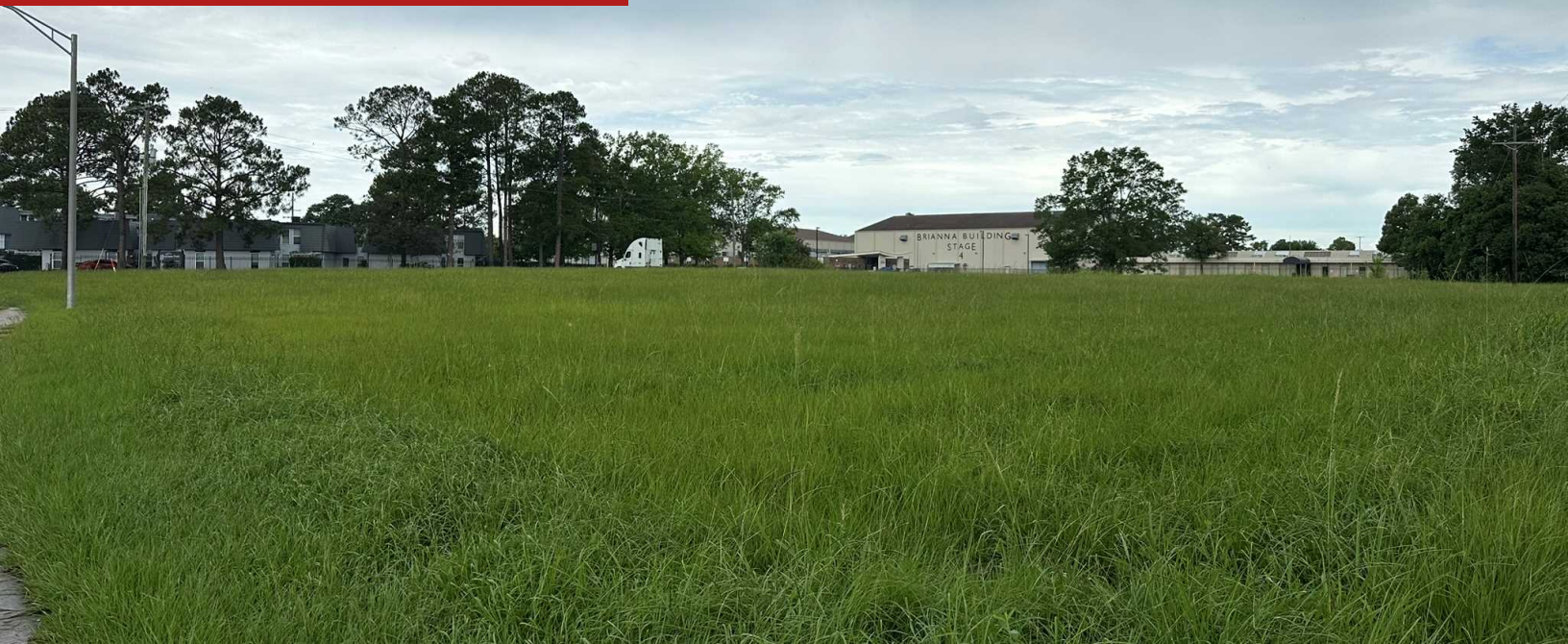


FOR SALE



LAND FOR SALE

3380 BLUEBONNET BOULEVARD • BATON ROUGE, LA 70809

Highlights

Purchase Price:	\$3,031,000 (\$32sf)
Lot Size:	2.175 ACRES
Zoning:	Commercial
Parcel ID :	1973010



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Property Description

2.175-acre parcel ideal for retail, office or high-density residential use. Located in a high traffic corridor on the south side of Baton Rouge within 3 minutes from interstates 10 & 12. This curb & gutter parcel is level and cleared, located in flood zone X and has utilities available at the street. This location is ideal for banks, restaurants and other establishments demanding high visibility with street frontage on 3 sides and 300 FT fronting Bluebonnet Blvd. Contact broker for additional information.

