

LAND FOR SALE

0.44 +/- ACRE LAND TRACT FOR SALE

685-693 S. Flannery Rd, Baton Rouge, LA 70815



SALE PRICE: \$40,000

AVAILABLE SF:

LOT SIZE: 0.44 Acres

ZONING: Rural

TRAFFIC COUNT: 5,988 CPD

PRICE / SF: \$2.06

PROPERTY OVERVIEW

19,375sf +/- Lot level, clear, and ready for site development. Located on the corner of S. Flannery Rd and Brinwood, this parcel is excellent for both residential or commercial development.

PROPERTY HIGHLIGHTS

- Level and Clear
- City Water and Sewer

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

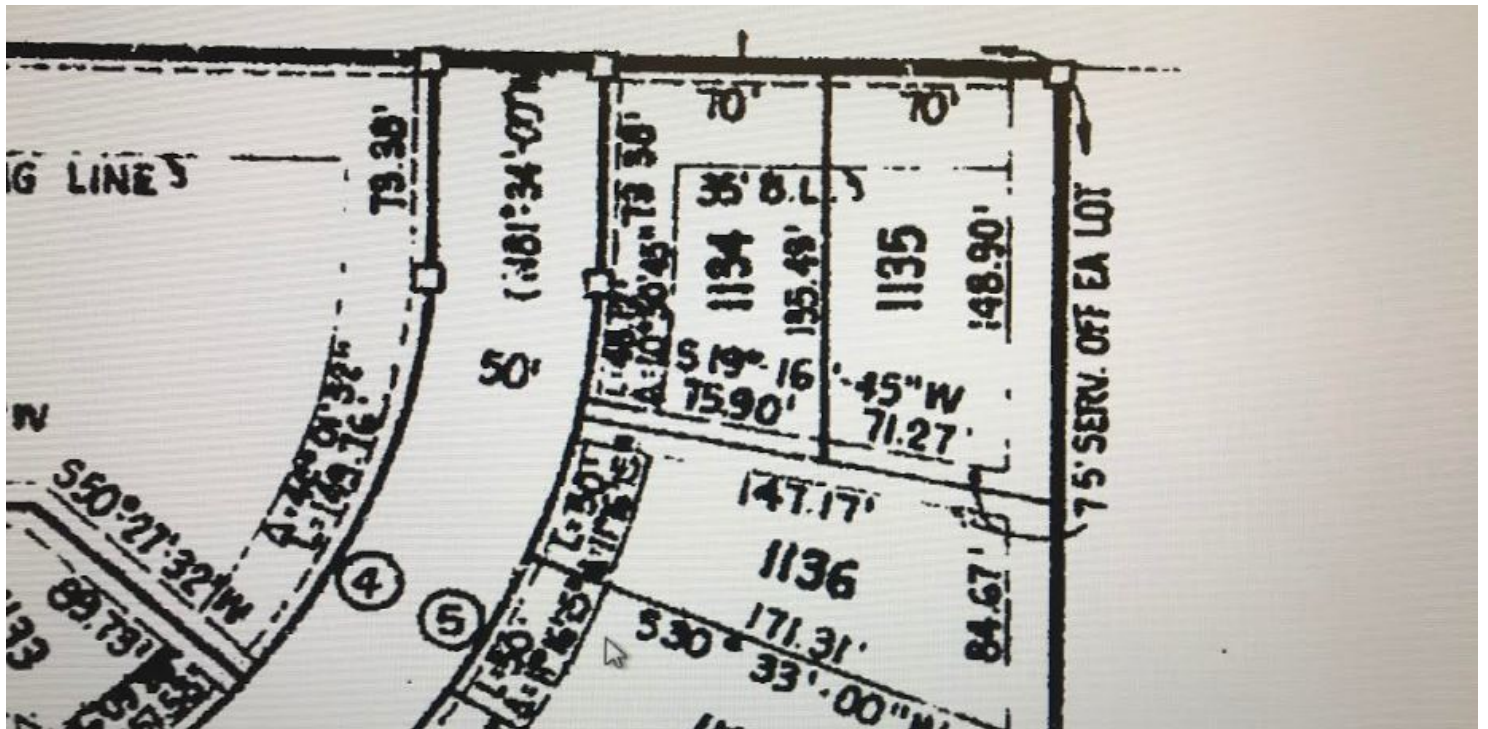
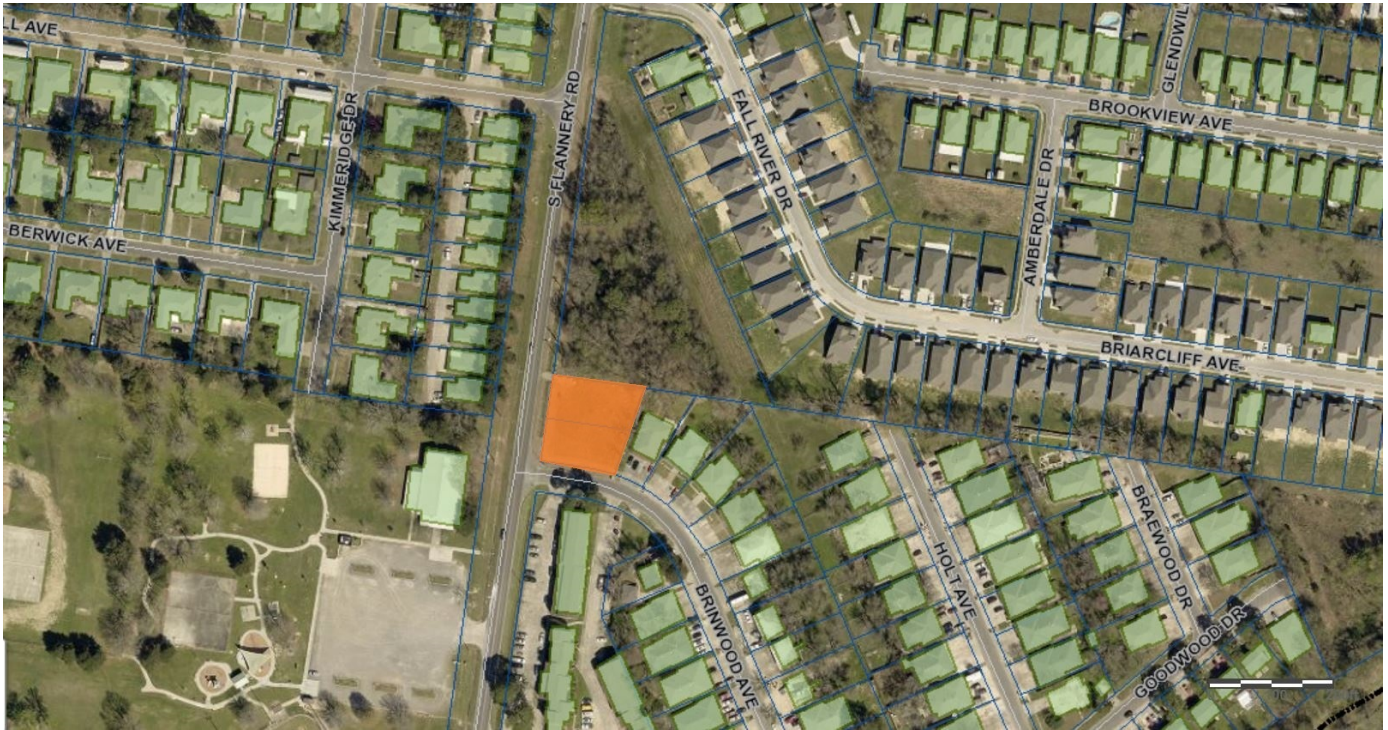
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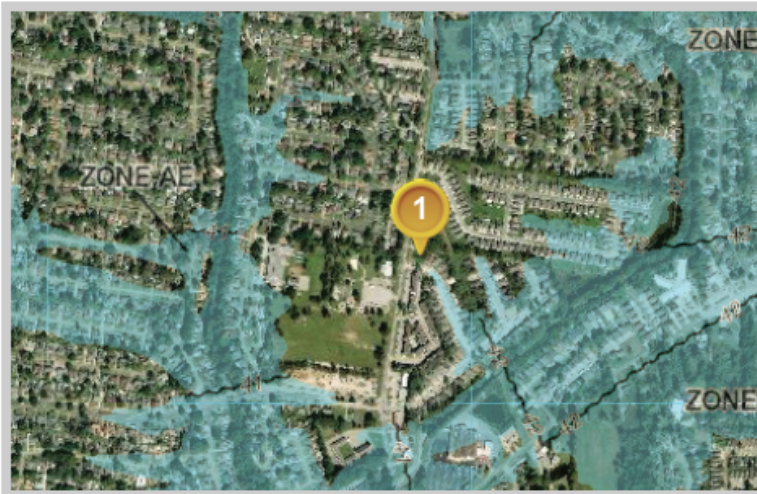
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Louisiana Flood Map 685 S Flannery Rd



