

## VACANT LAND FOR SALE

12155 Plank Road, Baton Rouge, LA 70811



<b>SALE PRICE:</b>	<b>\$109,000</b>
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<b>PRICE PER ACRE:</b>	<b>\$77,857</b>
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<b>LOT SIZE:</b>	<b>1.4 Acres</b>
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<b>ZONING:</b>	<b>C-2</b>
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### PROPERTY OVERVIEW

Prime commercial location fronting Plank Road just North of the new Coca Cola Bottling Plant and just South of the new McDonald's. Property located adjacent to two available adjoining tracts: 9.57 acres with 138 ' frontage and appx. .63 acres with 2363 sf office building. Ditch traverses the property. Great development opportunity.

### REALTOR DISCLAIMER

- Information herein deemed accurate but not guaranteed by Realtor.

**KW COMMERCIAL**  
8686 Bluebonnet Boulevard,  
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**DAVID VERCHER**  
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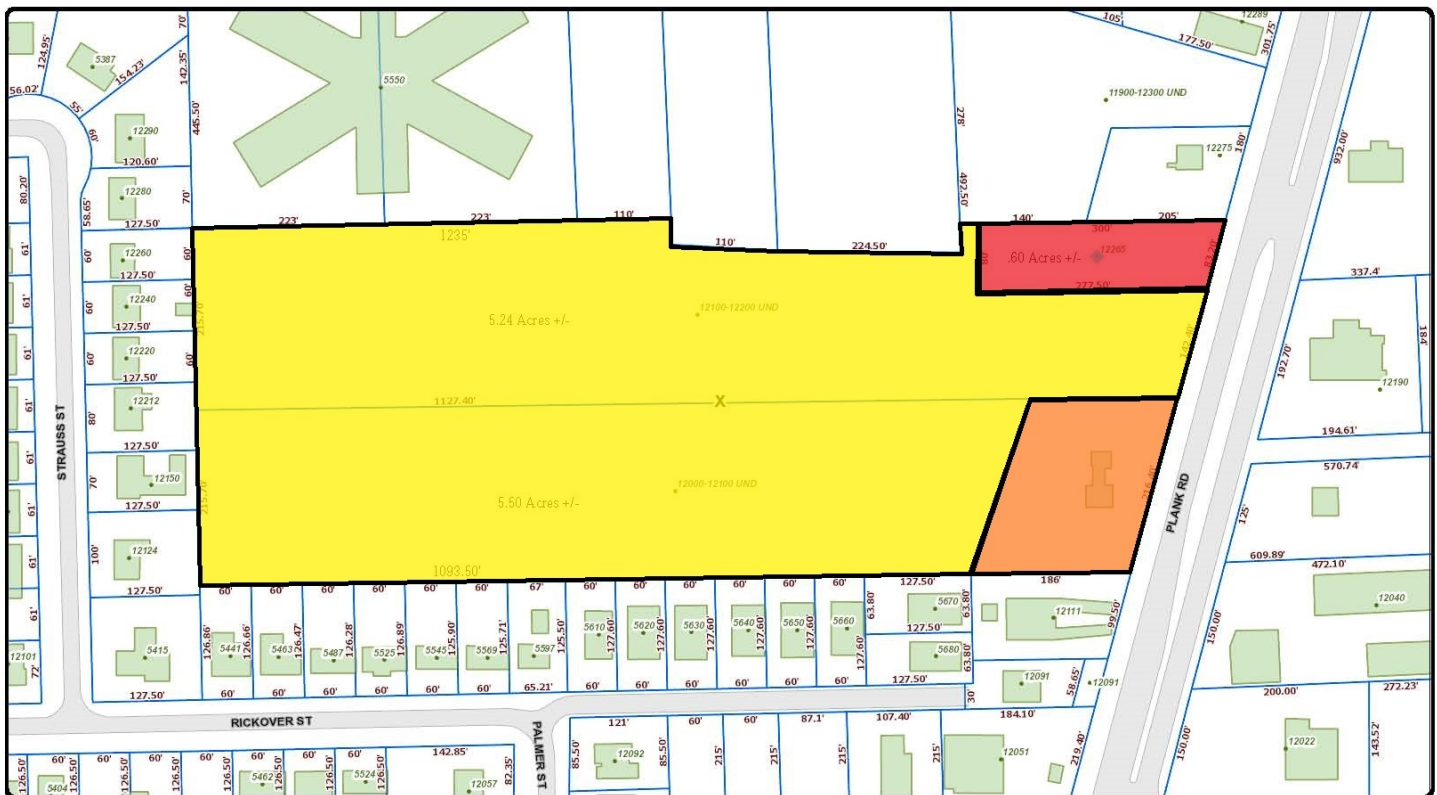
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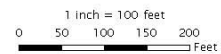