Bullets:

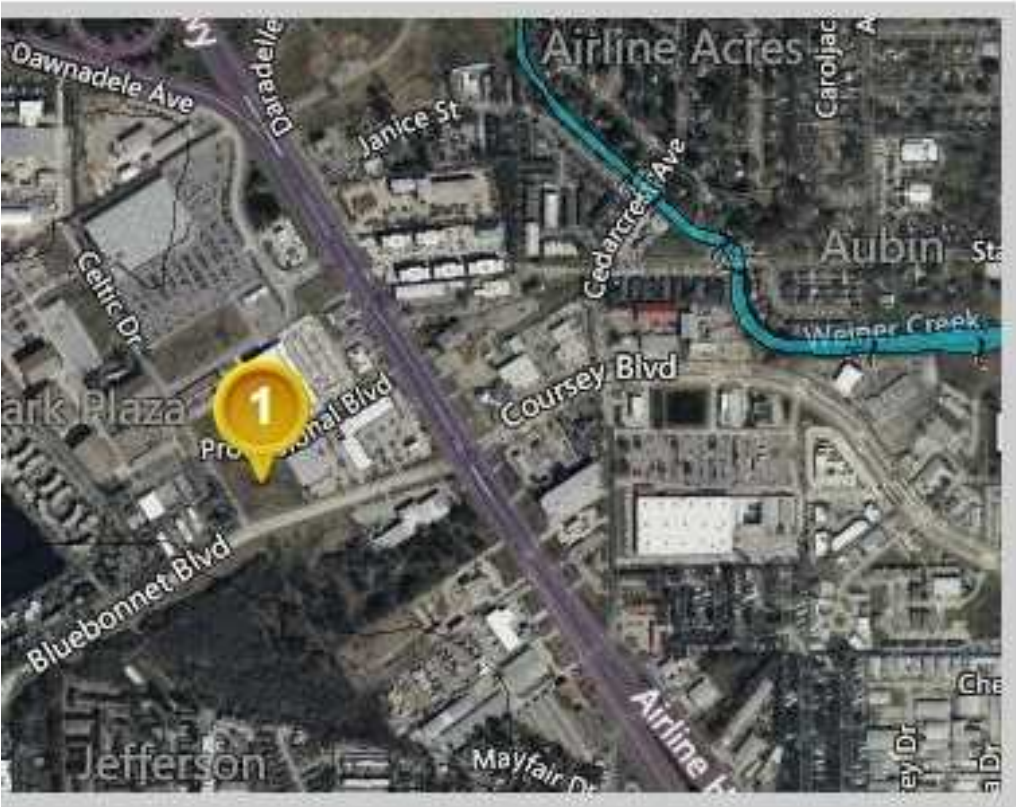
- 2.175 Acres
- No Flood
- Commercial Use
- Utilities Available





