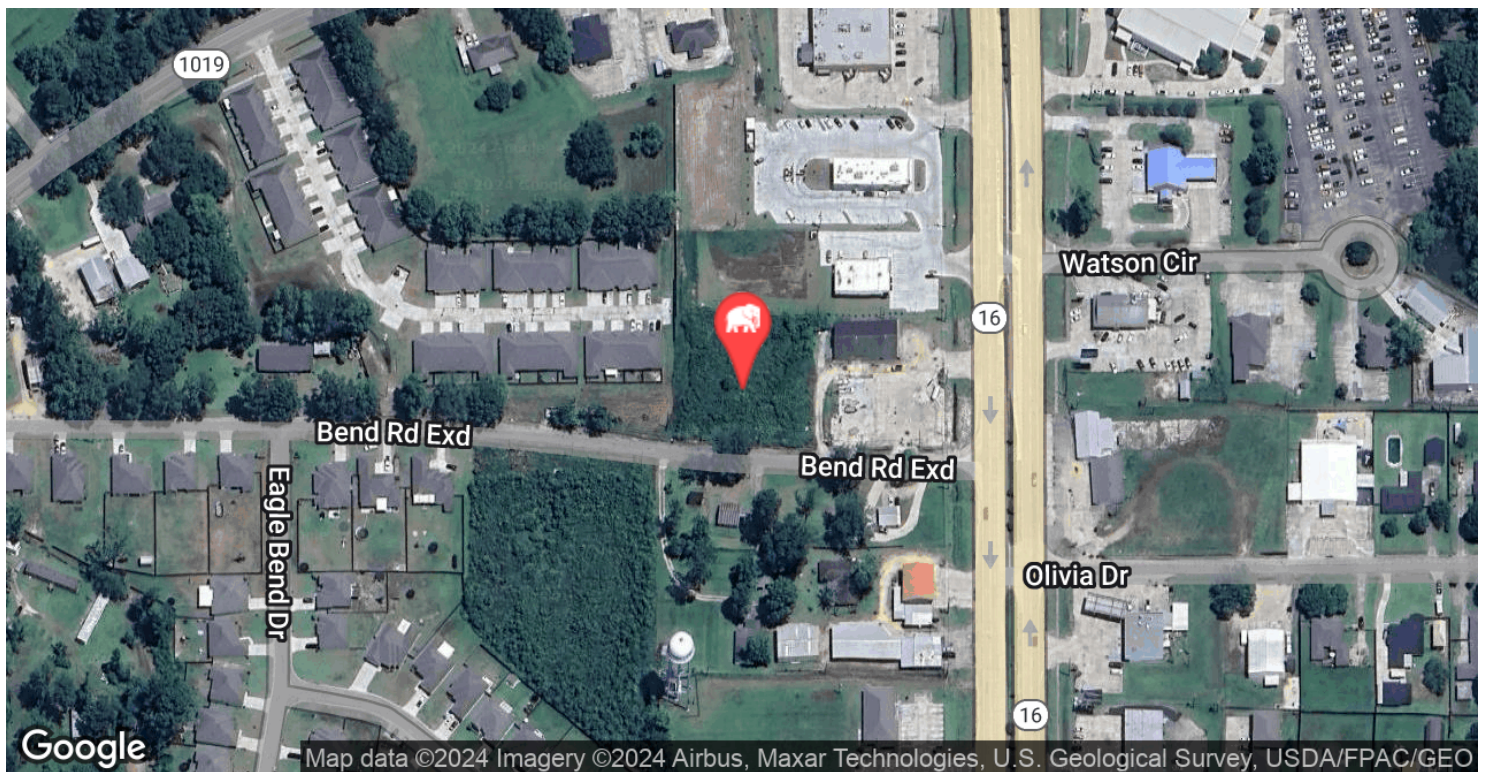
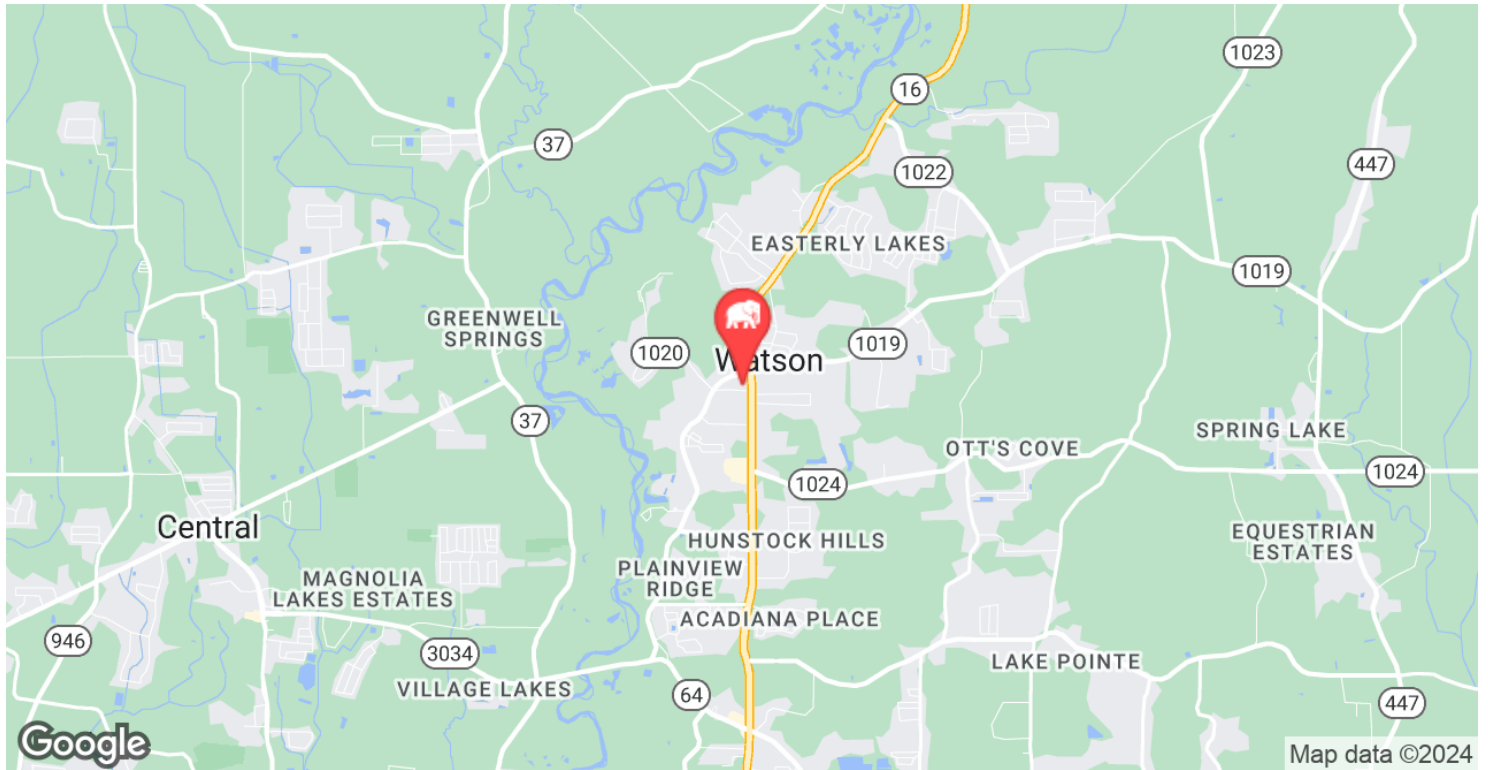
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LOCATION MAP

