



7622 Sullivan Rd

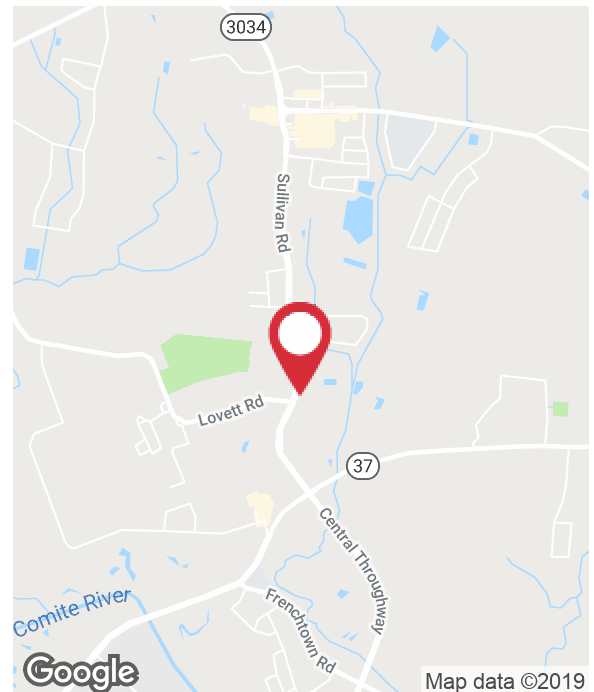
Baton Rouge, Louisiana 70818

Property Highlights

- ±1.11 Acres of Vacant Land Available
- Zoned Single Family Residential One
- Wide Variety of Possible Uses
- Located at the Intersection of Sullivan Road and Lovett Road.
- Call Agent for more information

Sale Price

\$515,000



For more information

Ty Gose, SIOR, CCIM

O: 225 295 0800 | C: 225 297 7808
ty@latterblum.com

Michael Cashio, CCIM

O: 225 295 0800 | C: 225 247 9812
mcashio@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

