

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



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.

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



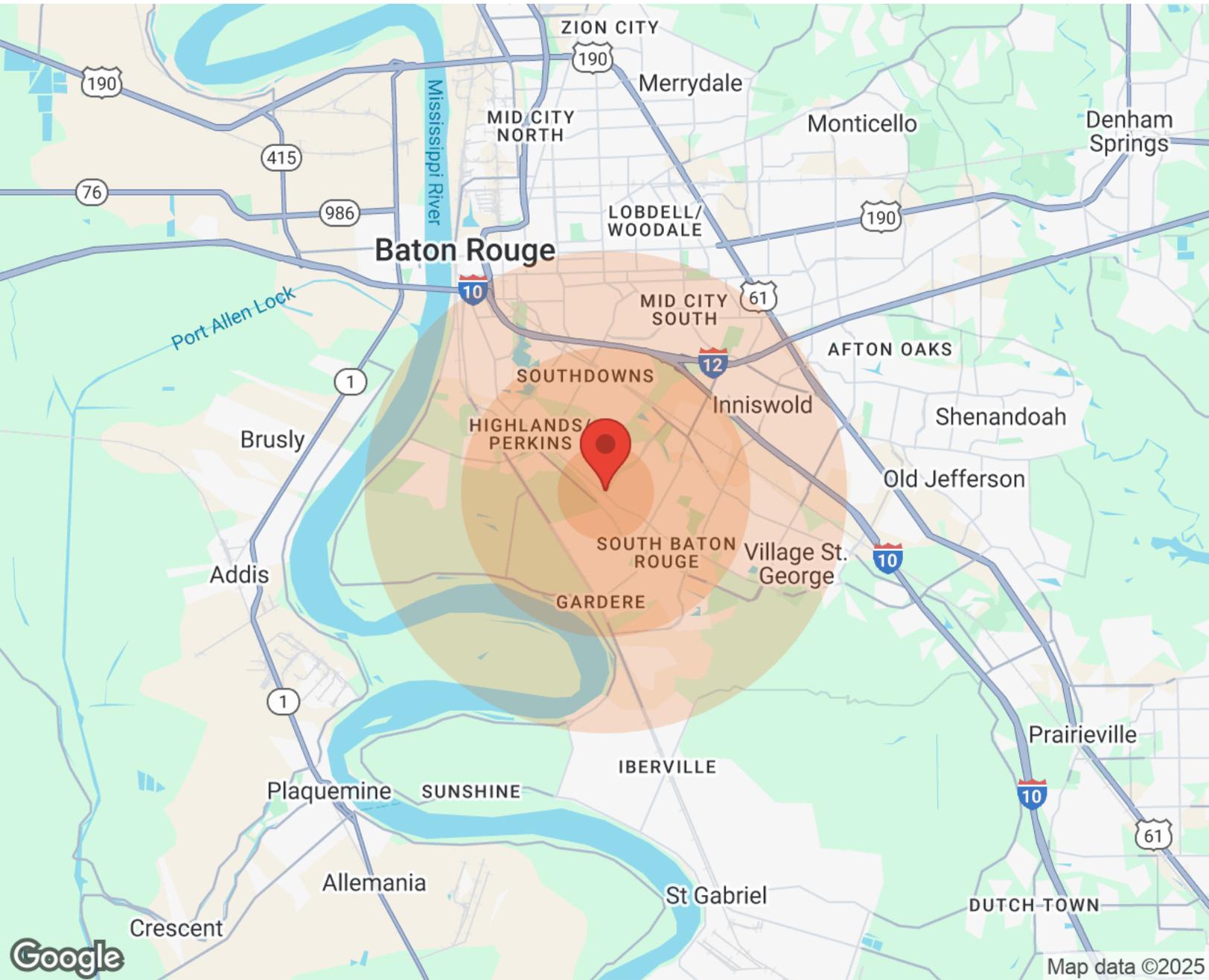
IMAGES

7391 HIGHLAND ROAD



DEMOGRAPHICS

7391 HIGHLAND ROAD



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