

AVAILABLE

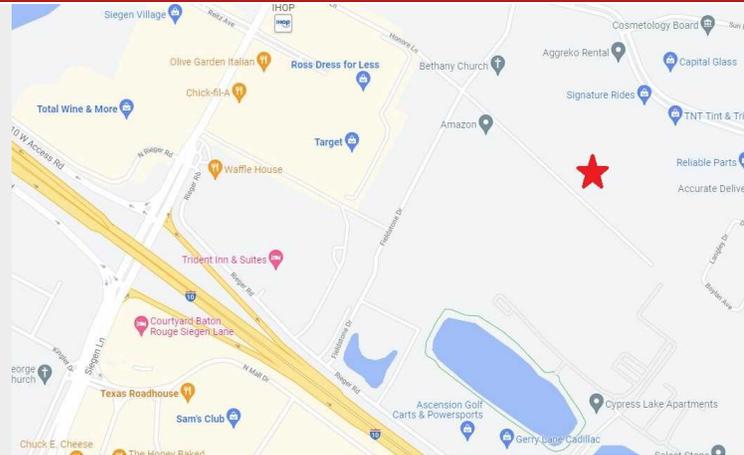


LAND PROPERTY IN BATON ROUGE,

11565 HONORE LN · BATON ROUGE, LA 70809

Highlights

Purchase Price:	\$1,465,000
Lease Rate:	\$9033.25/Monthly
Lot Size:	4.977 Acres
Parish:	EBR
Purchase Price:	\$0
Zoning:	M-1



Property Description

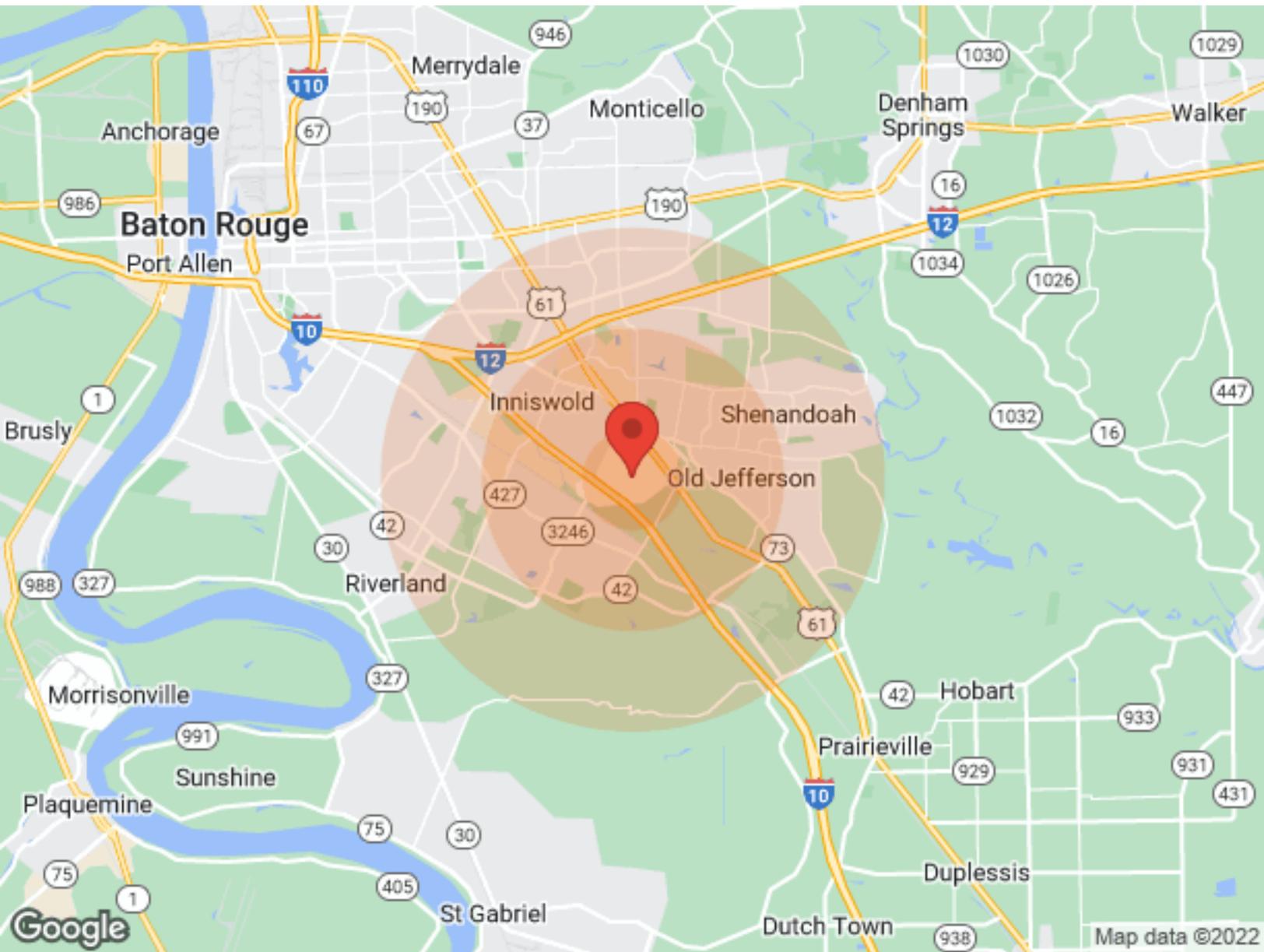
Commercial lot totaling 4.977 acres available for sale or lease. Lot dimensions are 296x717. Current zoning is M-1. Asking rate is for unimproved lot. Lot can be stabilized at Tenants expense or Landlord may stabilize for increased lease rate. Lot is located adjacent to Amazon and Bethany Church. Contact broker for additional details.

