

FOR SALE - REDUCED!

VACANT LAND ON JONES CREEK RD.

3135 JONES CREEK RD, BATON ROUGE, LA 70816

LOT B-4 | 2.268 ACRES

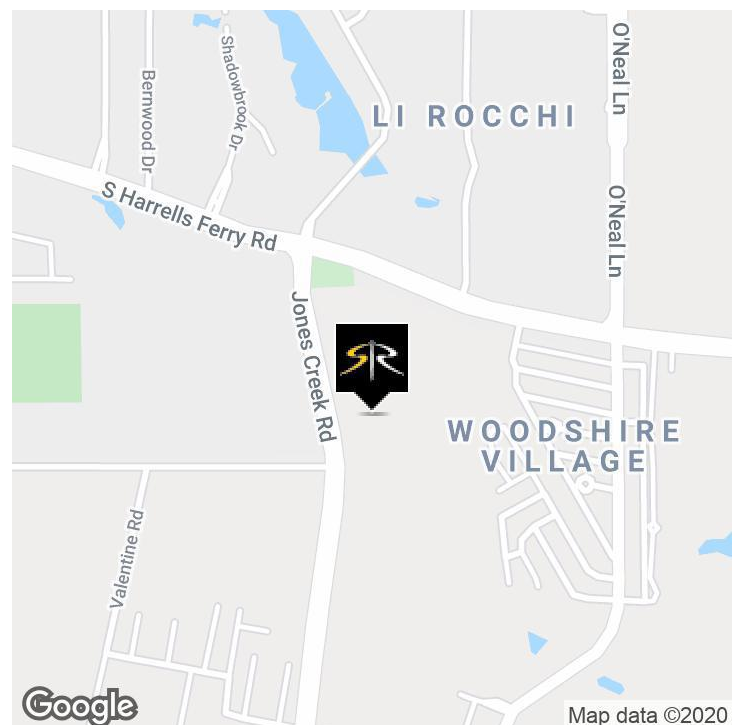


OFFERING SUMMARY

Sale Price:	\$7.90 PSF
Lot Size:	2.268 Acres
Zoning:	RURAL

PROPERTY HIGHLIGHTS

- 144' Frontage by 504' Depth
- Up to 11.34 Total Acres Available
- Zoned Rural
- Ideal for Assisted Living Site, Senior Housing, Multi-Family, Church Site, Day Care Facility, Office/Retail or Residential Development Site
- Total of 5 Adjacent Lots Available for Sale



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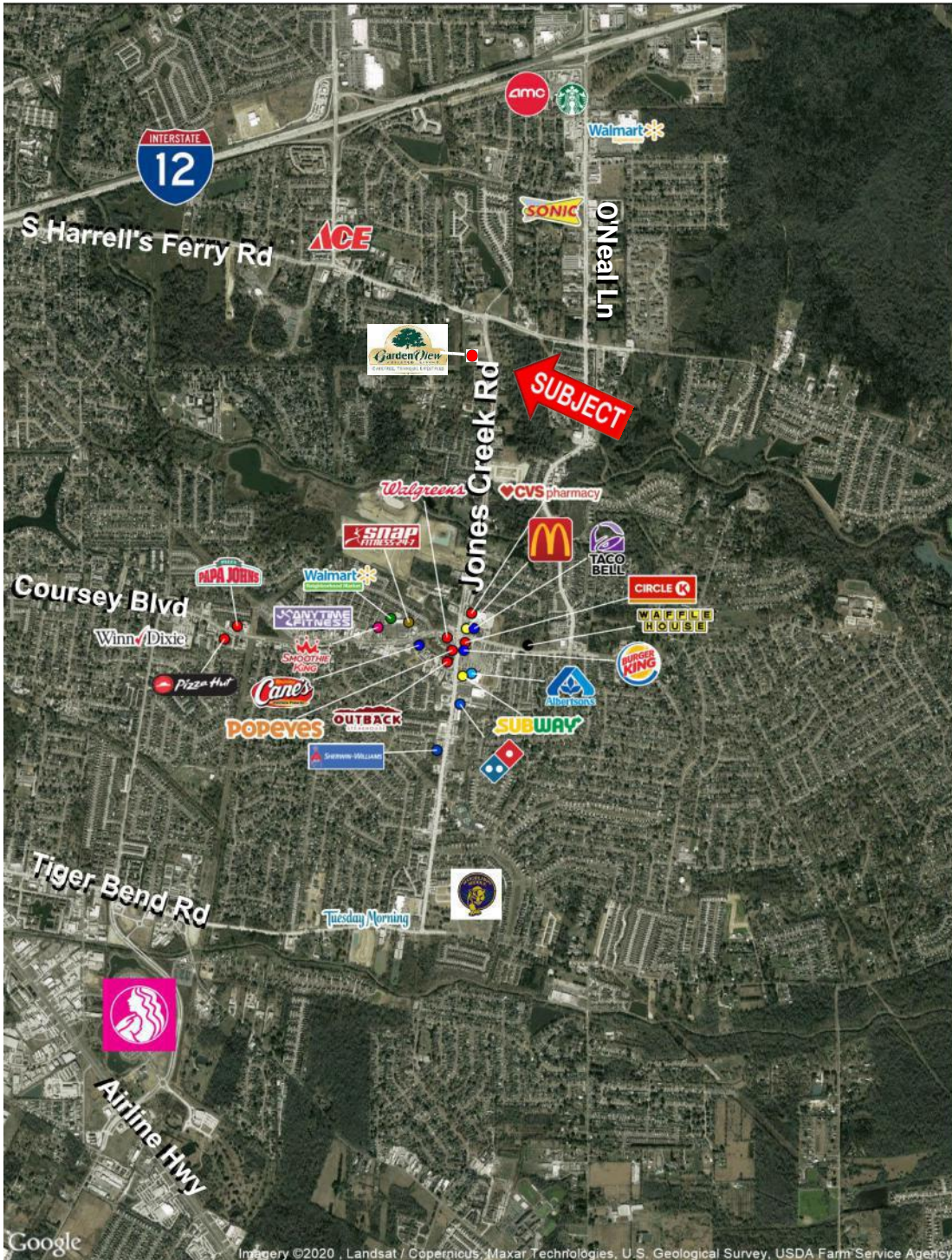
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RETAIL MAP