Louisiana Flood Map

30.4161,-91.0731



Visible Layers

- Effective FIRM
- Bing Hybird

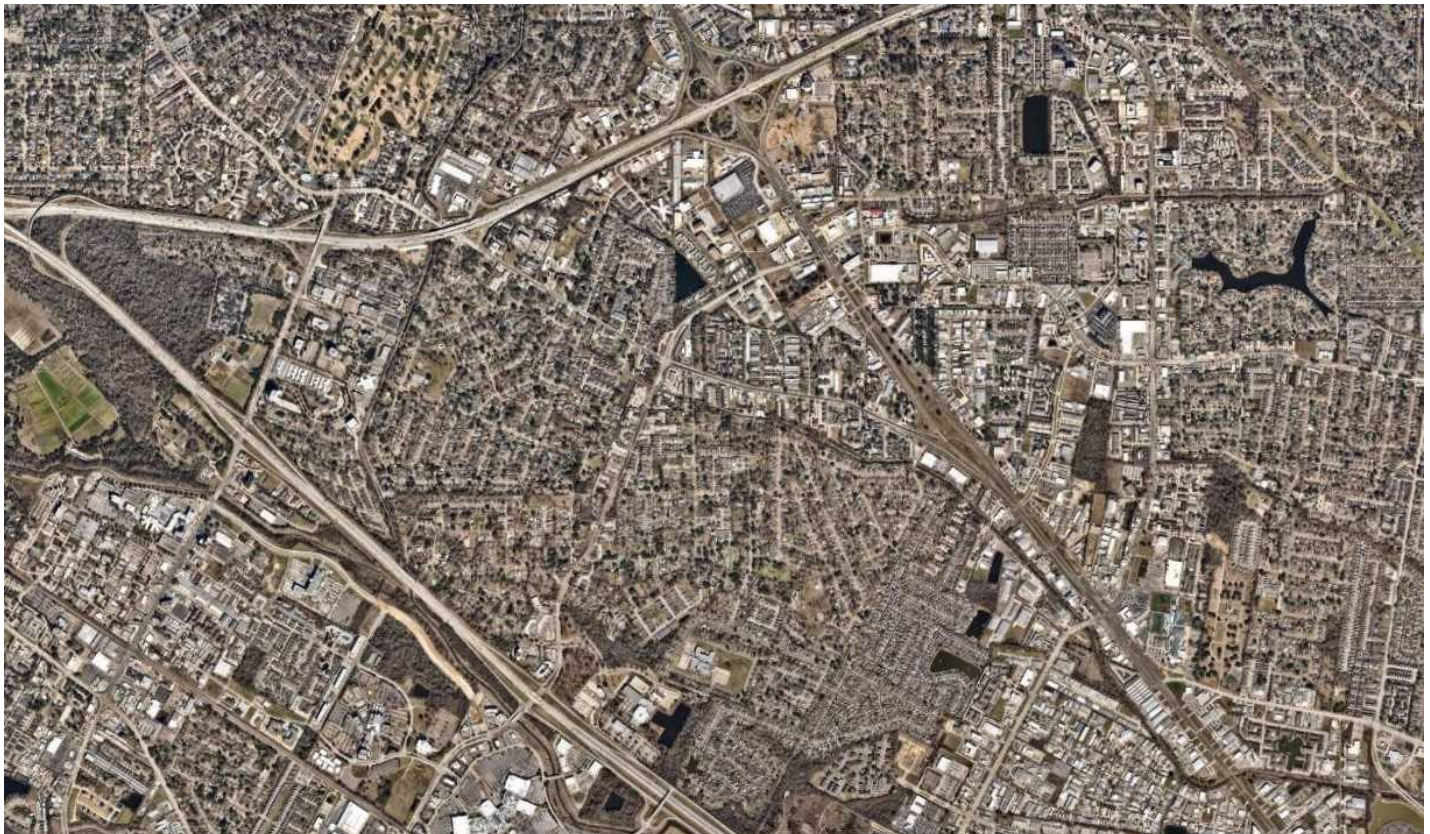
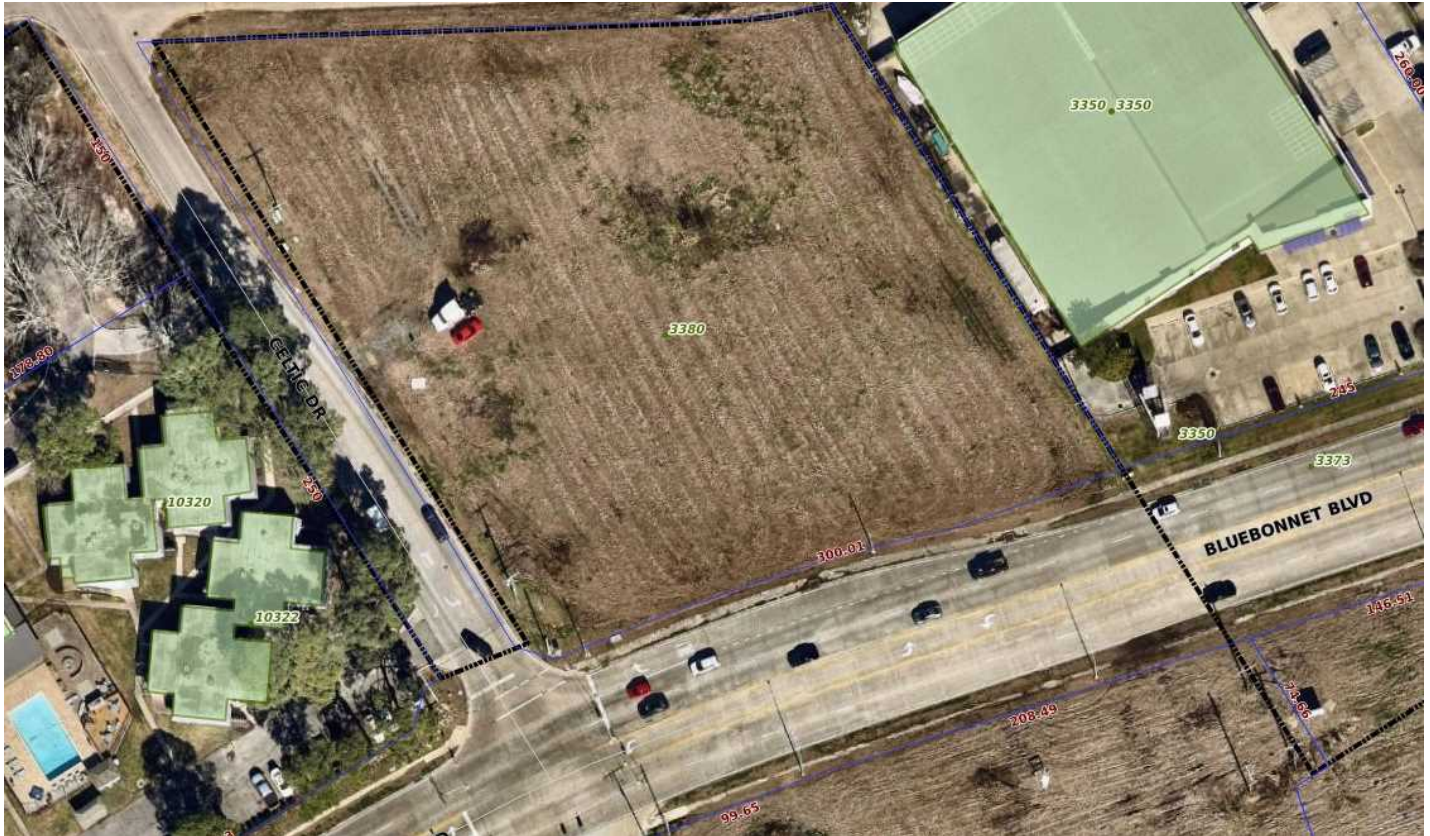
Point Coordina

