

LAND FOR SALE

00 VETERANS MEMORIAL LAND PARCEL

00 Veterans Memorial Blvd, Baton Rouge , LA 70807



SALE PRICE:	\$990,000
PRICE PER ACRE:	\$68,276
LOT SIZE:	14.5 Acres
ZONING:	CW3

PROPERTY OVERVIEW

Majority cleared 14.5+/- undeveloped acres across from Baton Rouge Metropolitan Airport. Great location for high density residential development, industrial or office park. Located in qualified census tract 31.02. Plat maps attached. Seller will subdivide.

PROPERTY FEATURES

- 14.5+/- Acres
- City Water Available
- City Sewer Available
- Substantially Cleared
- Land Splits Available
- Zoned CW3
- Flood Zone X

KW COMMERCIAL
8686 Bluebonnet Boulevard,
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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**GE METROPOLITAN AIRPORT
VD. EXTENSION AND ASSOCIATED DEVELOPMENT**

1" = 400'



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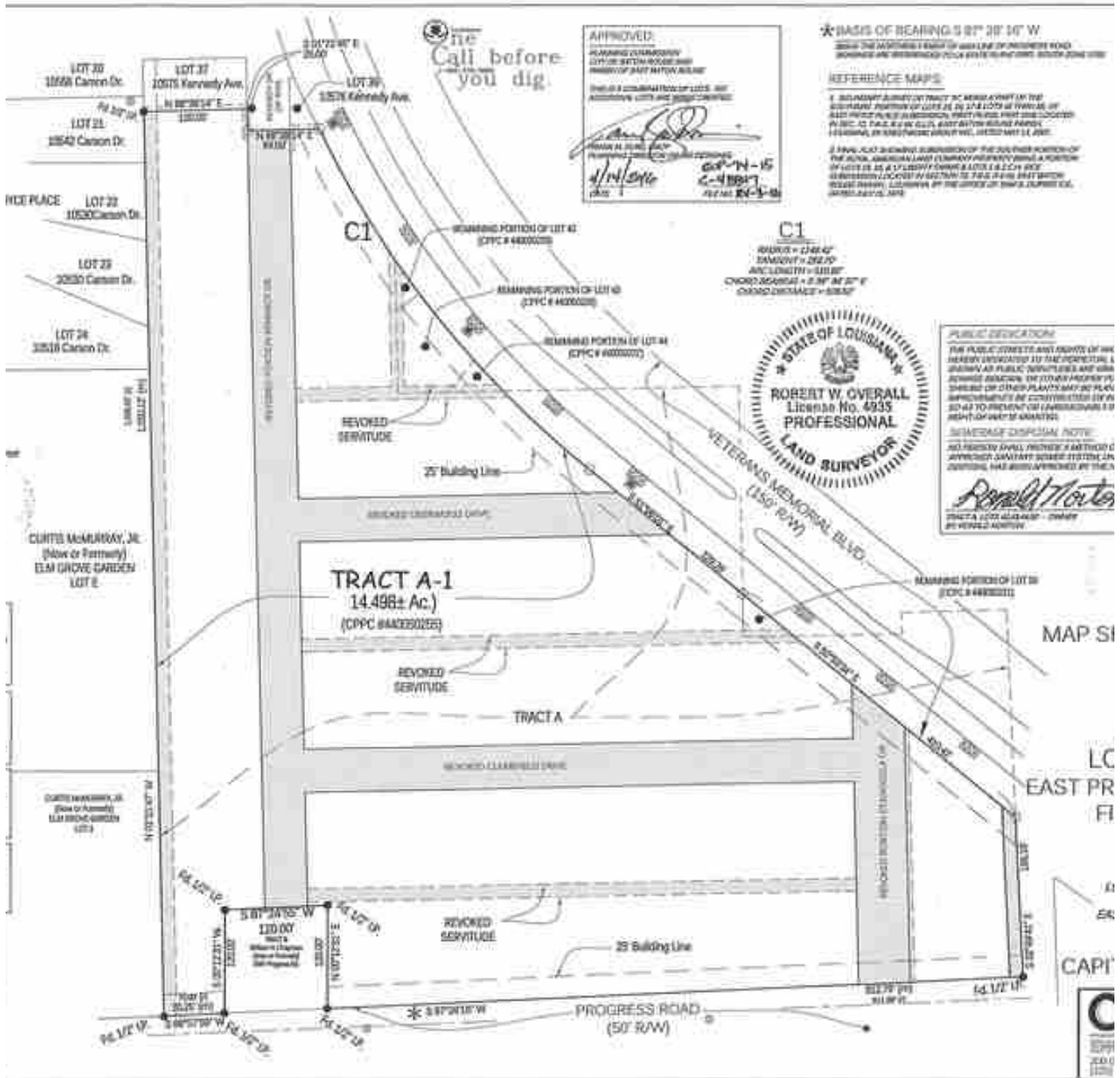
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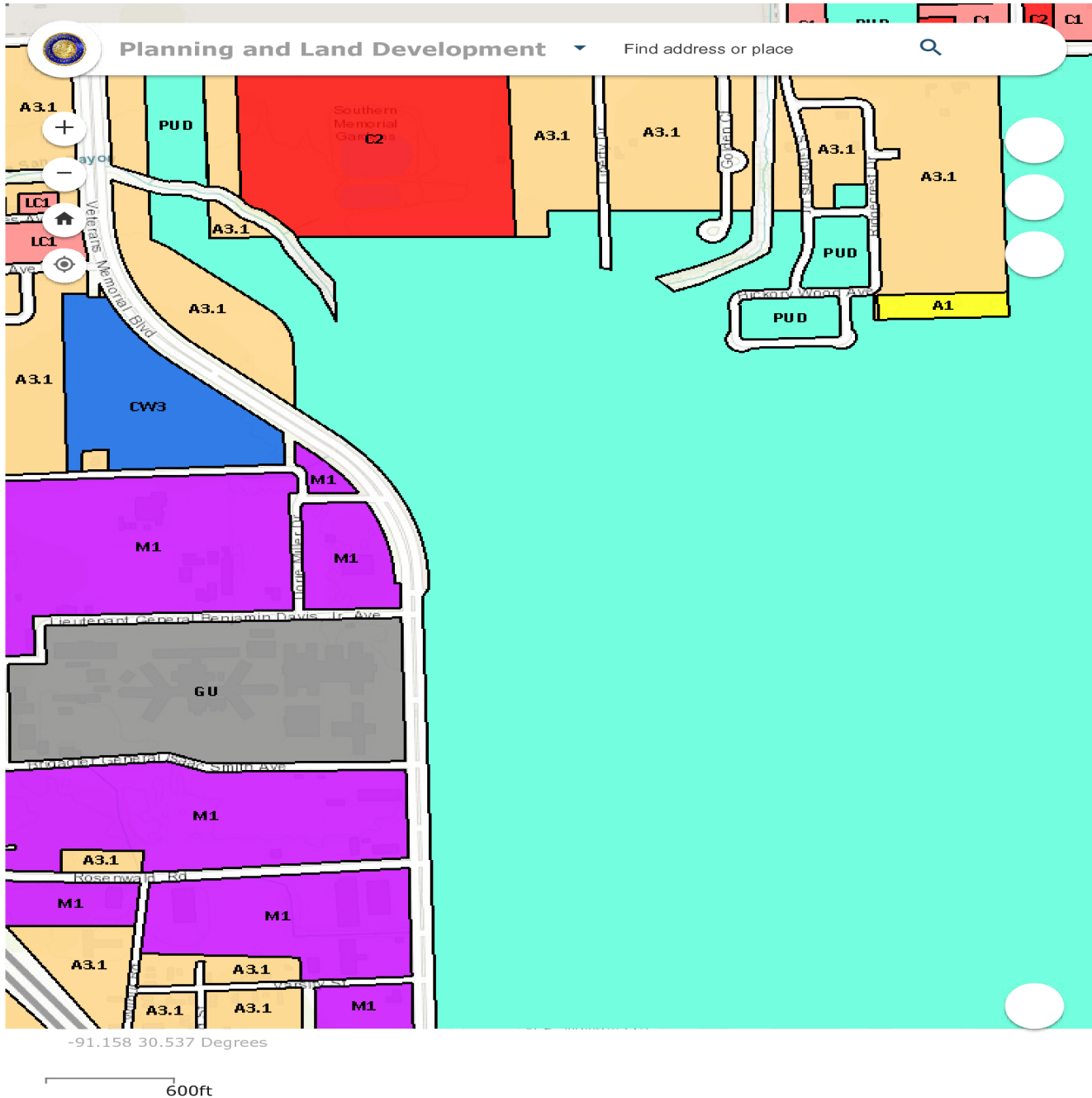
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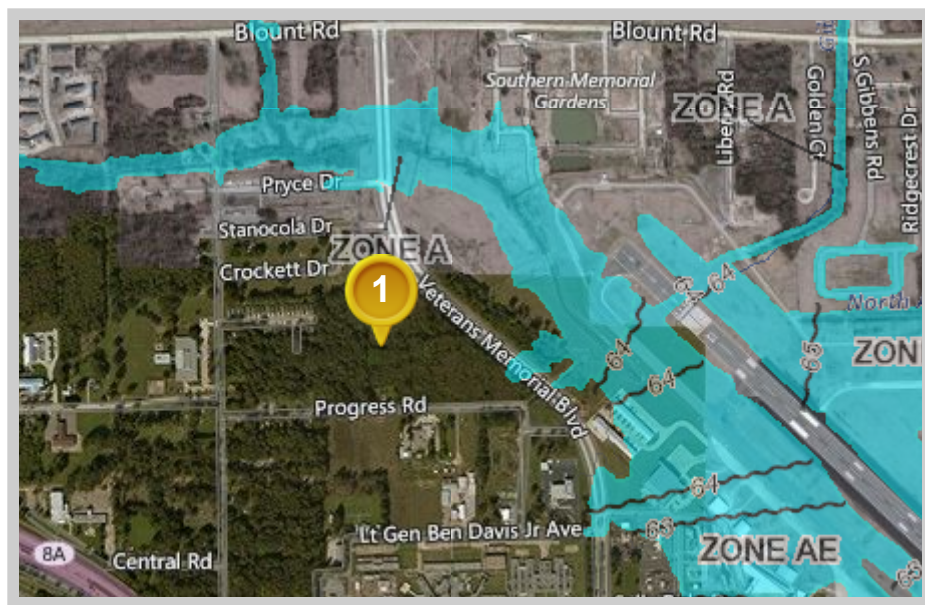
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Louisiana Flood Map