Visible Layers

Effective FIRM

Bing Aerial

Point Coordinates

Point #	Lat., Long.
1	30.452, -91.034

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	Wind Speed*
1	22033C0260E 5/2/2008	X PROTECTED BY LEVEE	out	43.4	125 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. *LRC (Louisiana Residential Code) Wind Speed as of February 1, 2018 is provided by Applied Technology Council's Wind Speed Service. This "Ultimate Design Wind Speed" must be used with the 2015 and later versions of the International Residential Code. See wind speed maps (<http://maps.lsuagcenter.com/windspeed/>) for earlier standards and applicable code versions.*

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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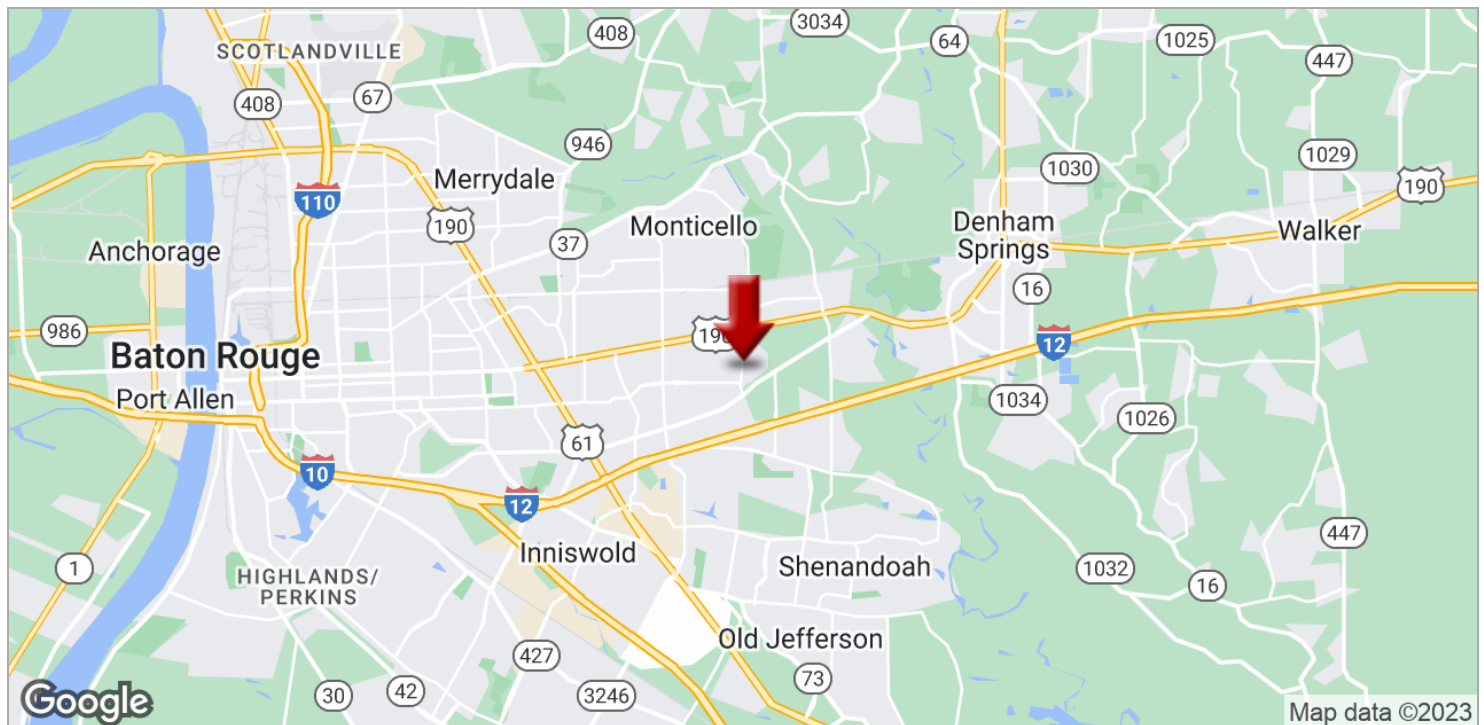
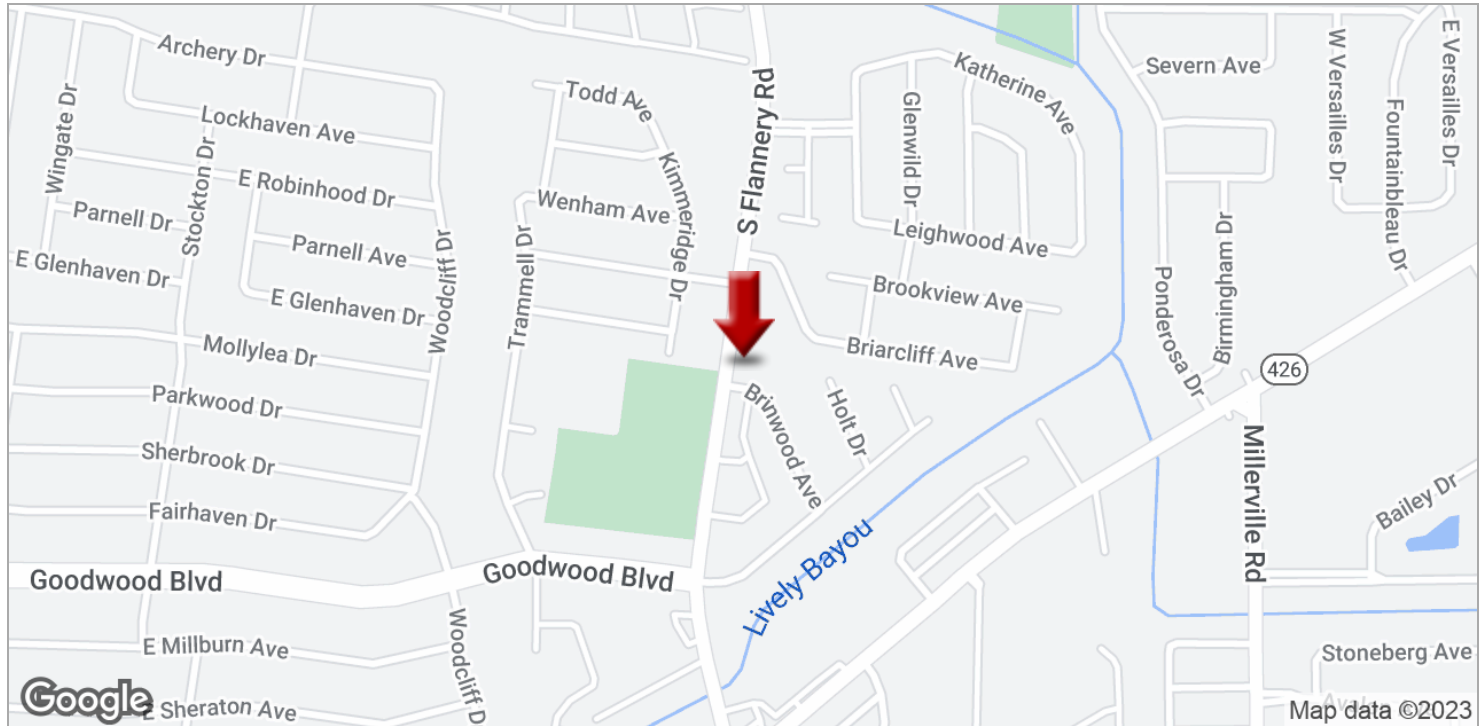
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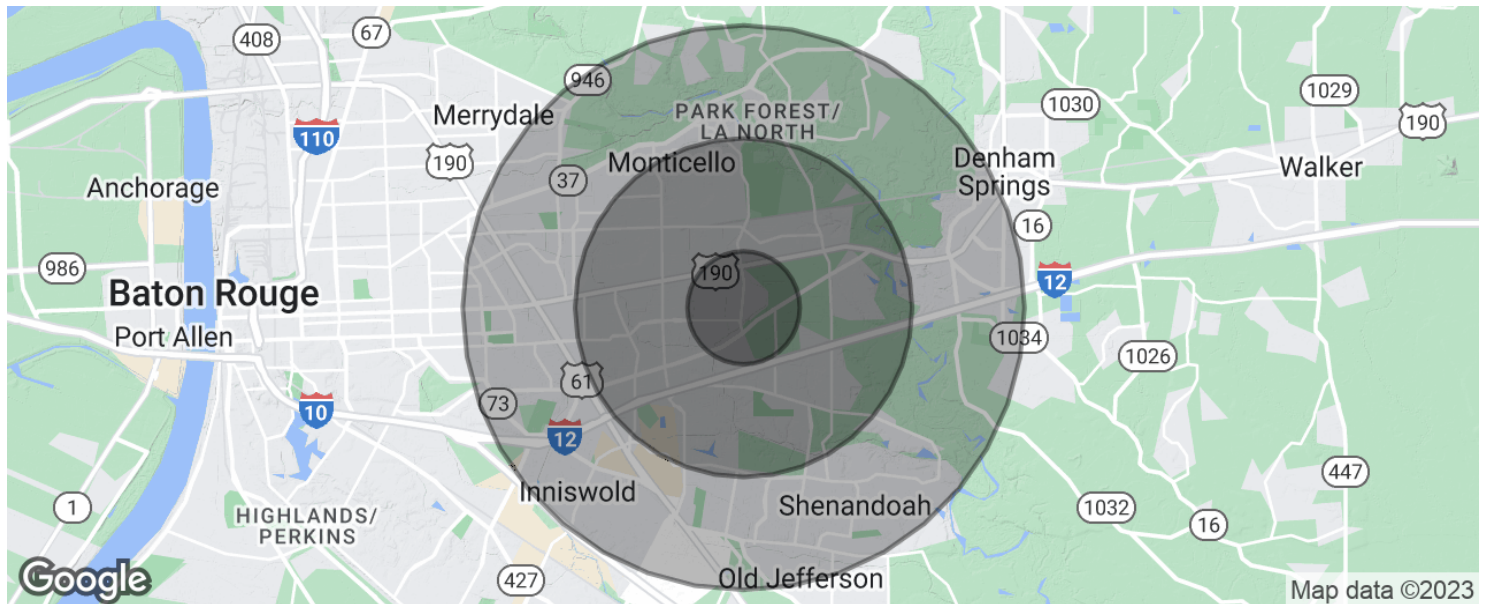
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,681	70,265	151,137
Median age	33.6	33.6	35.6
Median age (Male)	32.4	32.0	33.9
Median age (Female)	35.3	35.3	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,699	28,013	60,155
# of persons per HH	2.6	2.5	2.5
Average HH income	\$61,789	\$61,573	\$68,237
Average house value	\$161,119	\$164,750	\$183,066

* Demographic data derived from 2020 ACS - US Census

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