July 22, 2019

Additional Photos



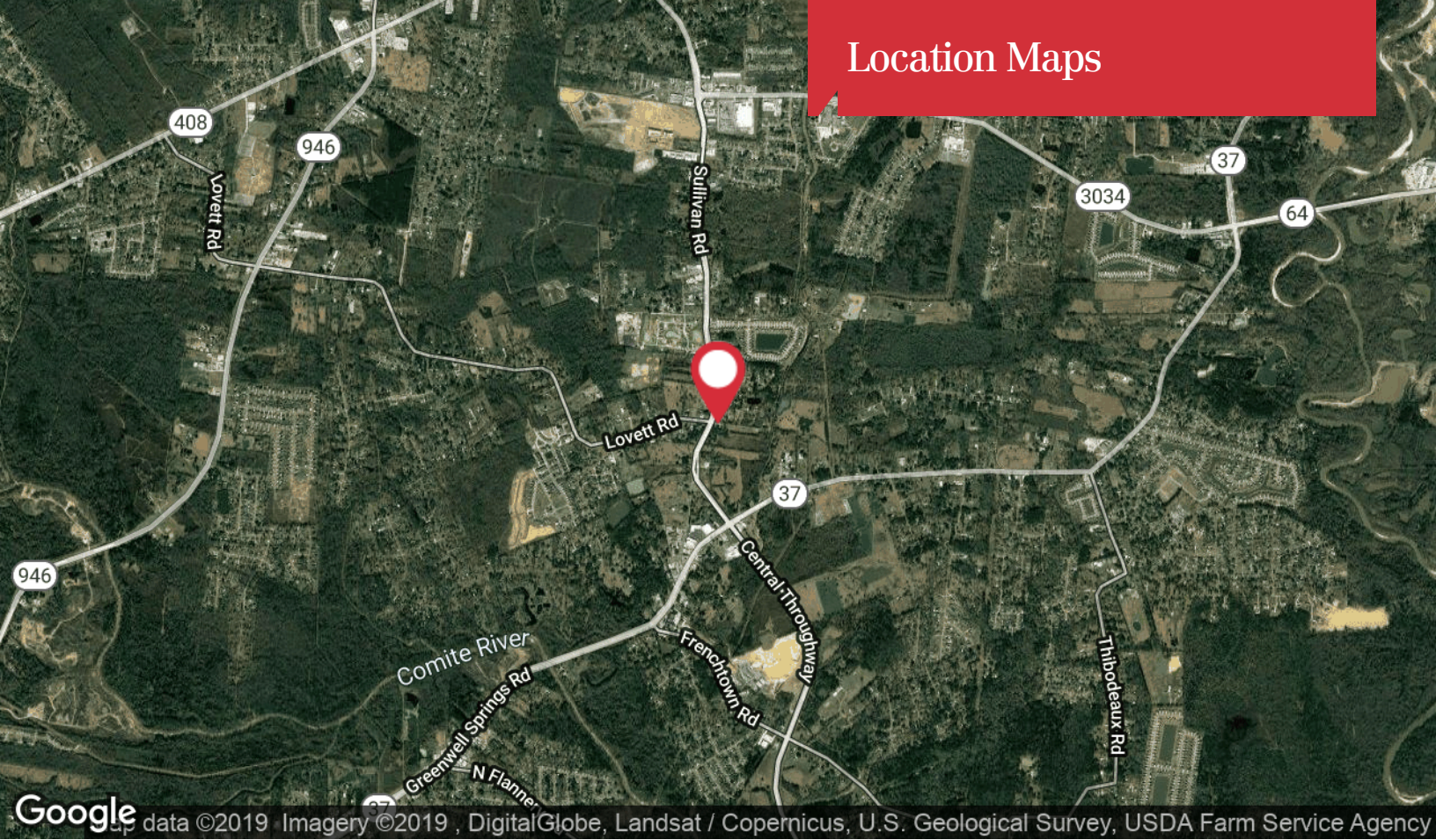
Legend

- B1_NEIGHBORHOOD_BUSINESS_ONE
- B2_NEIGHBORHOOD_BUSINESS_TWO
- B3_GENERAL_COMMERCIAL_BUSINESS_THREE
- B4_GENERAL_COMMERCIAL_BUSINESS_FOUR
- B5_LARGE_SCALE_COMMERCIAL_BUSINESS_FIVE
- ORD_OFFICE_RESEARCH_AND_DEVELOPMENT
- R1_SINGLE_FAMILY_RESIDENTIAL_ONE
- R2_SINGLE_FAMILY_RESIDENTIAL_TWO
- R3_SINGLE_FAMILY_RESIDENTIAL_THREE
- RA_RURAL_AGRICULTURAL
- RETAINED ZONING DISTRICT (SEE EXHIBIT B)