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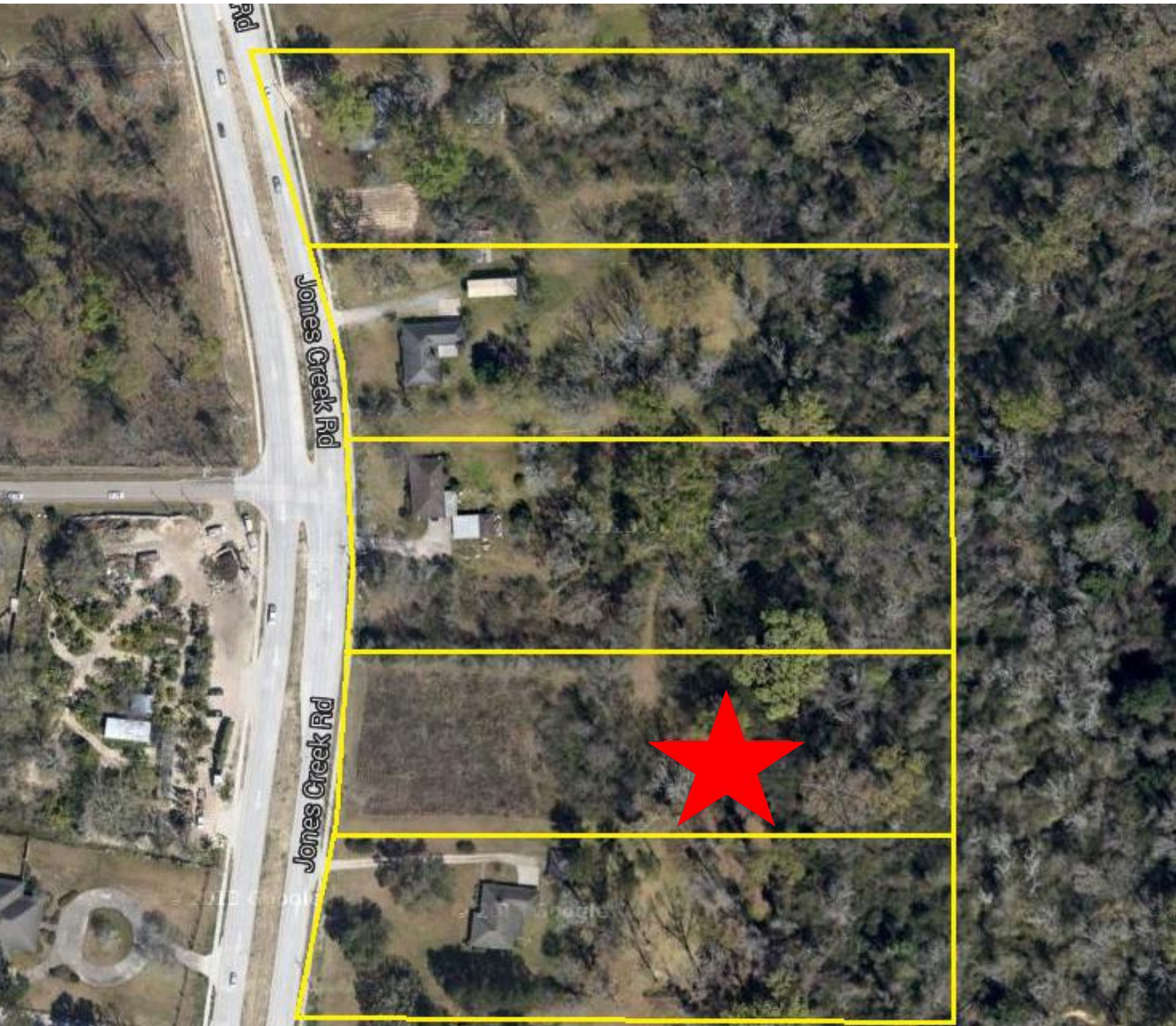
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AERIAL OVERVIEW

