

**LAND FOR SALE**

# **±12.3 Acre Development Tract**

285 Sharp Road, Baton Rouge, LA 70815

Presented By:

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## PROPERTY DESCRIPTION

This tract, spanning 12.3 acres and nestled at the intersection of Sharp Rd and Mollylea Dr, is designated with an A-1 zoning. This permits low-density residential development with a cap of 4.1 units per acre. The continued growth in the neighboring Broadmoor, Sherwood Forest, and Goodwood areas amplify the site's potential for development. Its close proximity to major retailers along Florida Blvd and Airline Hwy, including Hammond Aire, Broadmoor Center, Academy, and Home Depot, further enhances its appeal. The intersection of Airline & Florida experiences an average daily traffic count exceeding 50,000 vehicles, solidifying its standing as a highly trafficked corridor within Baton Rouge.

## PROPERTY HIGHLIGHTS

- 12.3 acres located near Florida Blvd on Sharp Rd.
- Features over 1,300 feet of frontage spanning between Sharp Rd and Mollylea Dr.
- Ideal tract for residential development.
- Excellent accessibility features.
- Benefits from high vehicular traffic.
- Property is zoned A-1, suitable for single-family residences.

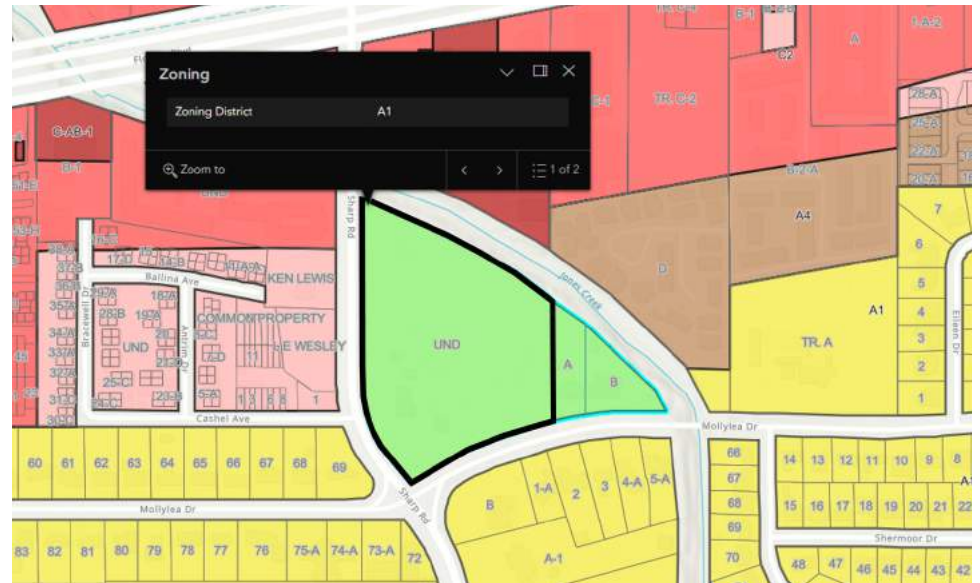
## OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	12.3 Acres
Price Per Acre:	\$60,975/acre