Geoportal Map



DISCLAIMER: The Assessor's Office provides this information in good faith with no warranty and does not accept any liability arising from incorrect, incomplete or misleading information or improper use. Be advised not to rely solely on the information reflected in these maps.

May 13, 2016



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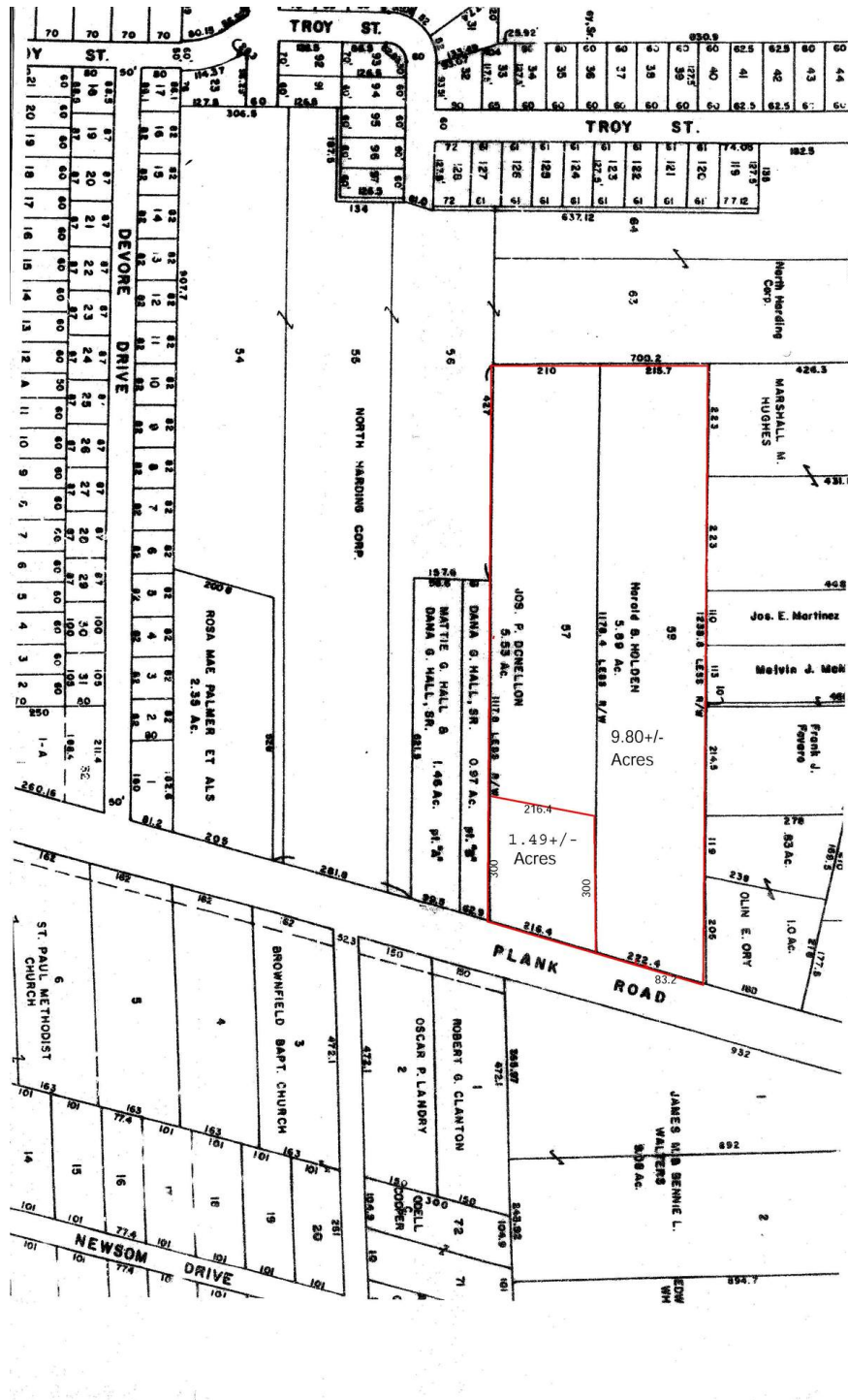
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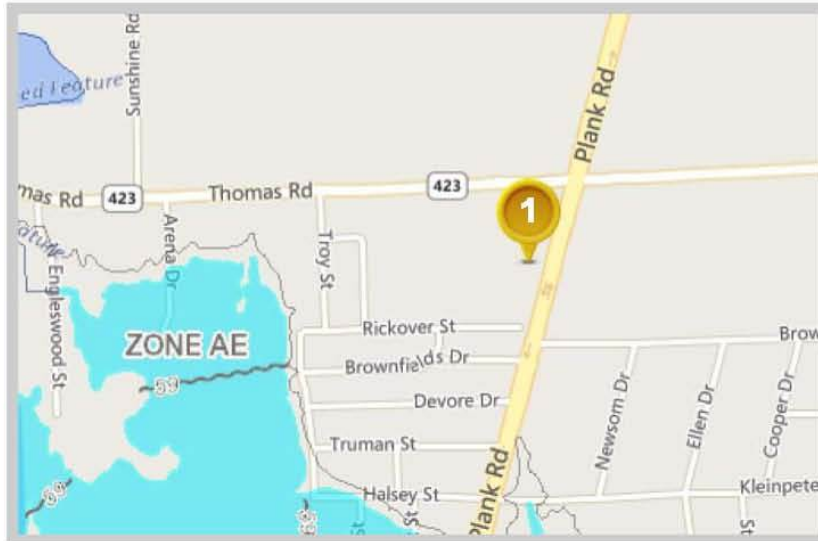
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## Louisiana Flood Map 12265 Plank Rd