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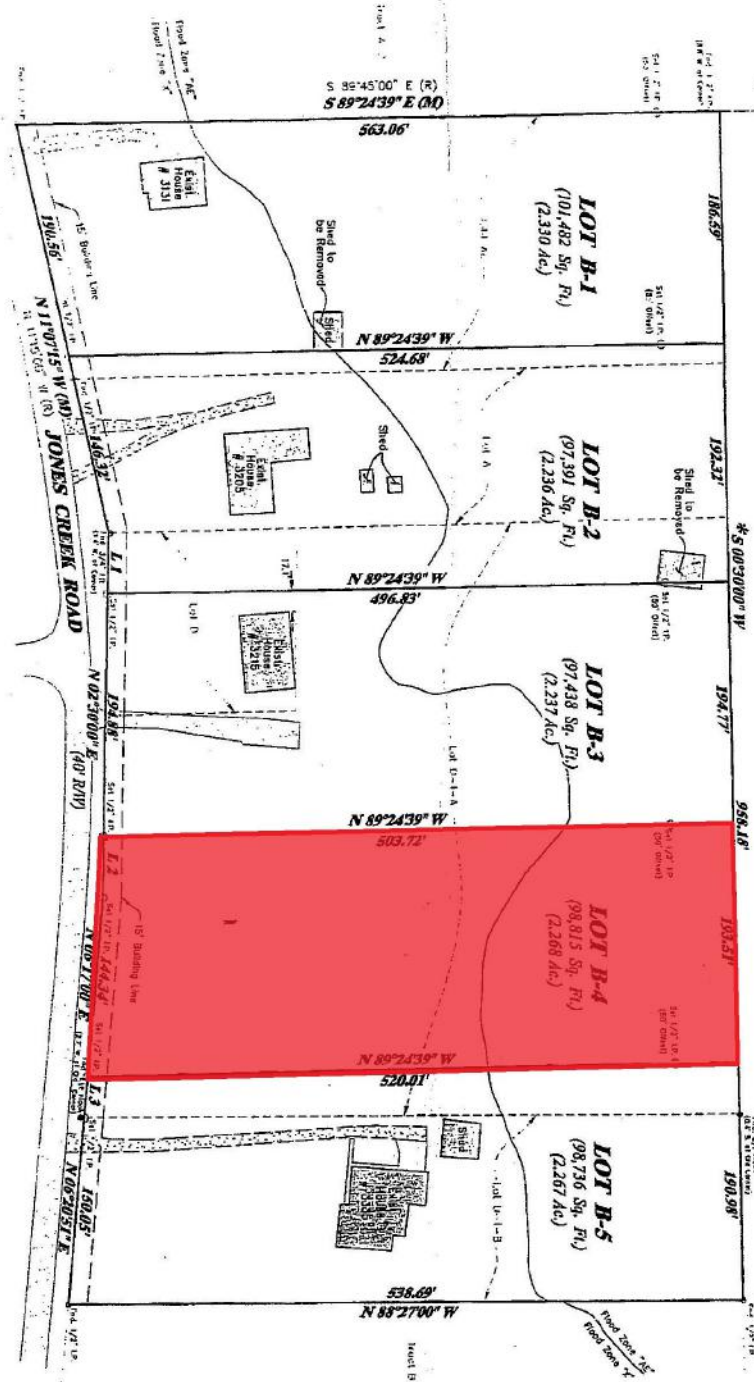


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TRAFFIC COUNT MAP; 1, 3, 5 MILES

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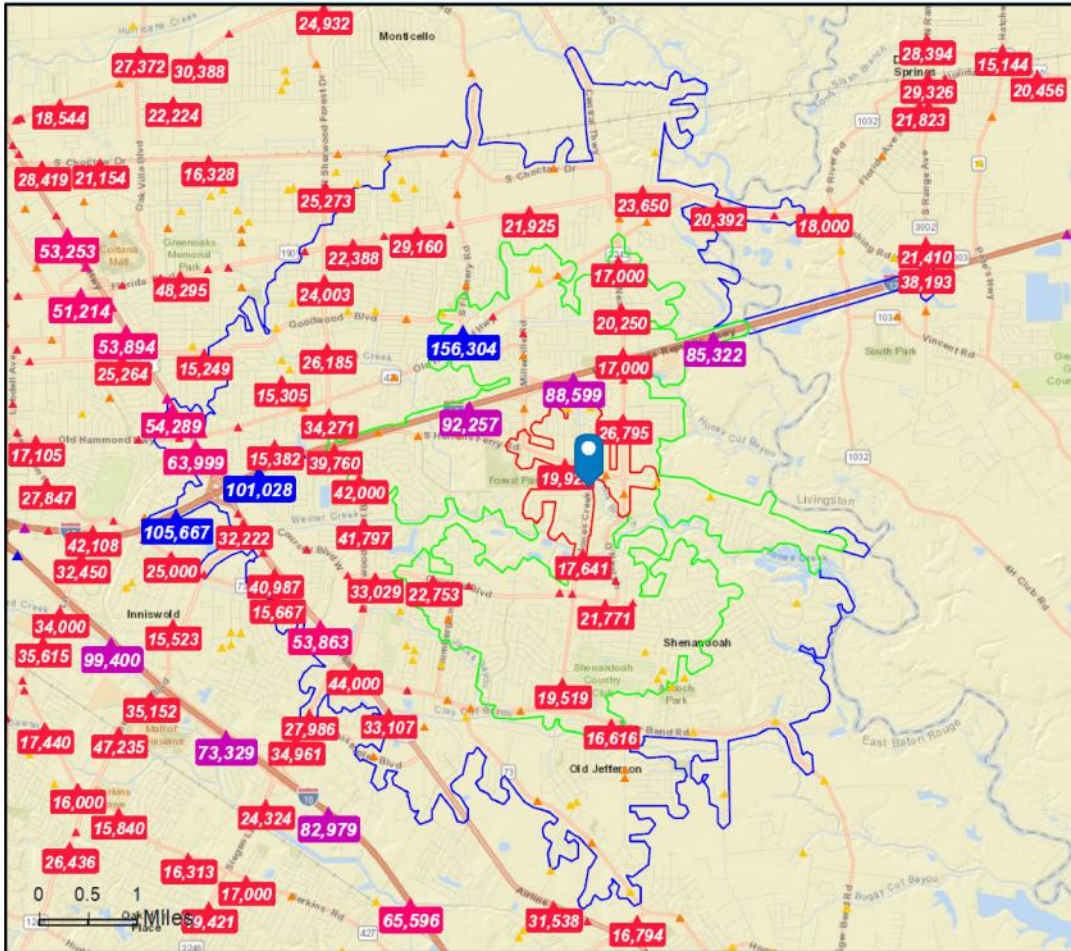
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Traffic Count Map

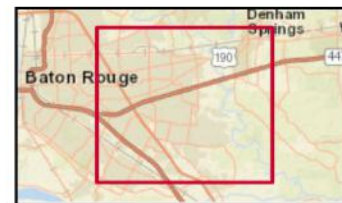
3135 Jones Creek Rd, Baton Rouge, Louisiana, 70816
Drive Distance: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.42392
Longitude: -91.01340



Source: ©2019 Kalibrate Technologies (Q4 2019).