30.5390,-91.1660



Visible Layers

Effective FIRM (06/19/2012)

Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.539, -91.166

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	67.7	91-99 mph

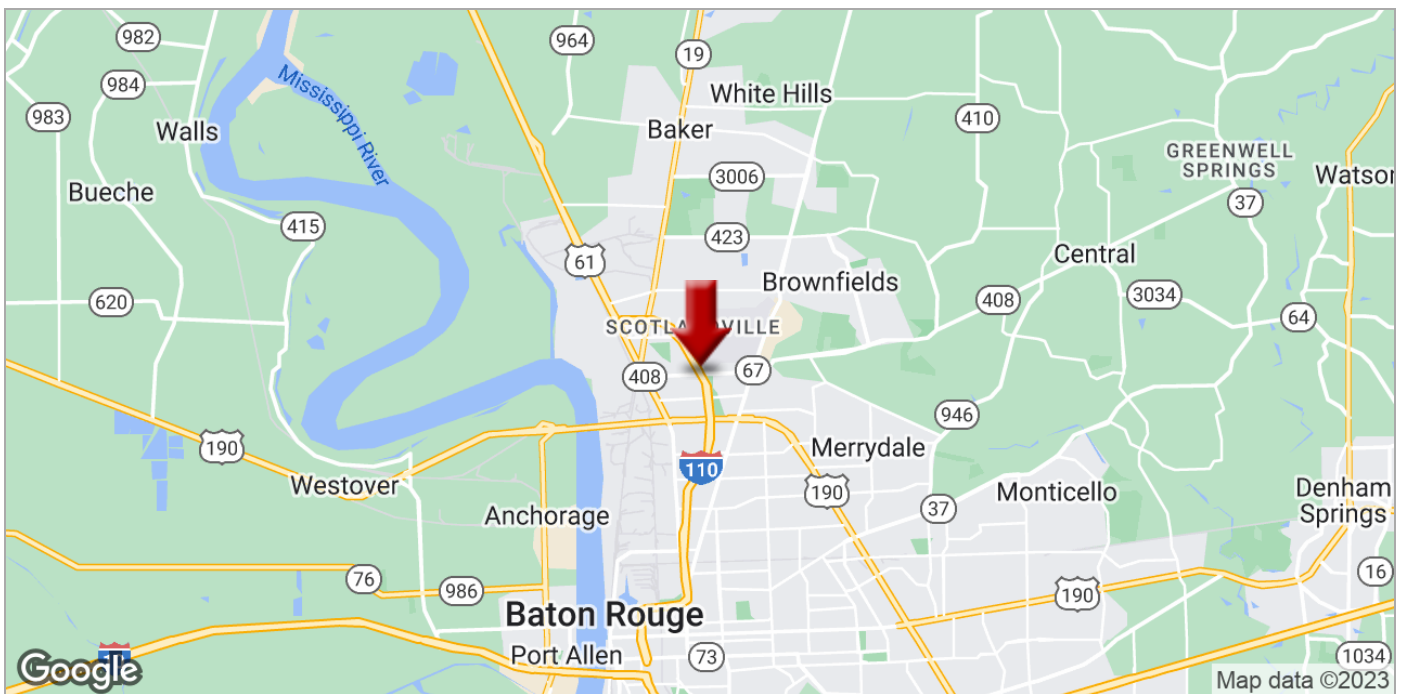
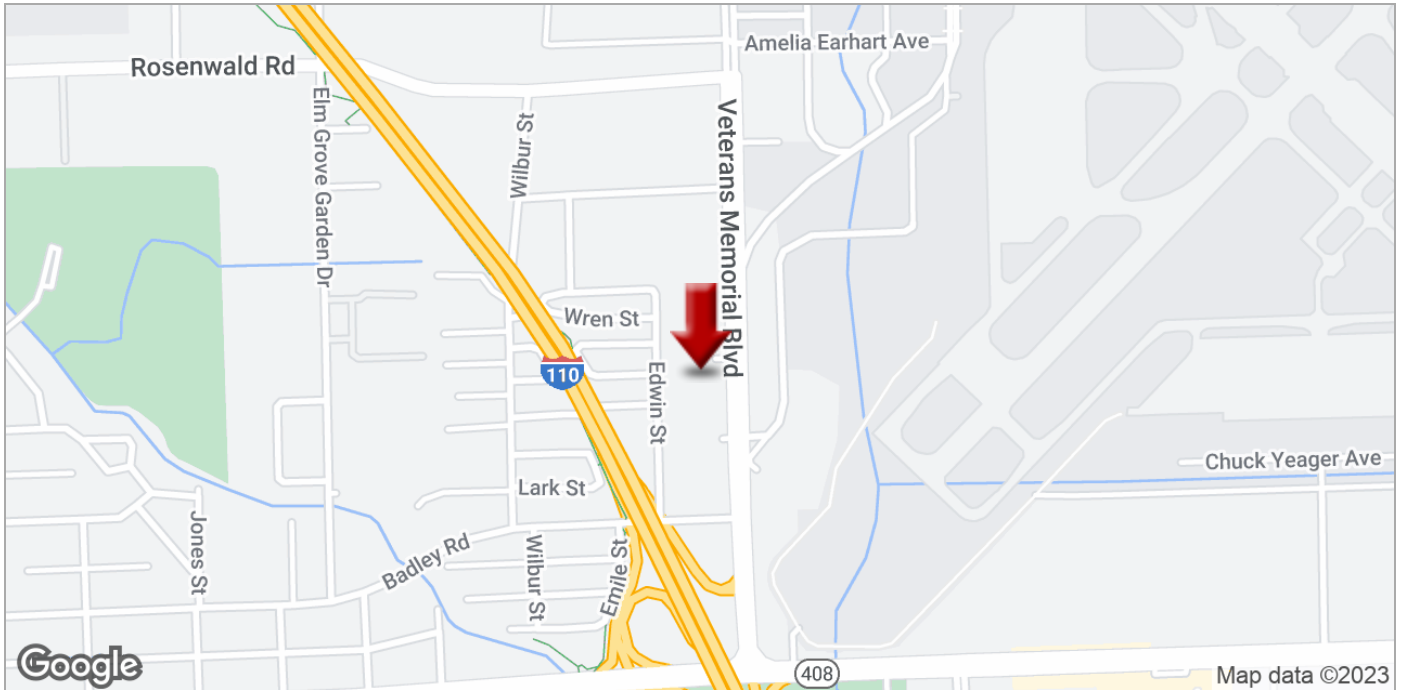
- Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
- BWS** is provided by the LSU AgCenter's 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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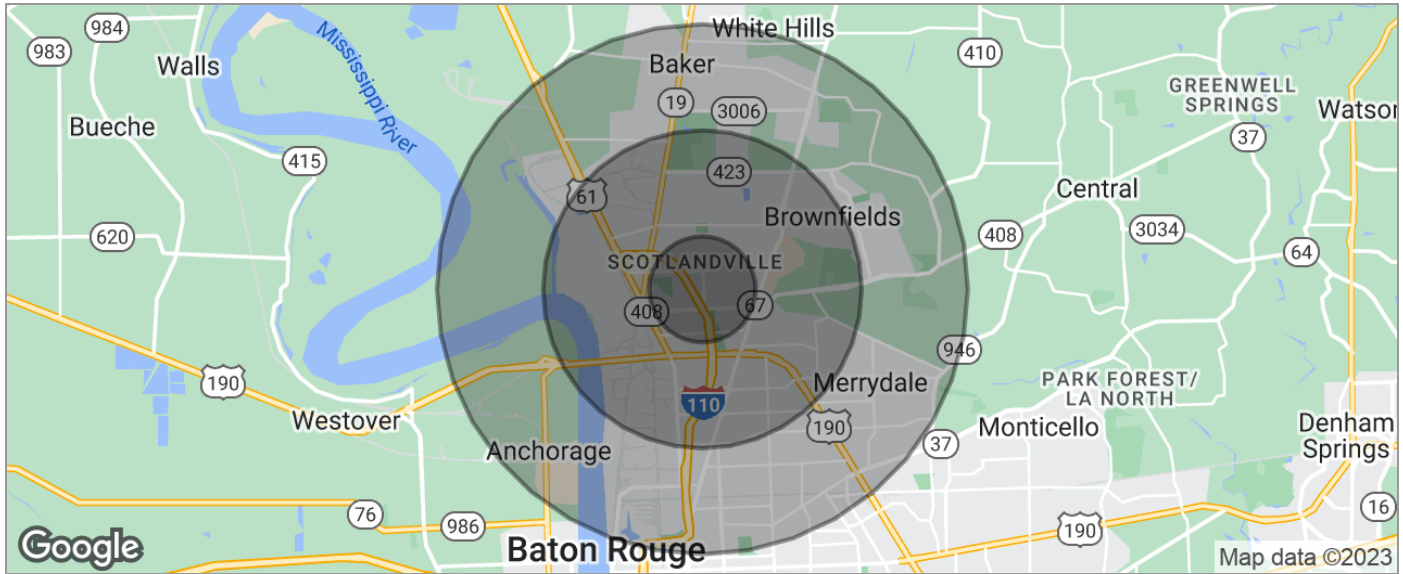
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,725	44,451	109,077
MEDIAN AGE	30.2	32.7	32.1
MEDIAN AGE (MALE)	29.3	31.5	29.8
MEDIAN AGE (FEMALE)	31.4	34.2	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,334	14,768	37,112
# OF PERSONS PER HH	3.5	3.0	2.9
AVERAGE HH INCOME	\$28,955	\$38,629	\$40,387
AVERAGE HOUSE VALUE	\$104,599	\$122,598	\$110,337
RACE	1 MILE	3 MILES	5 MILES
% WHITE	5.4%	9.0%	10.9%
% BLACK	92.6%	90.0%	87.4%
% ASIAN	0.2%	0.4%	0.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.0%	0.1%
% OTHER	0.9%	0.2%	0.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.5%	0.6%	0.9%

* Demographic data derived from 2020 ACS - US Census

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