Point #	
1	30

This table is from the: Effective FIRM

	Flood Zone	BFE	Ground Elevatio
5F 2	X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	out	USGS Service Not Res

is provided by USGS's elevation web service which provides the best available data for the specified point. If unabl
e service returns an extremely large, negative value (-1.79769313486231E+308).



KW COMMERCIAL - BR
8686 Bluebonnet Blvd
Baton Rouge, LA 70810



Each Office Independently Owned and Operated

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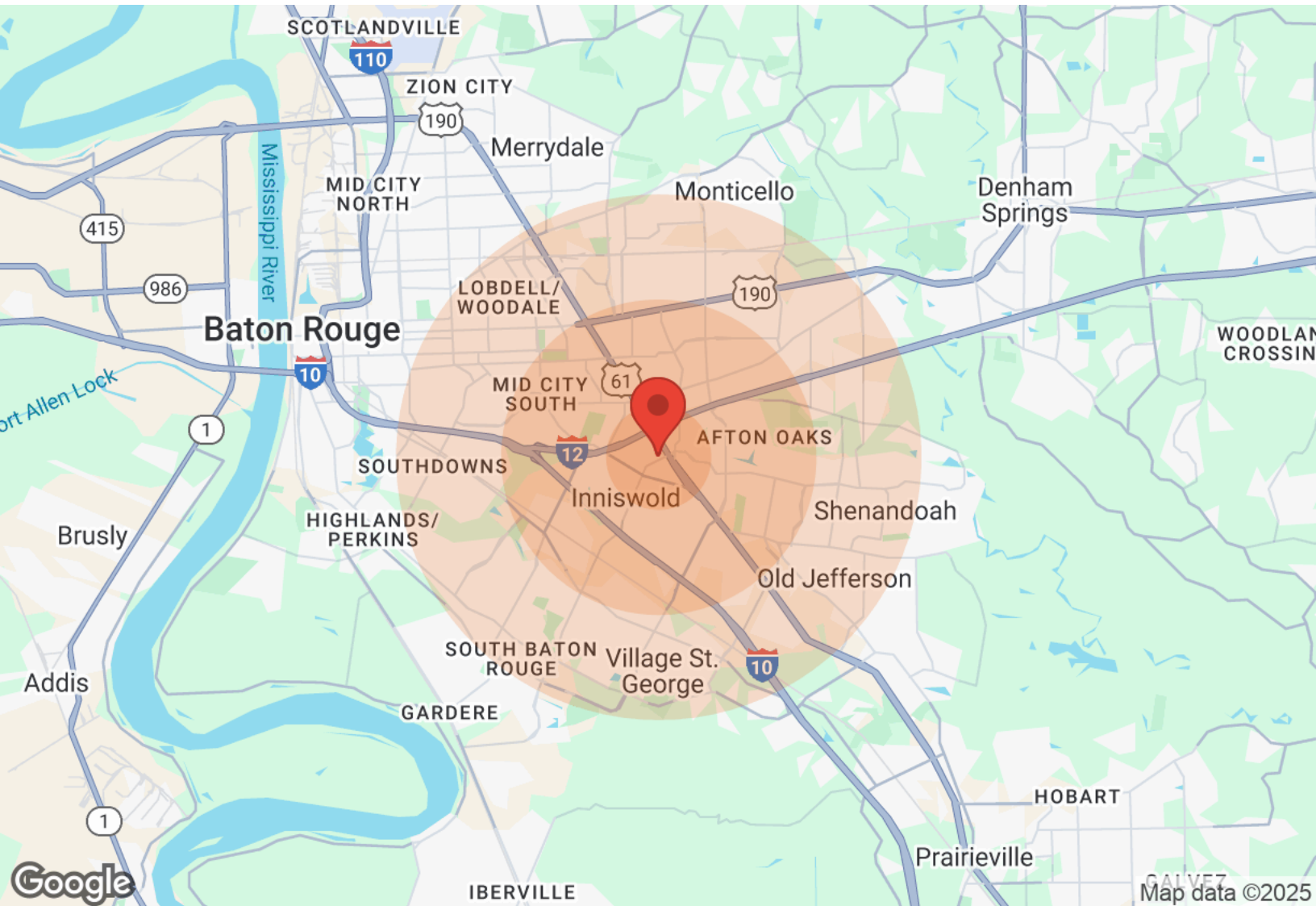
AERIAL MAP

3380 BLUEBONNET BOULEVARD



DEMOGRAPHICS

11616 INDUSTRIPLEX BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	4,109	36,604	93,541
Female	4,644	40,523	101,867
Total Population	8,753	77,127	195,408

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,339	12,769	35,763
Ages 15-24	892	8,927	25,201
Ages 25-54	4,065	32,743	82,500
Ages 55-64	1,089	9,906	24,092
Ages 65+	1,368	12,782	27,852

Race	1 Mile	3 Miles	5 Miles
White	6,404	52,295	112,776
Black	2,008	20,529	71,217
Am In/AK Nat	1	32	110
Hawaiian	N/A	5	25
Hispanic	543	3,687	10,065
Multi-Racial	460	4,364	11,700

Income	1 Mile	3 Miles	5 Miles
Median	\$52,461	\$58,292	\$55,178
< \$15,000	513	3,236	10,002
\$15,000-\$24,999	474	3,626	8,695
\$25,000-\$34,999	408	3,675	8,289
\$35,000-\$49,999	644	5,195	12,290
\$50,000-\$74,999	776	6,689	14,513
\$75,000-\$99,999	624	4,128	10,138
\$100,000-\$149,999	374	4,763	10,863
\$150,000-\$199,999	95	1,760	4,073
> \$200,000	92	1,659	3,647

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,505	38,108	89,483
Occupied	4,193	35,277	82,776
Owner Occupied	2,464	20,110	49,035
Renter Occupied	1,729	15,167	33,741
Vacant	312	2,831	6,707

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