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



April 24, 2020

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DRIVE TIME MAP; 5, 10, 15 MINUTES

VACANT LAND ON JONES CREEK RD.

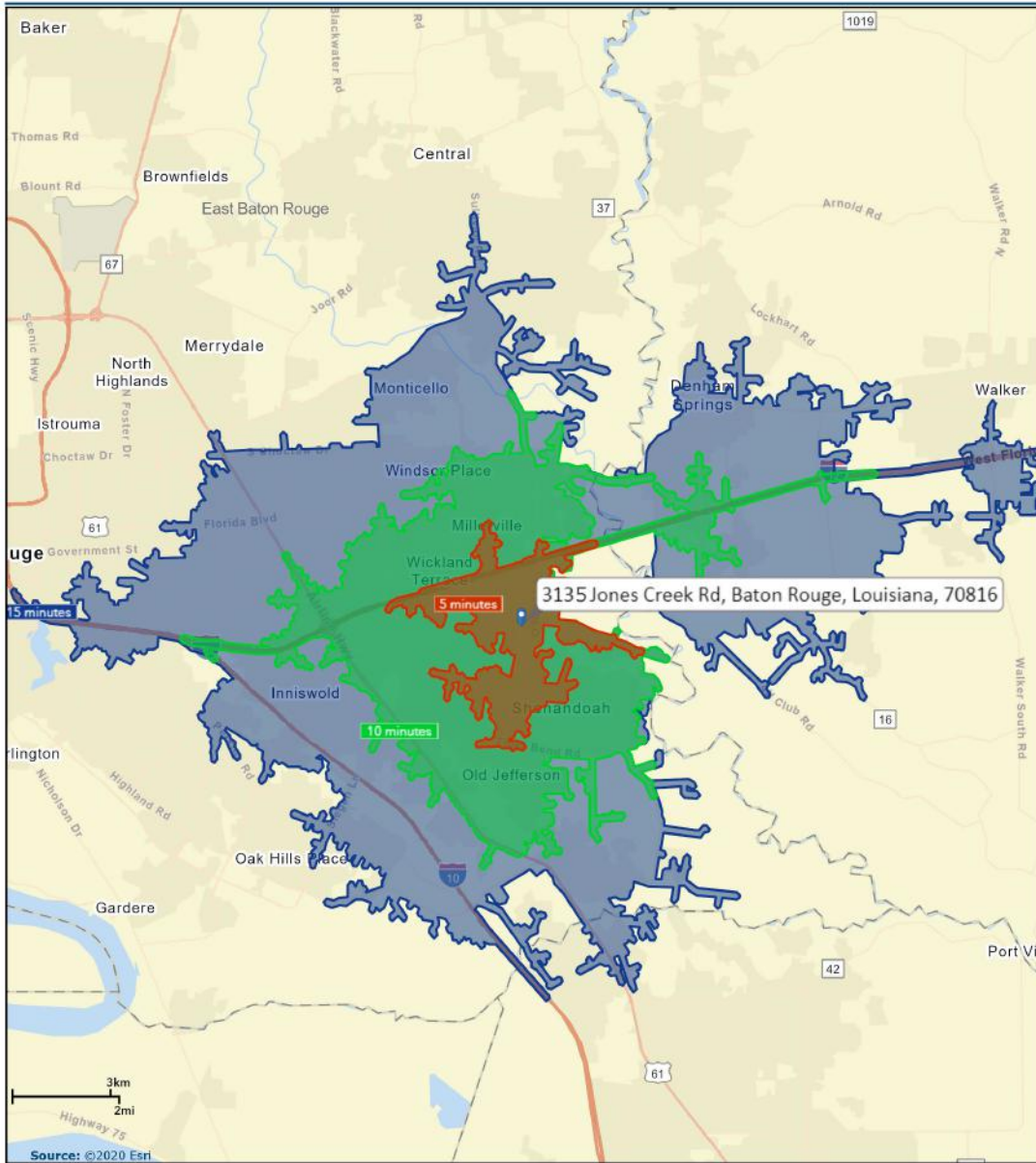
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Drive Time Map; 5, 10, 15 Minutes

