

# FOR SALE

Parcels

1-A-1

Street View

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

7391 HIGHLAND ROAD • BATON ROUGE, LA 70808

## SUMMARY

Lot Size: 0.41 Acres

Price: \$399,000

Zoning: ISPUD



DAVID VERCHER, CCIM  
Director  
(225) 405-3257  
yourccim@kw.com  
Louisiana

## AVAILABLE SPACES

Suite	Rate	Size	Type
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## PROPERTY DESCRIPTION

.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

## LOCATION DESCRIPTION





## IMAGES

7391 HIGHLAND ROAD



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



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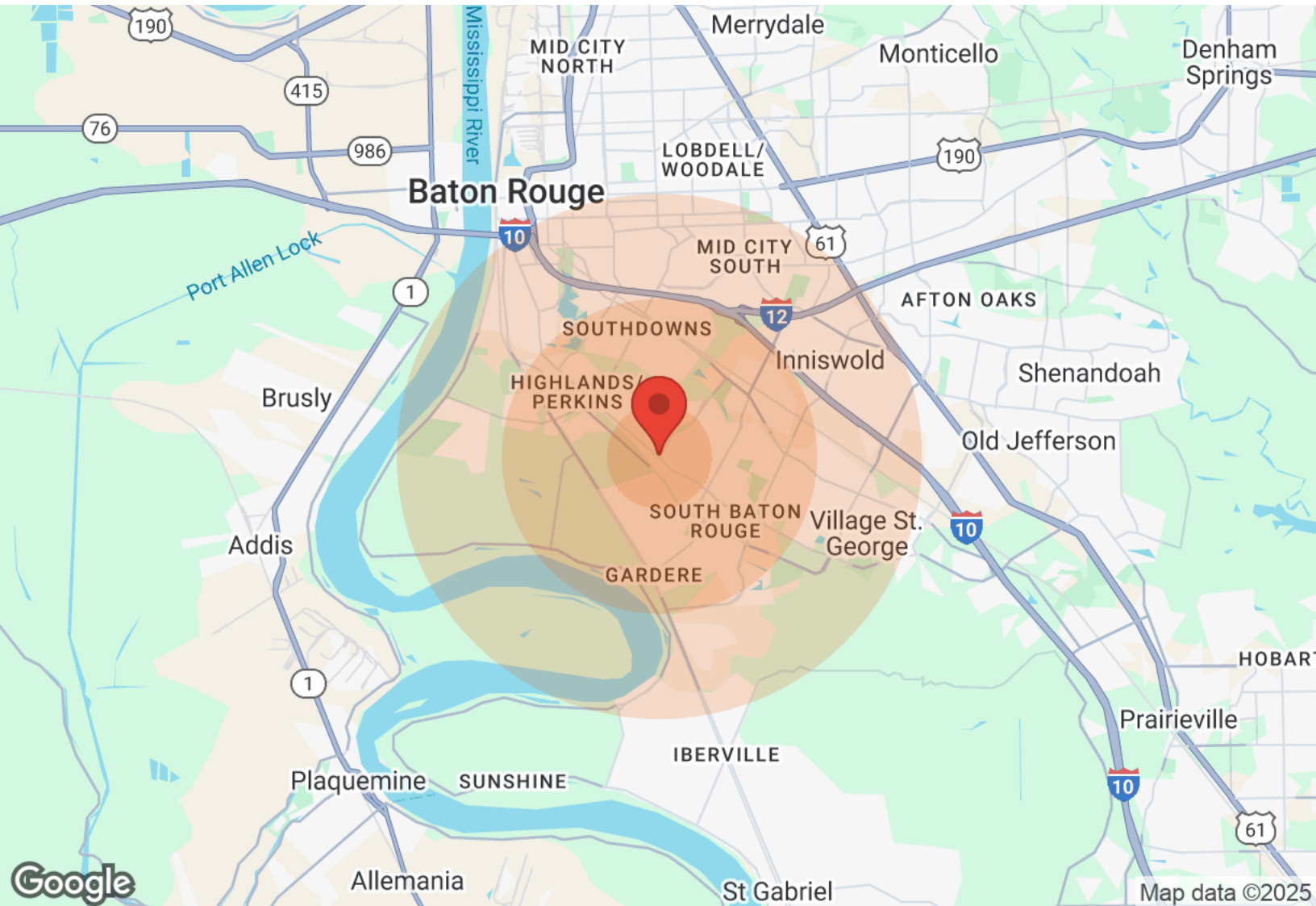
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## DEMOGRAPHICS

11616 INDUSTRIPLEX BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	3,790	28,428	69,245
Female	3,701	28,799	71,766
Total Population	7,491	57,227	141,011

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,121	9,195	22,725
Ages 15-24	868	6,318	15,870
Ages 25-54	3,050	29,301	68,377
Ages 55-64	1,040	5,762	15,943
Ages 65+	1,412	6,651	18,096

Race	1 Mile	3 Miles	5 Miles
White	6,420	36,634	93,405
Black	690	17,147	39,118
Am In/AK Nat	N/A	22	38
Hawaiian	N/A	N/A	N/A
Hispanic	438	3,377	6,197
Multi-Racial	414	3,694	6,712

Income	1 Mile	3 Miles	5 Miles
Median	\$78,110	\$50,695	\$48,133
< \$15,000	306	5,600	11,838
\$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

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,395	27,427	68,003
Occupied	3,237	24,676	61,646
Owner Occupied	2,555	11,408	31,814
Renter Occupied	682	13,268	29,832
Vacant	158	2,751	6,357

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