### Visible Layers

Effective FIRM (06/19/2012)

Bing Roads

### Point Coordinates

Point #	Lat., Long.
1	30.5572, -91.1344

Flood Information in this table is from the: Effective FIRM (06/19/2012)

Point	Panel ID	Flood Zone	BFE	Ground Elevation	BWS('13)*
1	22033C0170E 5/2/2008	X	out	60.8	91-99 mph

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
2. **BWS** is provided by the LSU AgCenter's basic wind speed web service developed for the 2012 IRC building codes.

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

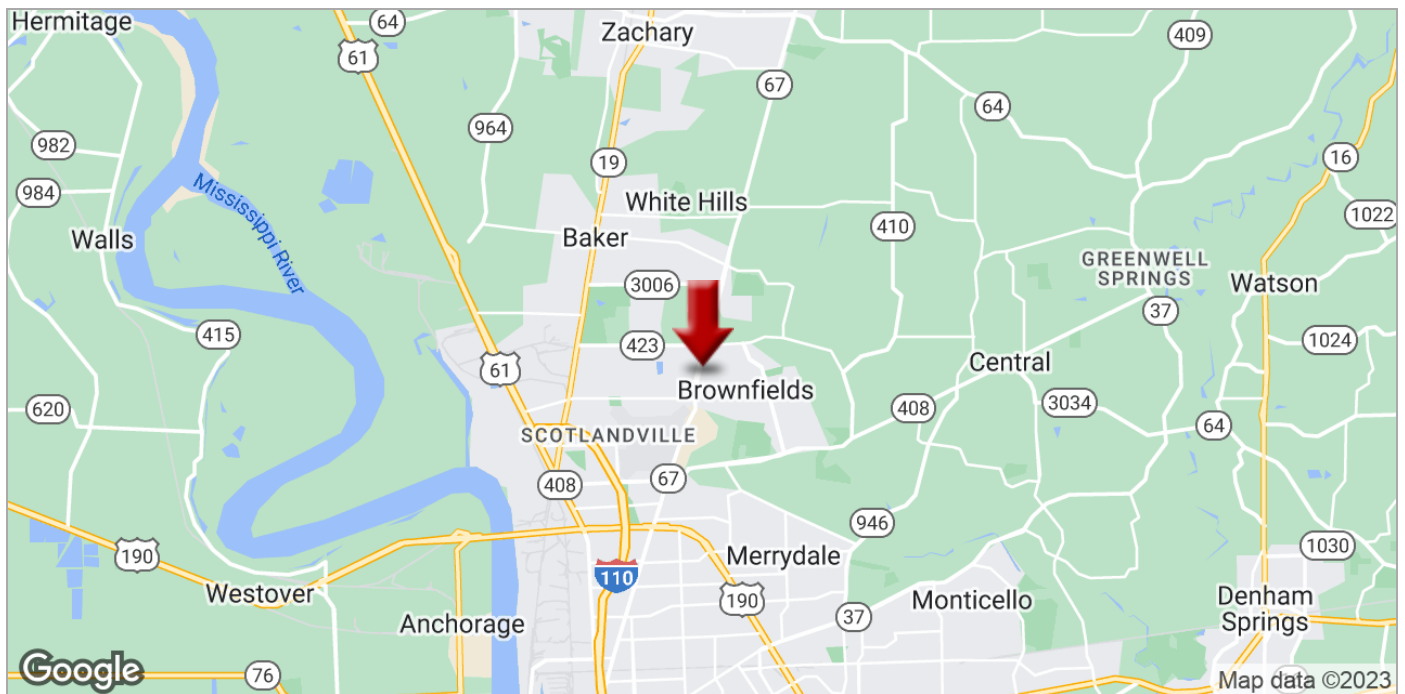
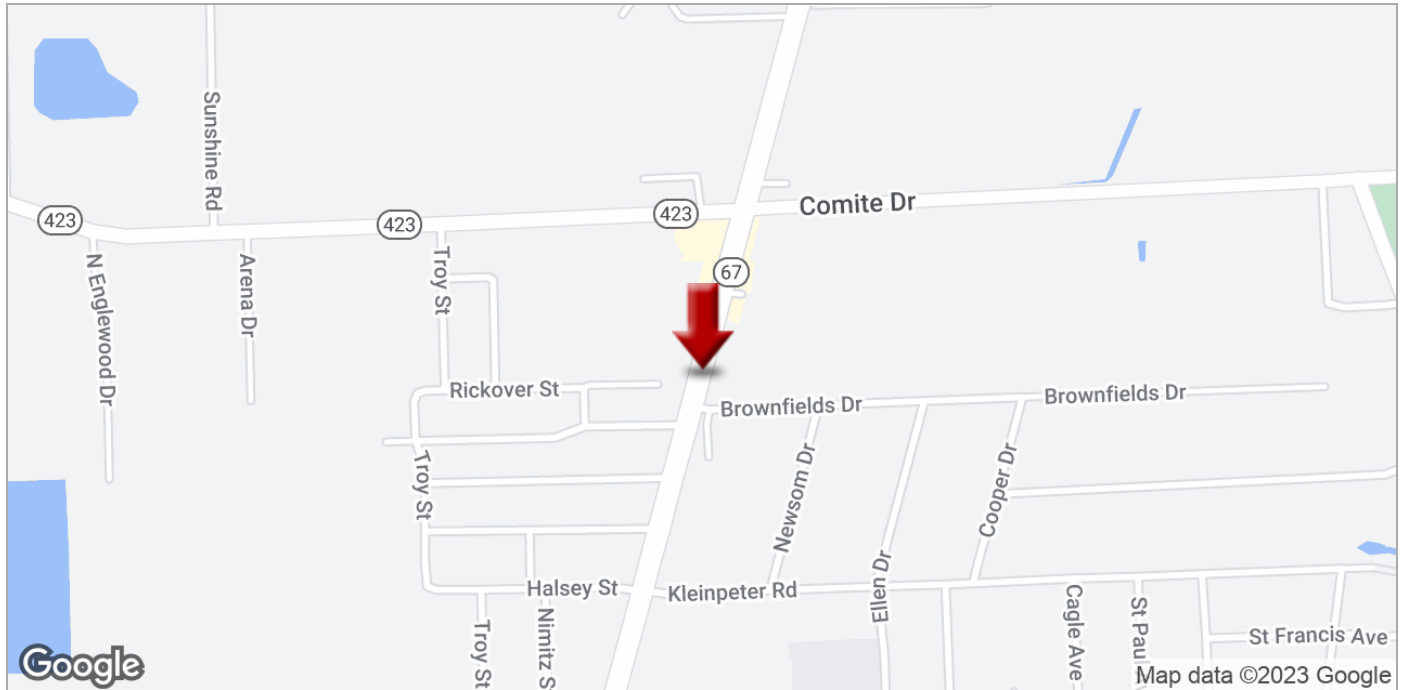
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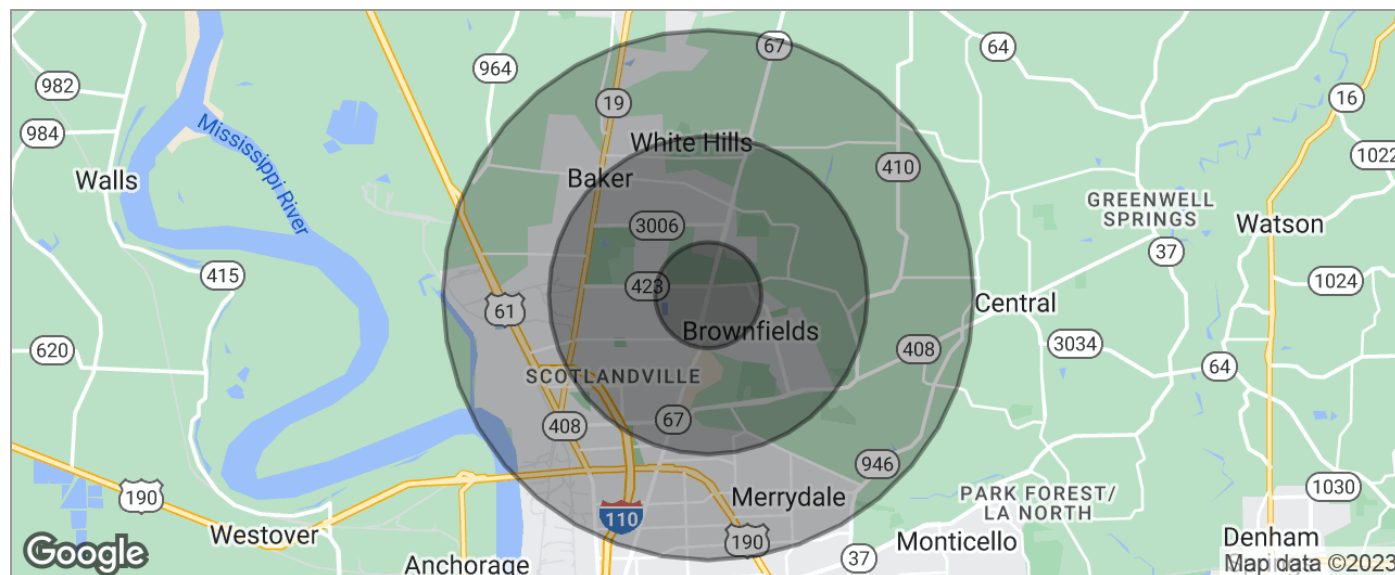
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,513	33,606	88,989
MEDIAN AGE	35.8	35.7	33.3
MEDIAN AGE (MALE)	34.0	35.2	31.5
MEDIAN AGE (FEMALE)	37.7	36.5	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,231	11,503	30,462
# OF PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$52,853	\$51,657	\$45,304
AVERAGE HOUSE VALUE	\$124,934	\$122,468	\$120,710
RACE	1 MILE	3 MILES	5 MILES
% WHITE	23.6%	21.3%	18.0%
% BLACK	75.5%	77.6%	80.8%
% ASIAN	0.7%	0.3%	0.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.0%	0.2%	0.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	0.0%	1.0%	0.9%

\* Demographic data derived from 2020 ACS - US Census

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