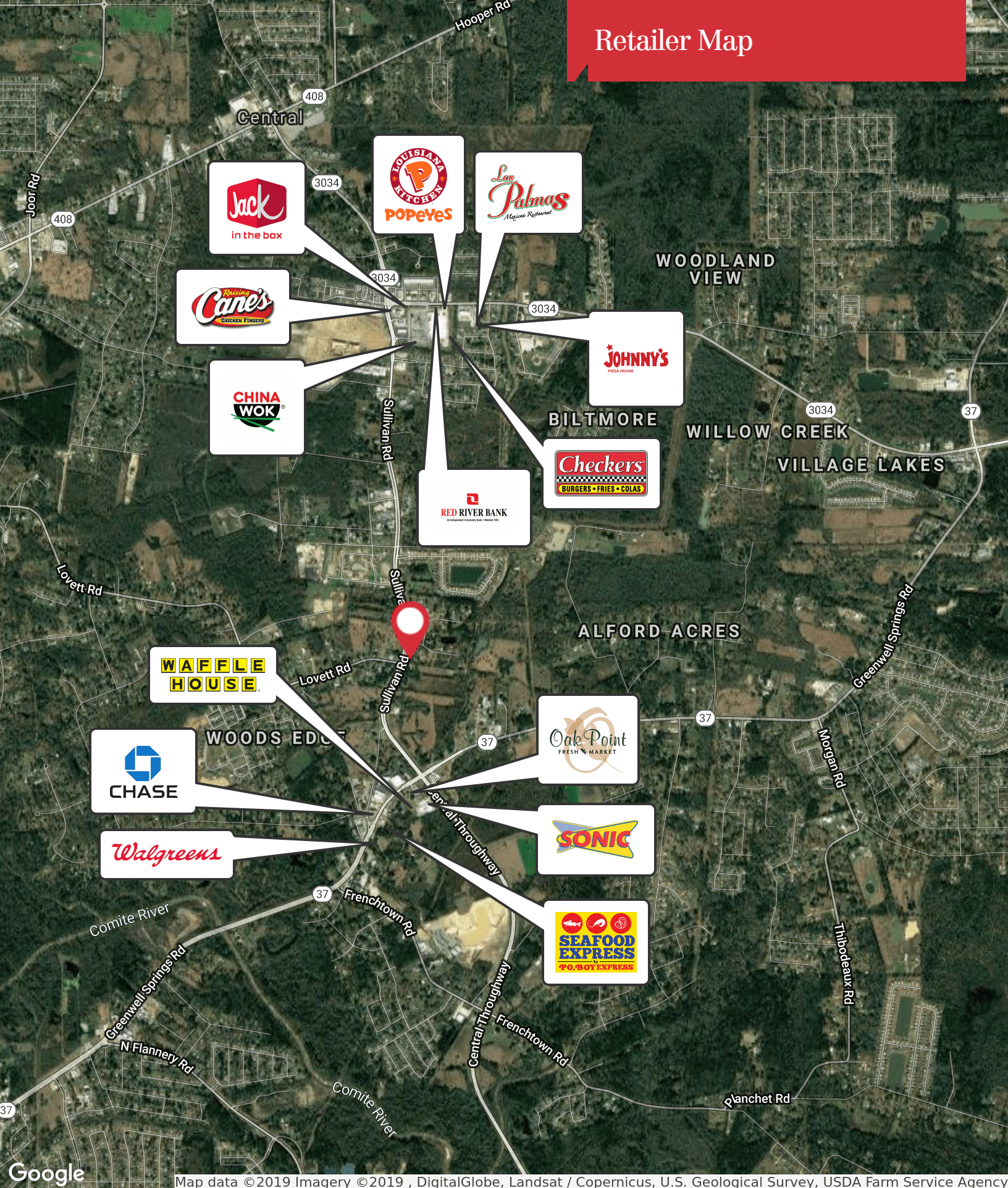
Zoning Map

Zoned – Single Family Residential One

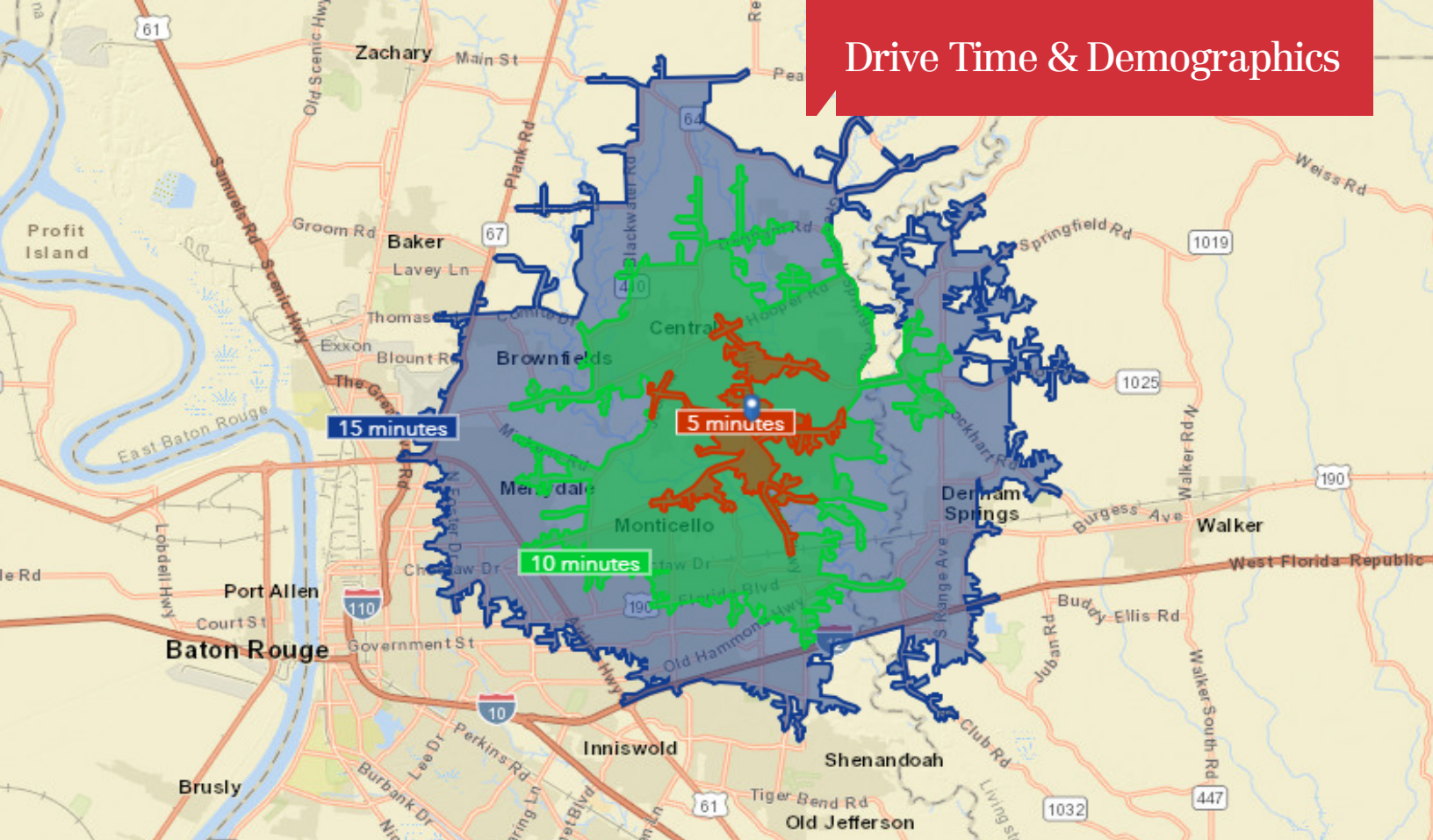
Location Maps



Retailer Map



Drive Time & Demographics



	1 Mile	5 Miles	10 Miles
Total Households	774	32,499	150,607
Total Persons Per Hh	2.7	2.7	2.6
Average Hh Income	\$75,836	\$61,166	\$63,567
Average House Value	\$145,500	\$148,608	\$198,030

	1 Mile	5 Miles	10 Miles
Total Population	2,122	88,895	397,173
Median Age	39.5	34.5	34.9
Median Age (Male)	39.3	33.1	33.0
Median Age (Female)	39.7	35.8	36.6