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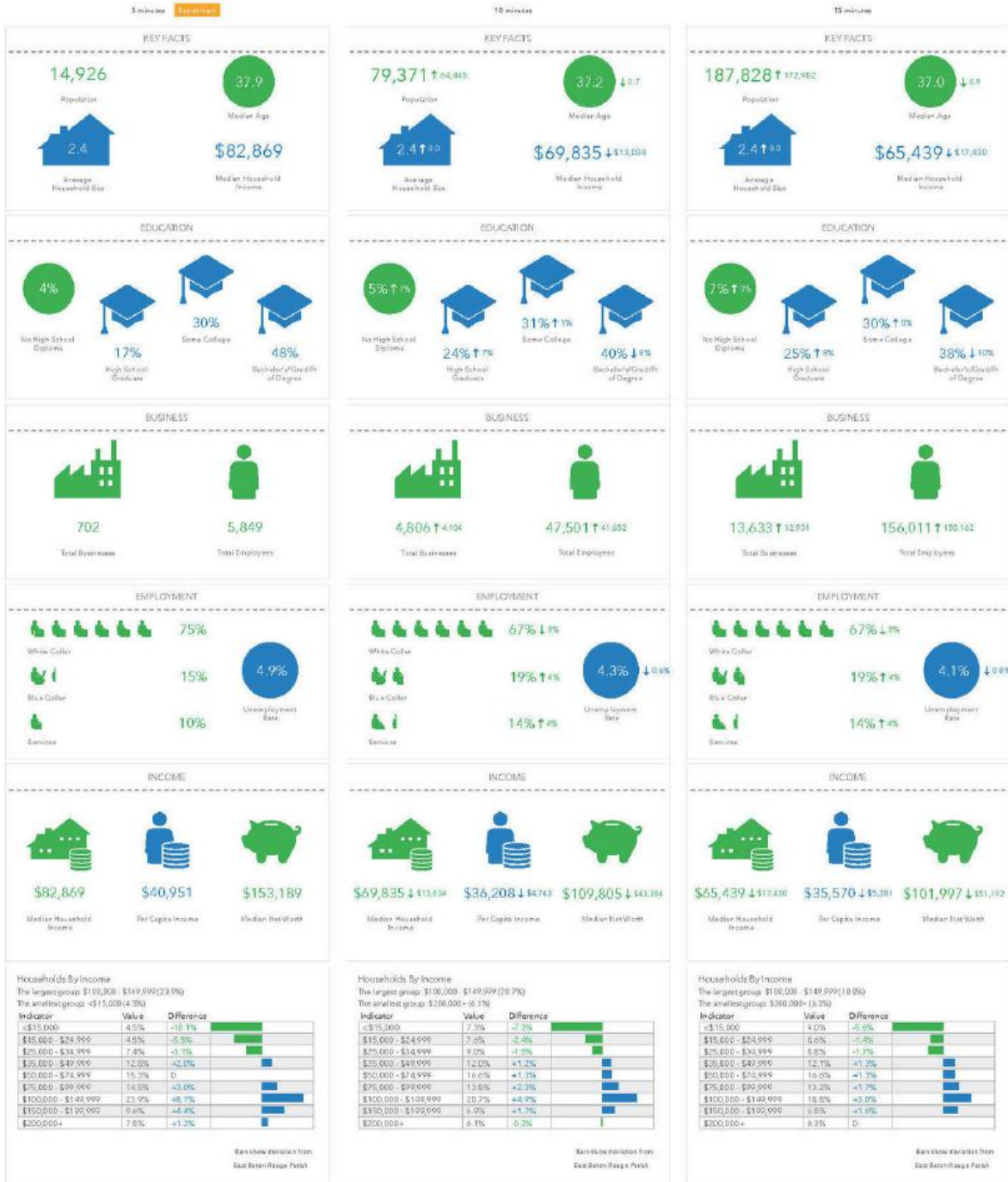
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KEY FACTS; 1, 3, 5 MILES

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VACANT LAND ON JONES CREEK RD.

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LOT B-4 | 2.268 ACRES



Demographic and Income Profile

3135 Jones Creek Rd, Baton Rouge, Louisiana, 70816
Drive Distance: 1 mile radius

Prepared by Esri
Latitude: 30.42392
Longitude: -91.01340

Summary	Census 2010	2019	2024			
Population	1,898	2,267	2,348			
Households	786	941	976			
Families	520	606	623			
Average Household Size	2.41	2.40	2.40			
Owner Occupied Housing Units	516	581	613			
Renter Occupied Housing Units	270	360	363			
Median Age	35.0	36.8	37.7			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	0.70%	0.41%	0.77%			
Households	0.73%	0.43%	0.75%			
Families	0.55%	0.26%	0.68%			
Owner HHs	1.08%	0.73%	0.92%			
Median Household Income	1.68%	2.01%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	28	3.0%	26	2.7%		
\$15,000 - \$24,999	41	4.4%	38	3.9%		
\$25,000 - \$34,999	90	9.6%	82	8.4%		
\$35,000 - \$49,999	106	11.3%	97	9.9%		
\$50,000 - \$74,999	143	15.2%	139	14.2%		
\$75,000 - \$99,999	169	18.0%	163	16.7%		
\$100,000 - \$149,999	245	26.0%	279	28.6%		
\$150,000 - \$199,999	83	8.8%	111	11.4%		
\$200,000+	36	3.8%	42	4.3%		
Median Household Income	\$82,399		\$89,543			
Average Household Income	\$92,438		\$102,097			
Per Capita Income	\$36,675		\$40,594			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	130	6.8%	143	6.3%	152	6.5%
5 - 9	121	6.4%	141	6.2%	141	6.0%
10 - 14	135	7.1%	146	6.4%	139	5.9%
15 - 19	125	6.6%	134	5.9%	133	5.7%
20 - 24	140	7.4%	135	6.0%	134	5.7%
25 - 34	298	15.7%	367	16.2%	367	15.6%
35 - 44	244	12.9%	320	14.1%	373	15.9%
45 - 54	268	14.1%	261	11.5%	263	11.2%
55 - 64	247	13.0%	270	11.9%	252	10.7%
65 - 74	122	6.4%	231	10.2%	231	9.8%
75 - 84	54	2.8%	89	3.9%	132	5.6%
85+	14	0.7%	28	1.2%	32	1.4%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,263	66.6%	1,361	60.1%	1,322	56.3%
Black Alone	481	25.4%	672	29.7%	749	31.9%
American Indian Alone	7	0.4%	8	0.4%	8	0.3%
Asian Alone	80	4.2%	123	5.4%	147	6.3%
Pacific Islander Alone	0	0.0%	0	0.0%	1	0.0%
Some Other Race Alone	35	1.8%	53	2.3%	61	2.6%
Two or More Races	31	1.6%	49	2.2%	60	2.6%
Hispanic Origin (Any Race)	84	4.4%	120	5.3%	141	6.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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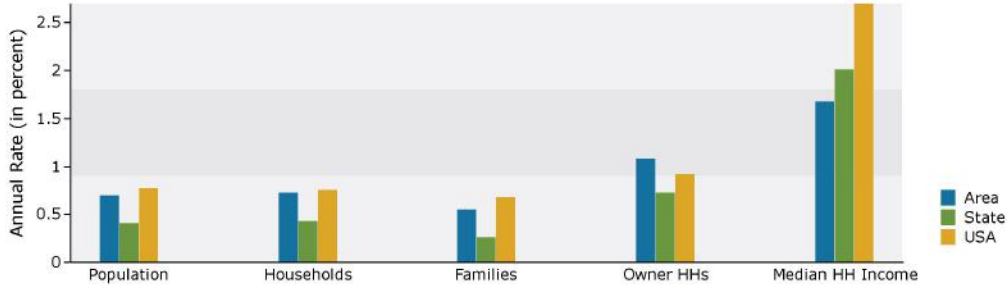


