

LAND FOR SALE
AUGUST 2023

6959 COMMERCE CIRCLE DRIVE

BATON ROUGE, LA

stirling



PROPERTY OVERVIEW

Strategically located on Commerce Circle near Towne Center, this 1.119 acre commercial lot is next to Louisiana Farm Bureau's new \$21 million office project and presents a prime opportunity for office investors within the dynamic Towne Center Business Park. With existing utilities and a vibrant business environment, it offers entrepreneurs the chance to make a significant impact on Baton Rouge's commercial landscape.

OFFERING SUMMARY

Price	\$1,025,000
Lot Size	1.119 Acres
Price PSF (Land)	\$21 PSF

PROPERTY HIGHLIGHTS

- PUD Zoning
- Flood Zone X
- Only remaining lot in Towne Center Business Park

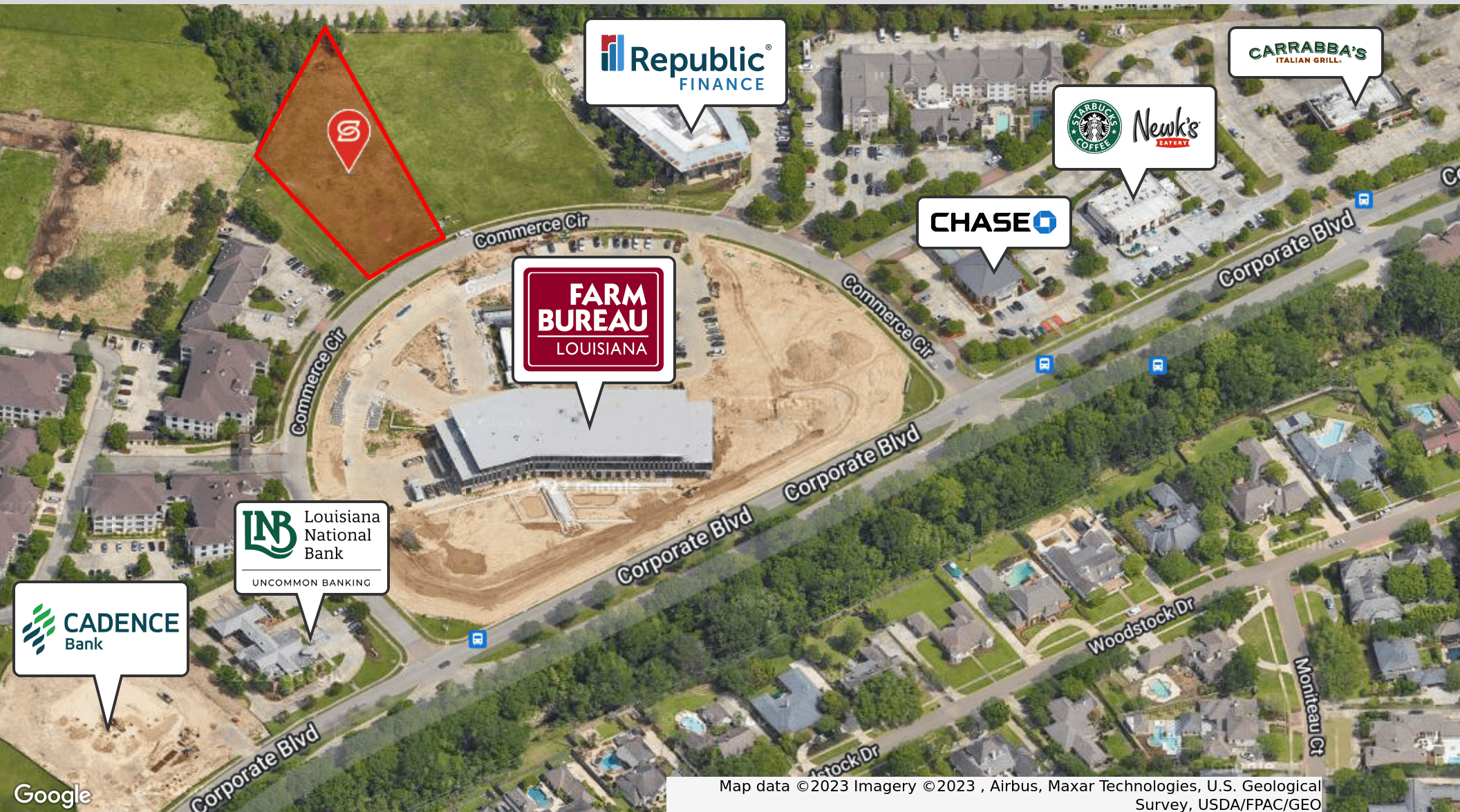


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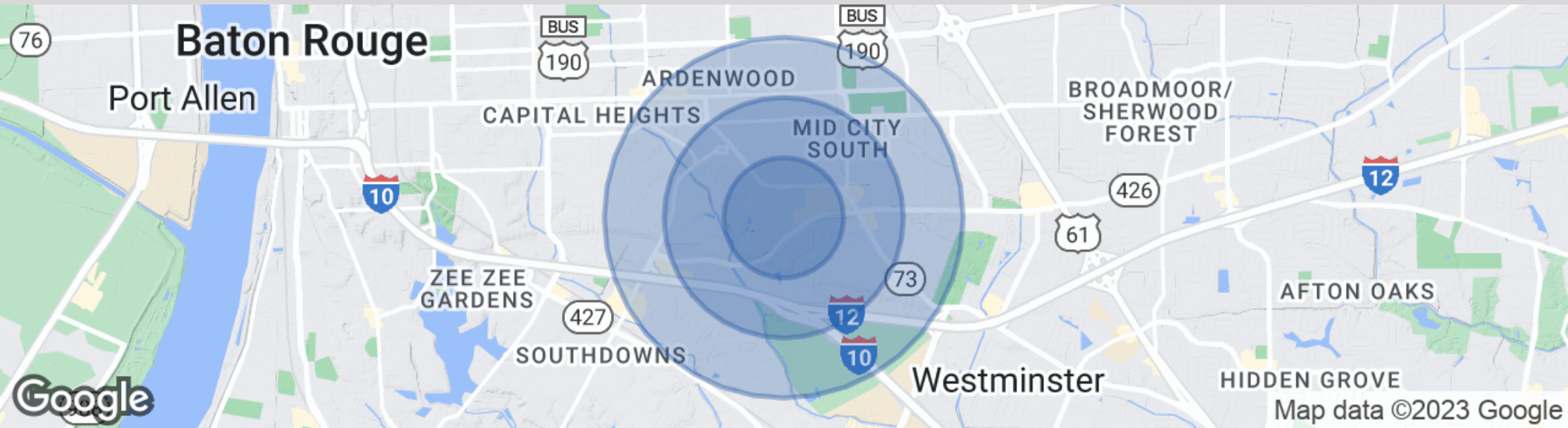
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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,652	7,212	16,835
Average Age	31.1	33.9	39.0
Average Age (Male)	29.3	32.1	35.4
Average Age (Female)	34.9	35.5	40.2

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,111	4,088	8,974
# of Persons per HH	1.5	1.8	1.9
Average HH Income	\$89,599	\$99,365	\$99,889
Average House Value	\$234,412	\$254,644	\$273,759

* Demographic data derived from 2020 ACS - US Census

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