

Nicholson Drive

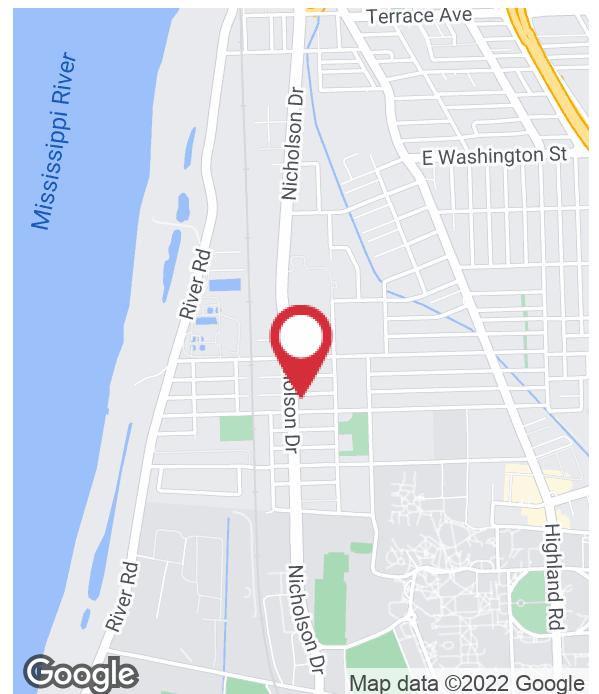
Baton Rouge, Louisiana 70802

Property Highlights

- 0.51 acres of vacant land located on Nicholson Drive
- This property is situated close to LSU, the Water Campus, and Downtown Baton Rouge
- Many development opportunities for this property
- +/- 25,000 Daily Traffic count in 2017
- The Nicholson Corridor links Downtown Baton Rouge and the Water Campus to LSU

Sale Price

\$650,000



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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1700 City Farm Drive
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For Sale

Vacant Land

0.51 Acres

DEMOGRAPHIC SUMMARY

2803 Nicholson Dr, Baton Rouge, Louisiana, 70802 (Drive time of 10

NAILatter&Blum

Drive Time: 10 minute radii

INCOME



\$27,328

Median Household
Income



\$23,507

Per Capita Income



\$12,156

Median Net Worth

KEY FACTS

64,367

Population

26.9

Median Age



27,433

Households

\$24,257

Median Disposable Income

EDUCATION

10%

No High
School
Diploma



22%

High School
Graduate



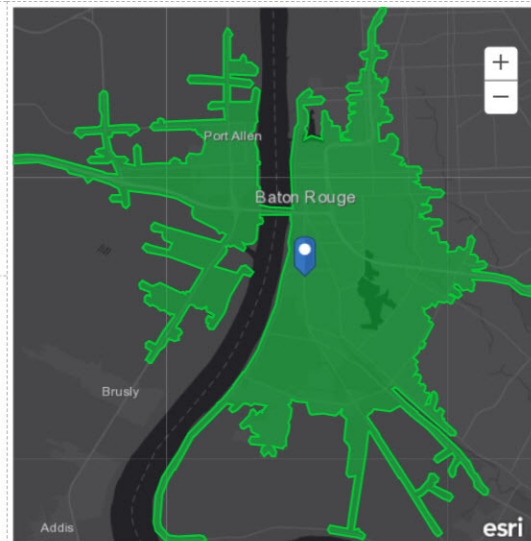
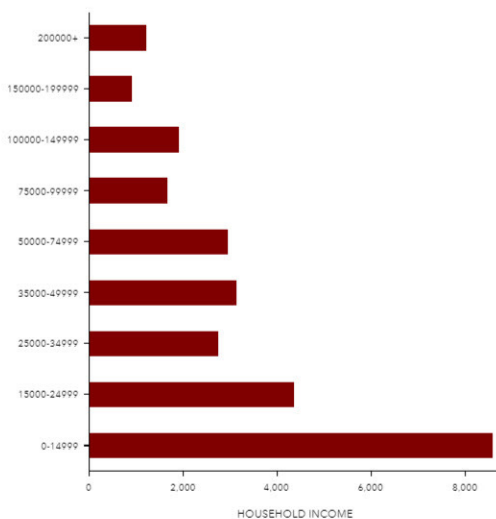
22%

Some College



45%

Bachelor's/Grad/Prof
Degree



EMPLOYMENT



White Collar

65%



Blue Collar

11%



Services

23%

4.3%

Unemployment
Rate

For Sale

Vacant Land

0.51 Acres | \$1,274,510 / AC