Demographic and Income Profile

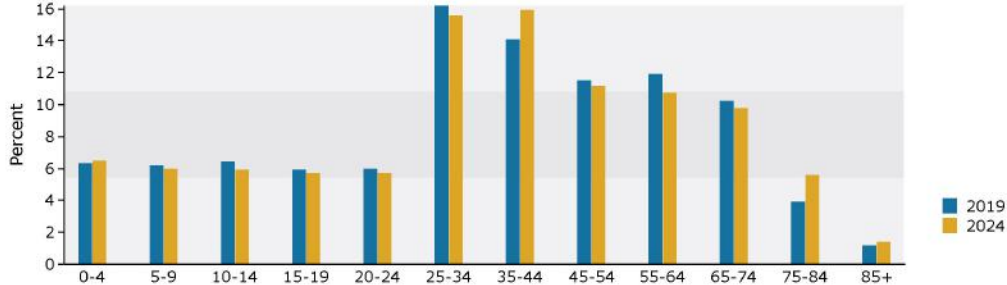
3135 Jones Creek Rd, Baton Rouge, Louisiana, 70816
Drive Distance: 1 mile radius

Prepared by Esri
Latitude: 30.42392
Longitude: -91.01340

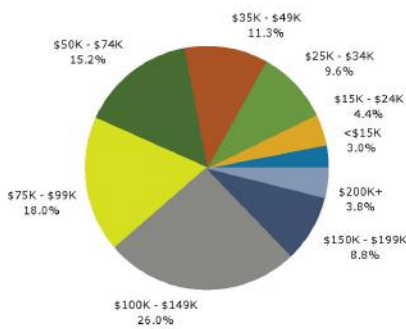
Trends 2019-2024



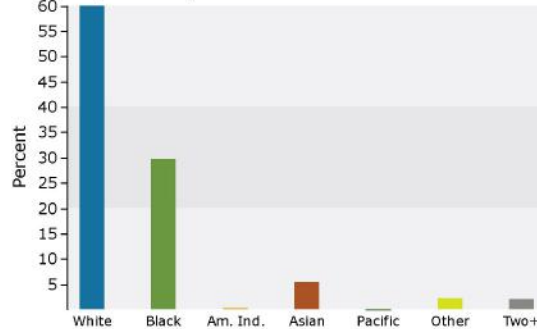
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 5.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS; 3 MILES

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LOT B-4 | 2.268 ACRES



Demographic and Income Profile

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Drive Distance: 3 mile radius