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Louisiana



DEMOGRAPHICS

11565 HONORE LN

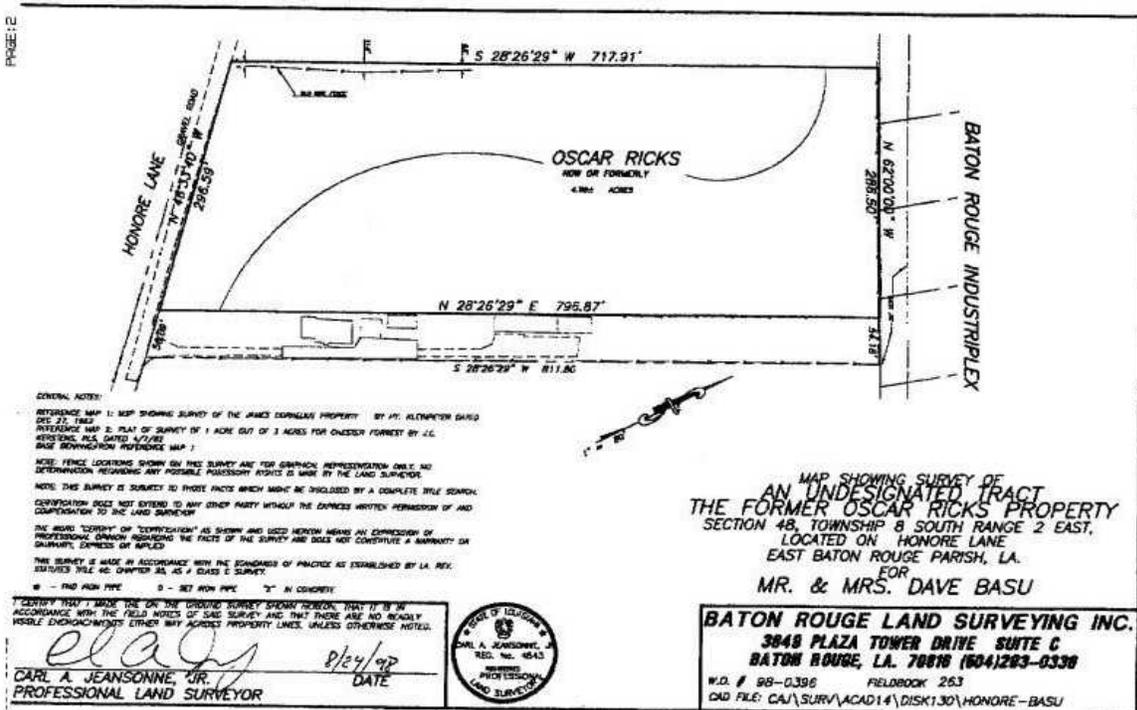
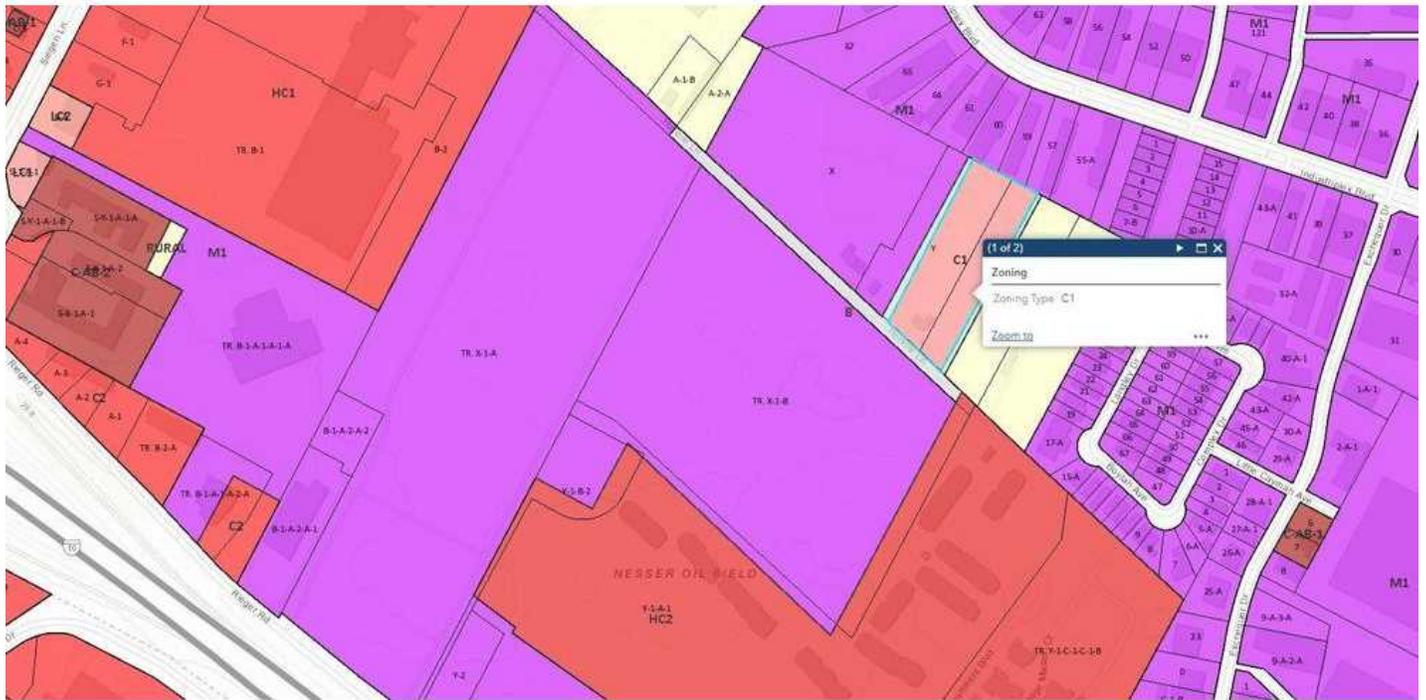