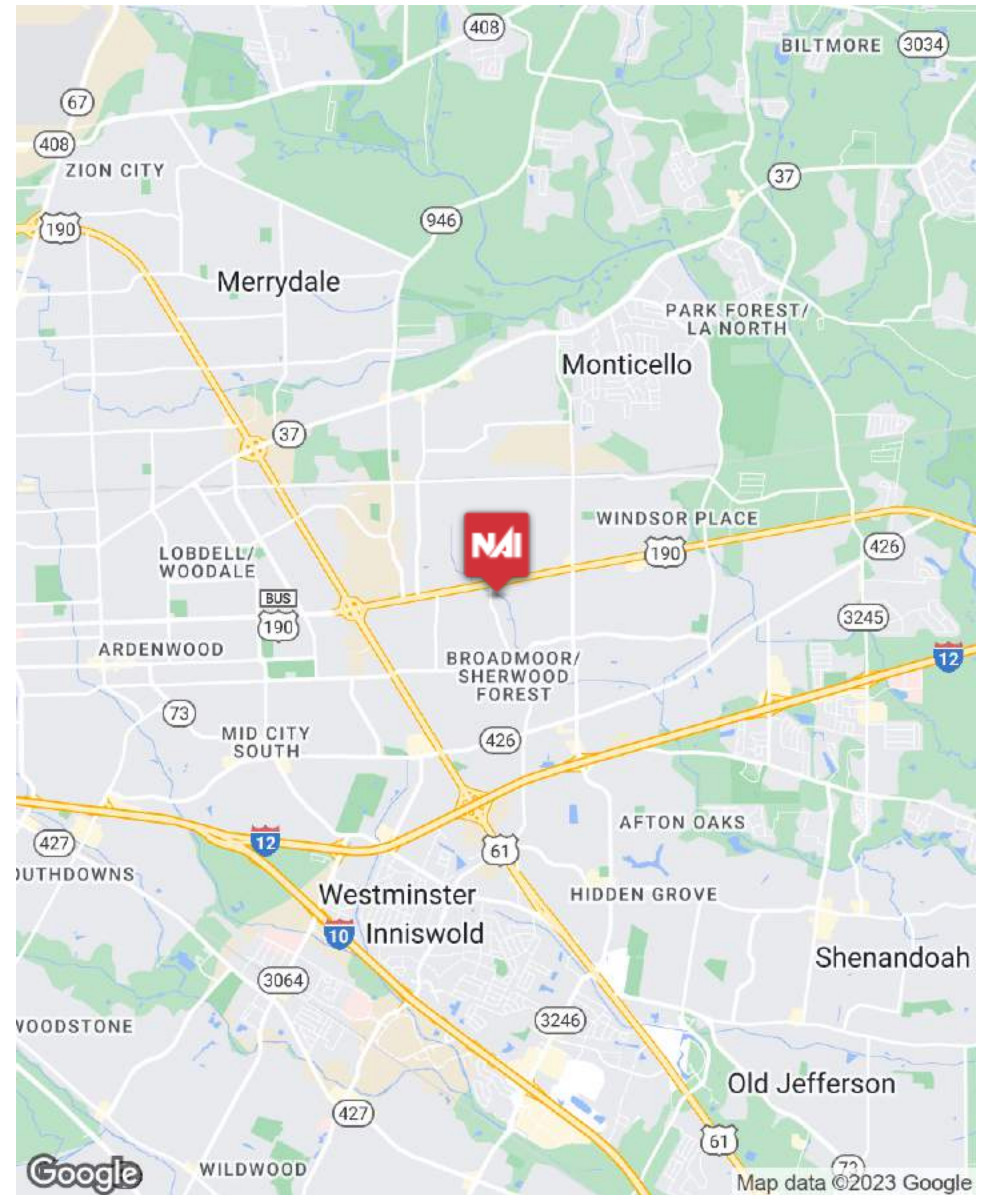
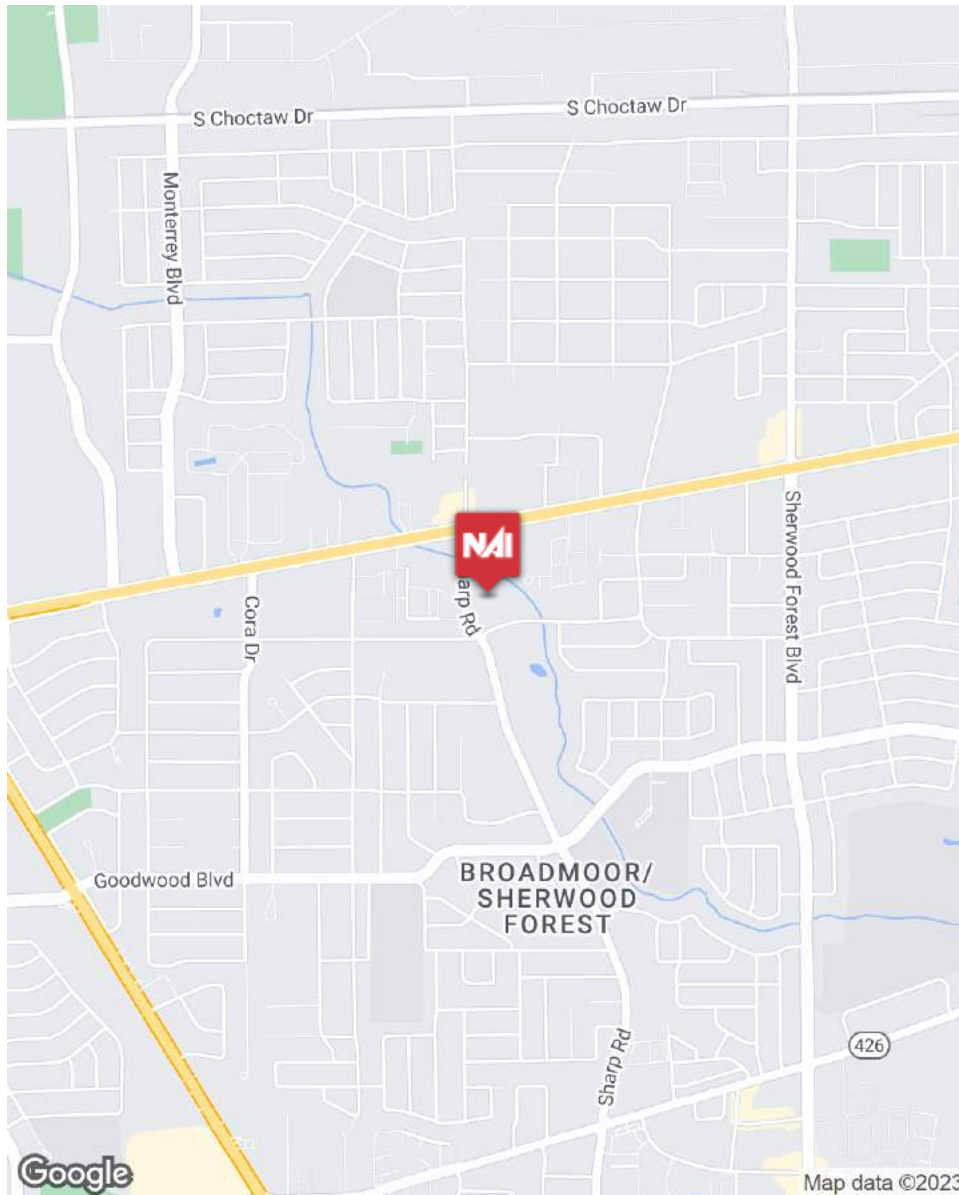
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	366	1,381	4,639
Total Population	945	3,467	10,988
Average HH Income	\$54,480	\$54,109	\$57,133

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For More Information:

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