Prepared by Esri
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Summary	Census 2010	2019	2024			
Population	32,664	33,943	34,531			
Households	13,268	13,777	14,008			
Families	8,676	8,771	8,832			
Average Household Size	2.45	2.46	2.46			
Owner Occupied Housing Units	8,599	8,468	8,808			
Renter Occupied Housing Units	4,669	5,309	5,200			
Median Age	35.7	37.7	38.7			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	0.34%	0.41%	0.77%			
Households	0.33%	0.43%	0.75%			
Families	0.14%	0.26%	0.68%			
Owner HHs	0.79%	0.73%	0.92%			
Median Household Income	1.72%	2.01%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	735	5.3%	650	4.6%		
\$15,000 - \$24,999	767	5.6%	672	4.8%		
\$25,000 - \$34,999	1,207	8.8%	1,092	7.8%		
\$35,000 - \$49,999	1,738	12.6%	1,583	11.3%		
\$50,000 - \$74,999	2,199	16.0%	2,160	15.4%		
\$75,000 - \$99,999	2,004	14.5%	1,945	13.9%		
\$100,000 - \$149,999	3,088	22.4%	3,443	24.6%		
\$150,000 - \$199,999	1,104	8.0%	1,404	10.0%		
\$200,000+	935	6.8%	1,058	7.6%		
Median Household Income	\$77,297		\$84,165			
Average Household Income	\$95,190		\$105,517			
Per Capita Income	\$38,851		\$43,034			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,085	6.4%	1,979	5.8%	2,033	5.9%
5 - 9	2,039	6.2%	1,976	5.8%	1,986	5.8%
10 - 14	2,113	6.5%	2,034	6.0%	1,973	5.7%
15 - 19	2,159	6.6%	1,946	5.7%	1,880	5.4%
20 - 24	2,353	7.2%	2,116	6.2%	2,099	6.1%
25 - 34	5,290	16.2%	5,420	16.0%	5,262	15.2%
35 - 44	4,164	12.7%	4,823	14.2%	5,373	15.6%
45 - 54	4,730	14.5%	3,979	11.7%	3,911	11.3%
55 - 64	4,166	12.8%	4,274	12.6%	3,889	11.3%
65 - 74	2,174	6.7%	3,407	10.0%	3,577	10.4%
75 - 84	1,062	3.3%	1,492	4.4%	1,994	5.8%
85+	329	1.0%	496	1.5%	554	1.6%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	22,138	67.8%	21,085	62.1%	20,281	58.7%
Black Alone	7,874	24.1%	9,276	27.3%	10,065	29.1%
American Indian Alone	101	0.3%	100	0.3%	99	0.3%
Asian Alone	1,357	4.2%	1,876	5.5%	2,212	6.4%
Pacific Islander Alone	11	0.0%	11	0.0%	12	0.0%
Some Other Race Alone	651	2.0%	842	2.5%	959	2.8%
Two or More Races	532	1.6%	753	2.2%	903	2.6%
Hispanic Origin (Any Race)	1,542	4.7%	1,962	5.8%	2,261	6.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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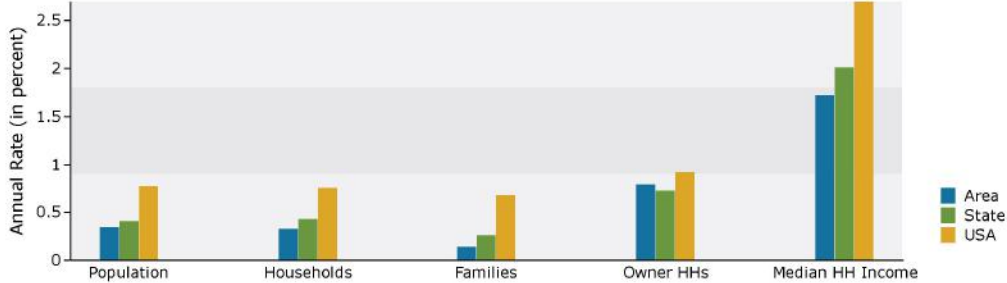


Demographic and Income Profile

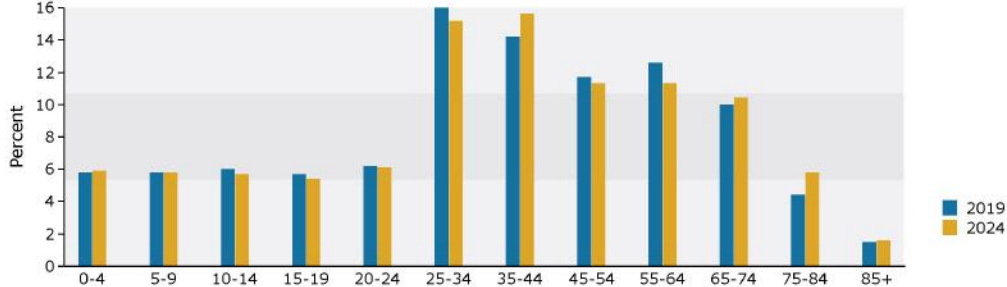
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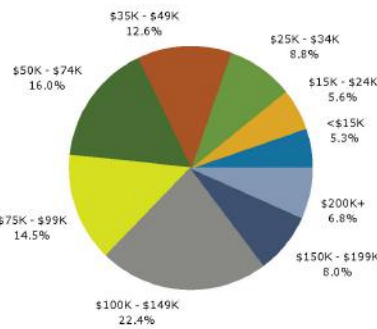
Trends 2019-2024



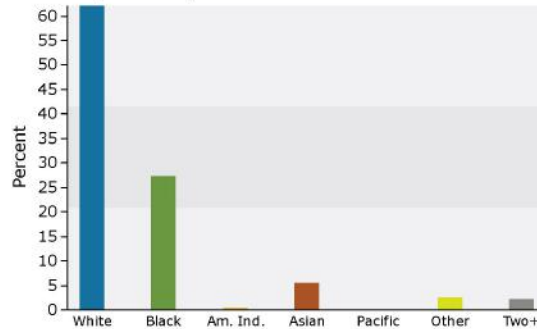
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 5.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS; 5 MILES