	1 Mile	3 Miles	5 Miles
Population			
Male	N/A	31,218	73,517
Female	N/A	33,629	78,968
Total Population	N/A	64,847	152,485
Age			
Ages 0-14	N/A	11,279	26,816
Ages 15-24	N/A	8,179	19,620
Ages 55-64	N/A	8,577	19,640
Ages 65+	N/A	9,092	22,253
Race			
White	N/A	45,401	104,509
Black	N/A	15,444	39,107
Am In/AK Nat	N/A	43	82
Hawaiian	N/A	5	10
Hispanic	N/A	3,759	7,687
Multi-Racial	N/A	4,162	8,524

	1 Mile	3 Miles	5 Miles
Income			
Median	N/A	\$61,486	\$62,243
< \$15,000	N/A	2,186	5,425
\$15,000-\$24,999	N/A	2,543	5,417
\$25,000-\$34,999	N/A	2,477	5,623
\$35,000-\$49,999	N/A	4,012	9,333
\$50,000-\$74,999	N/A	5,197	11,225
\$75,000-\$99,999	N/A	3,583	8,541
\$10,000-\$149,999	N/A	4,862	10,337
\$150,000-\$199,999	N/A	1,764	4,271
> \$200,000	N/A	1,404	3,789
Housing			
Total Units	N/A	30,225	69,248
Occupied	N/A	28,233	64,880
Owner Occupied	N/A	16,989	41,723
Renter Occupied	N/A	11,244	23,157
Vacant	N/A	1,992	4,368

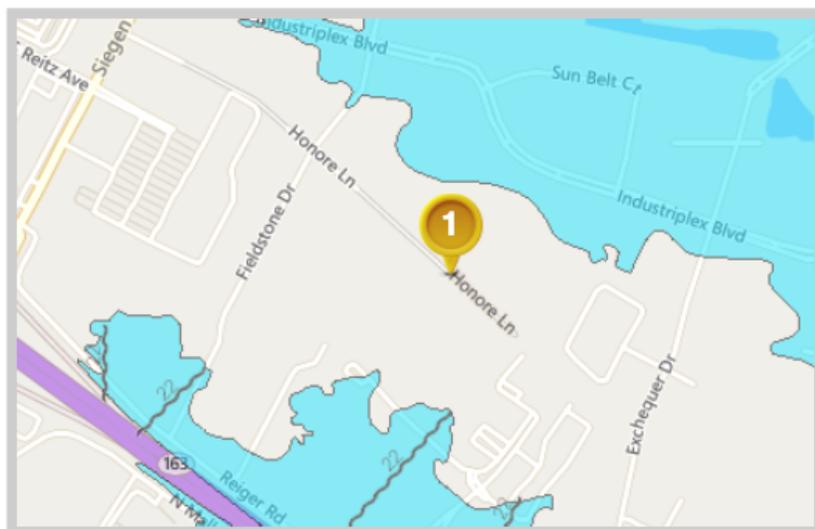
LAND FOR SALE OR LEASE

11565 HONORE LN



Louisiana Flood Map

11565 Honore Ln Baton Rouge LA 70809



Visible Layers

- Effective FIRM
- Bing Roads

Point Coordinates

Point #	Lat., Long.
1	30.3833, -91.0543

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0270E 5/2/2008	X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	out	33.6	N/A

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).

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.