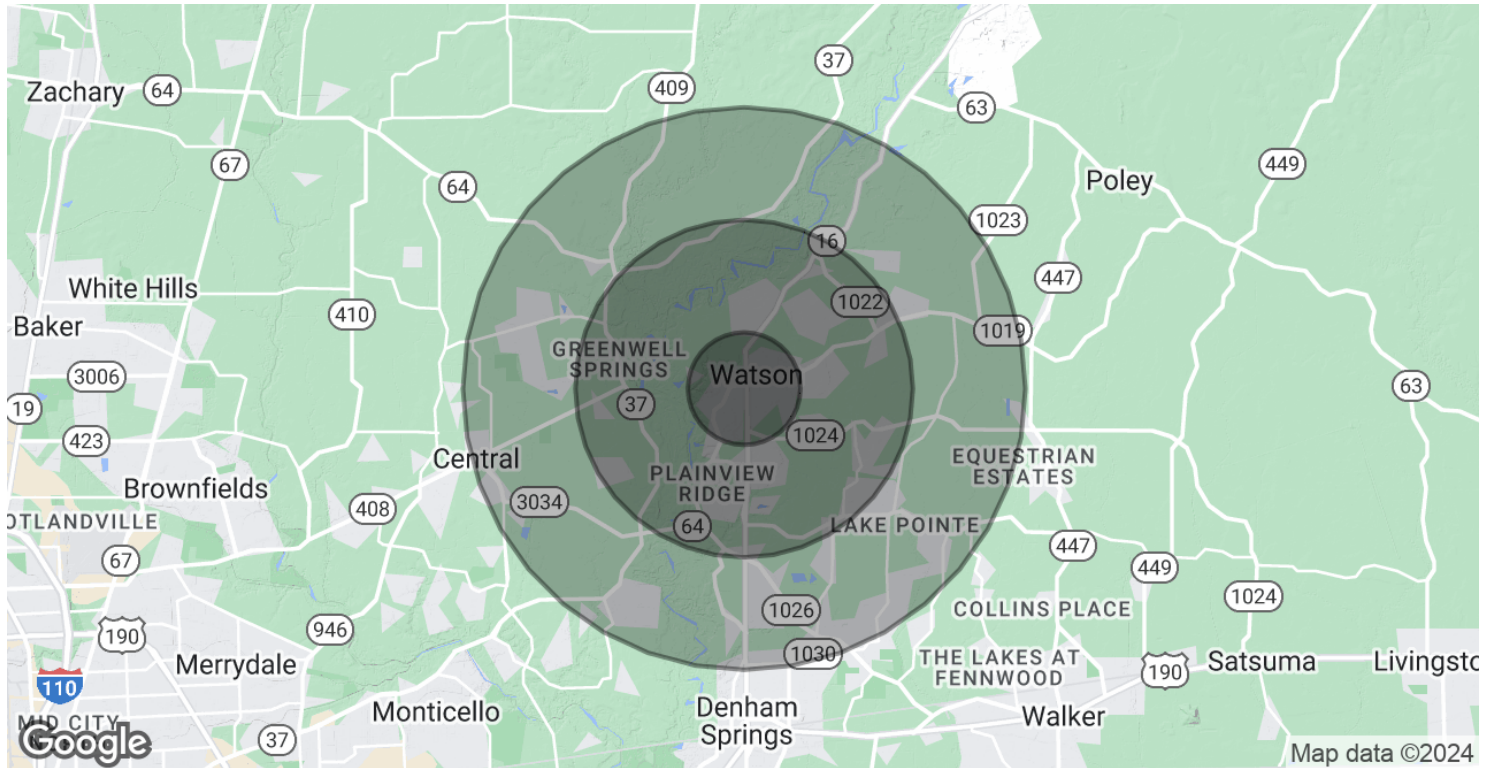


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,300	16,770	38,270
Average Age	52.7	37.4	36.5
Average Age (Male)	43.3	35.9	35.9
