

FOR SALE

Parcels
1-A-1

Parcel ID: 30850540
Owner Name: TRICHE TEAM, LLC, THE
Owner Address: 675 KIMBRO DR
Owner CSZ: BATON ROUGE, LA 70808
Physical Address: 7391 HIGHLAND RD
Subdivision: MARTINA, ROSARIO
TRACT
Lot: 1-A-1
Block:
W.D: 1-3
Flood Zone: X PROTECTED BY LEVEE
Legal Description: LOT 1-A-1, CONT
0.410 ACRES, RESUB OF LOTS 1-A & 2-A
OF THE ROSARIO MARTINA TRACT, IN
SEC 63, T&S, R1E
RESUB 1990-94-2022

Land: 9500
Improvements: 35630
Total Assessed Value: 45130
Homestead Exemption: 0

Close Export



BATON ROUGE COMMERCIAL LAND FOR SALE

7391 HIGHLAND ROAD • BATON ROUGE, LA 70808

Highlights

Lot Size: 0.41 Acres

Purchase Price: \$419,000

Zoning: ISPUD



DAVID VERCHER, CCIM

Director
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Louisiana

Property Description

0.410 acre tract recently zoned ISPUD to allow for 3,600sf commercial building and two 1 bedroom apartments. This property is level, cleared and ready for development. Located in flood zone X on the desired Highland Rd corridor at the corner of Kenilworth Parkway and Highland Rd. Adjacent to Robert Fresh Market and Superior Grill. This site is ideal for a coffee shop, restaurant, office, medical and retail sales. Rear 1.567 Acre lot can also be purchased for a larger development site. Rear lot is also part of ISPUD and approved for 20 townhouses.



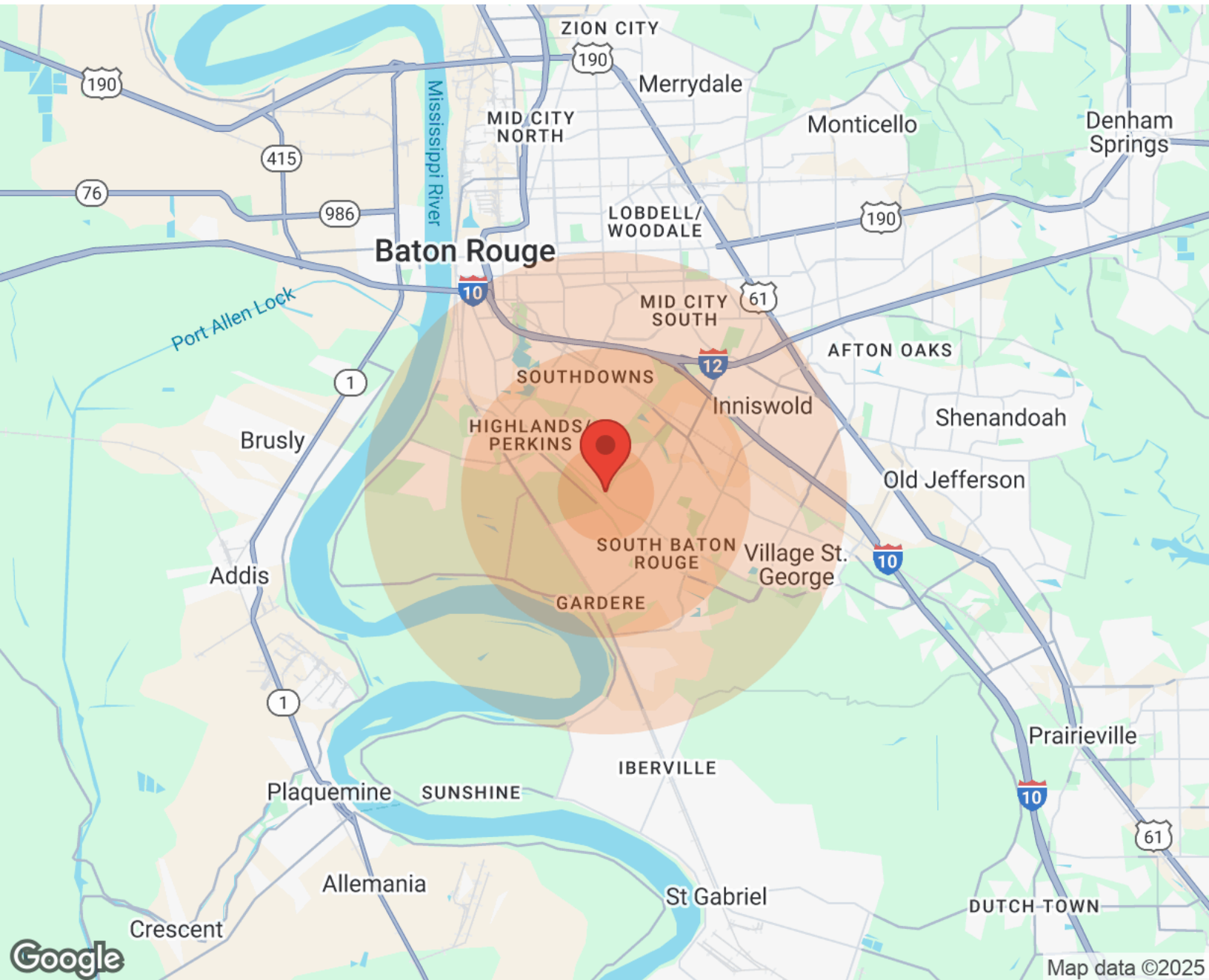
IMAGES

7391 HIGHLAND ROAD



DEMOGRAPHICS

7391 HIGHLAND ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,790	28,428	69,245	Median	\$78,110	\$50,695	\$48,133
Female	3,701	28,799	71,766	< \$15,000	306	5,600	11,838
Total Population	7,491	57,227	141,011	\$15,000-\$24,999	226	2,946	7,351
				\$25,000-\$34,999	214	2,067	5,483
				\$35,000-\$49,999	357	3,150	7,497
				\$50,000-\$74,999	453	3,411	8,795
				\$75,000-\$99,999	522	2,492	6,141
				\$100,000-\$149,999	437	2,788	7,465
				\$150,000-\$199,999	229	1,053	2,928
				> \$200,000	317	1,446	3,553
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	6,420	36,634	93,405	Total Units	3,395	27,427	68,003
Black	690	17,147	39,118	Occupied	3,237	24,676	61,646
Am In/AK Nat	N/A	22	38	Owner Occupied	2,555	11,408	31,814
Hawaiian	N/A	N/A	N/A	Renter Occupied	682	13,268	29,832
Hispanic	438	3,377	6,197	Vacant	158	2,751	6,357
Multi-Racial	414	3,694	6,712				