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Summary	Census 2010	2019	2024			
Population	85,798	88,803	90,033			
Households	34,292	35,315	35,766			
Families	22,394	22,470	22,545			
Average Household Size	2.48	2.49	2.50			
Owner Occupied Housing Units	21,417	21,225	21,933			
Renter Occupied Housing Units	12,875	14,090	13,833			
Median Age	34.7	36.8	37.7			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	0.28%	0.41%	0.77%			
Households	0.25%	0.43%	0.75%			
Families	0.07%	0.26%	0.68%			
Owner HHs	0.66%	0.73%	0.92%			
Median Household Income	2.33%	2.01%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	2,829	8.0%	2,478	6.9%		
\$15,000 - \$24,999	2,772	7.8%	2,415	6.8%		
\$25,000 - \$34,999	3,280	9.3%	3,011	8.4%		
\$35,000 - \$49,999	4,235	12.0%	3,898	10.9%		
\$50,000 - \$74,999	5,890	16.7%	5,887	16.5%		
\$75,000 - \$99,999	4,696	13.3%	4,613	12.9%		
\$100,000 - \$149,999	7,133	20.2%	8,070	22.6%		
\$150,000 - \$199,999	2,374	6.7%	3,017	8.4%		
\$200,000+	2,105	6.0%	2,376	6.6%		
Median Household Income	\$67,558		\$75,792			
Average Household Income	\$87,519		\$97,439			
Per Capita Income	\$34,814		\$38,717			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,916	6.9%	5,564	6.3%	5,668	6.3%
5 - 9	5,625	6.6%	5,464	6.2%	5,465	6.1%
10 - 14	5,530	6.4%	5,502	6.2%	5,412	6.0%
15 - 19	5,698	6.6%	5,264	5.9%	5,191	5.8%
20 - 24	6,479	7.6%	5,758	6.5%	5,751	6.4%
25 - 34	14,001	16.3%	14,354	16.2%	13,948	15.5%
35 - 44	10,704	12.5%	12,212	13.8%	13,152	14.6%
45 - 54	11,843	13.8%	10,195	11.5%	10,180	11.3%
55 - 64	10,139	11.8%	10,810	12.2%	9,947	11.0%
65 - 74	5,448	6.3%	8,163	9.2%	8,733	9.7%
75 - 84	3,197	3.7%	3,899	4.4%	4,875	5.4%
85+	1,217	1.4%	1,619	1.8%	1,710	1.9%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	51,404	59.9%	48,830	55.0%	46,857	52.0%
Black Alone	26,350	30.7%	29,510	33.2%	31,195	34.6%
American Indian Alone	284	0.3%	274	0.3%	268	0.3%
Asian Alone	4,033	4.7%	5,367	6.0%	6,209	6.9%
Pacific Islander Alone	31	0.0%	32	0.0%	33	0.0%
Some Other Race Alone	2,243	2.6%	2,789	3.1%	3,107	3.5%
Two or More Races	1,453	1.7%	2,001	2.3%	2,365	2.6%
Hispanic Origin (Any Race)	5,039	5.9%	6,168	6.9%	6,956	7.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

April 23, 2020

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SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

DEMOGRAPHICS; 5 MILES

VACANT LAND ON JONES CREEK RD.

3135 JONES CREEK RD, BATON ROUGE, LA 70816

LOT B-4 | 2.268 ACRES

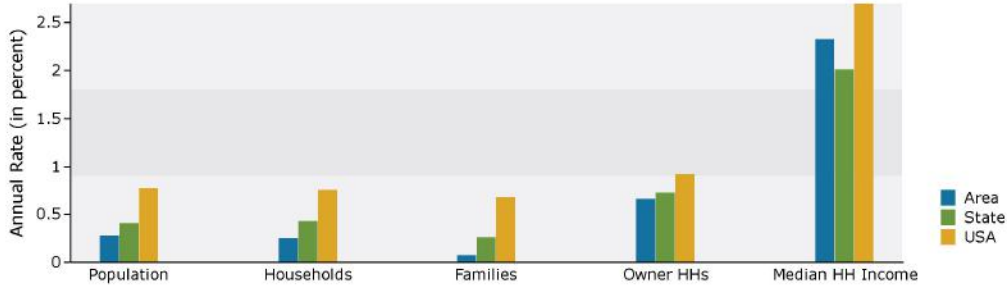


Demographic and Income Profile

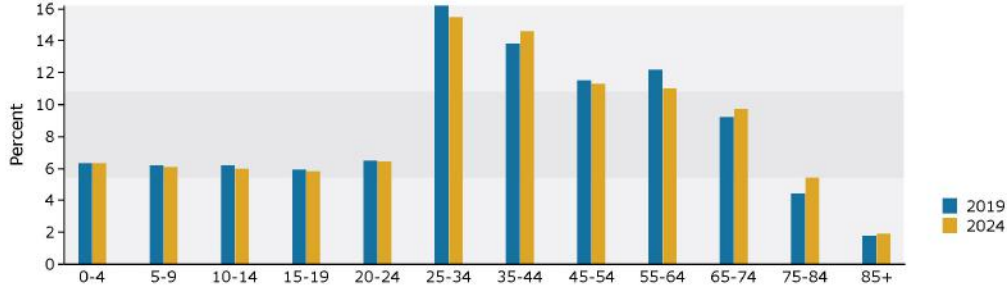
3135 Jones Creek Rd, Baton Rouge, Louisiana, 70816
Drive Distance: 5 mile radius

Prepared by Esri
Latitude: 30.42392
Longitude: -91.01340

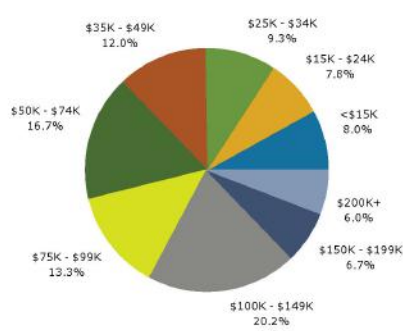
Trends 2019-2024



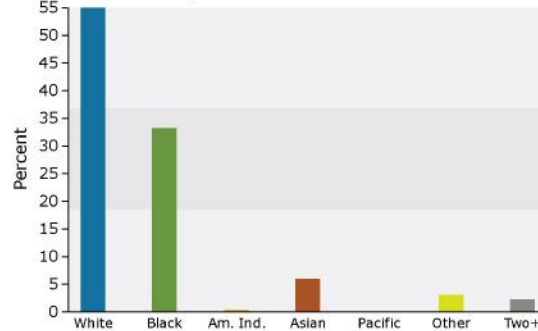
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 6.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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