Average Age (Female)	54.4	38.6	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	539	6,096	14,457
# of Persons per HH	2.4	2.8	2.6
Average HH Income	\$73,557	\$81,224	\$79,367
Average House Value	\$217,347	\$202,683	\$220,084

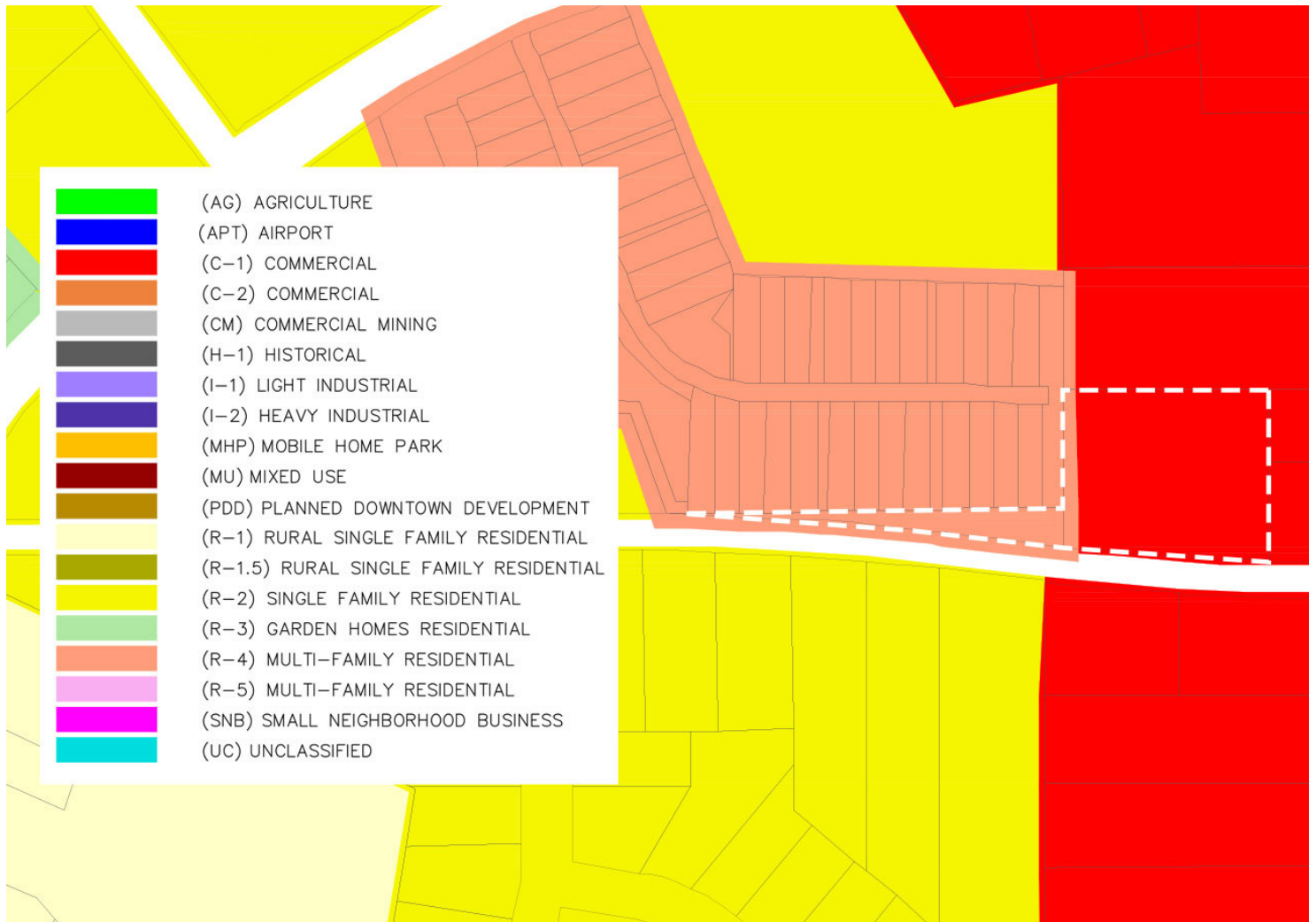
* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



C-1 – COMMERCIAL / R-4 – MULTI-FAMILY RESIDENTIAL

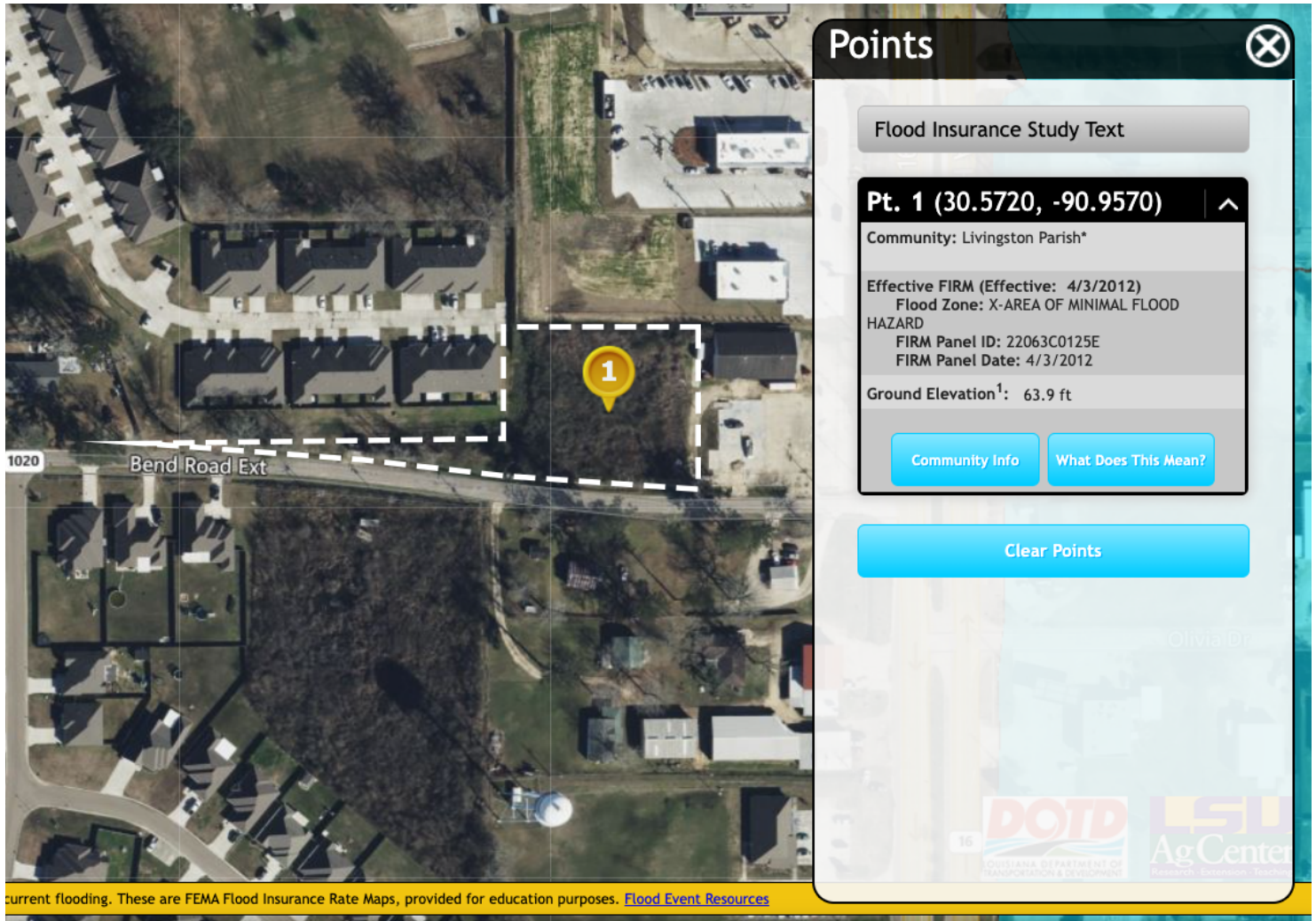
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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