

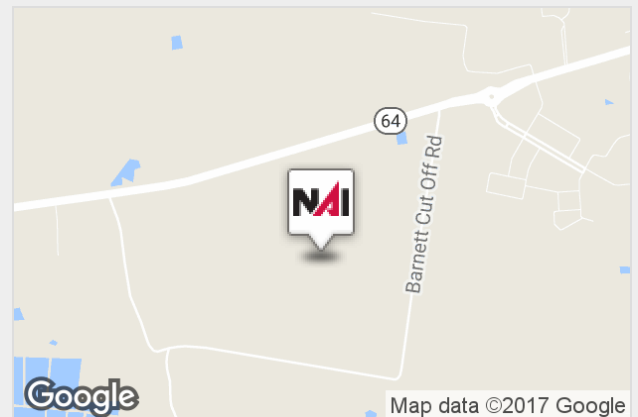


E Mount Pleasant Rd

Zachary, Louisiana 70791

Property Features

- 153.7 Acre Tract
- Less than a mile from Americana Traditional Neighborhood Development
- Great Frontage and Access
- Excellent for a Residential Tract Development



SALE PRICE: **\$3,100,000**

LOT SIZE: **153.7 Acres**

For more information:

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NAI Latter & Blum

1700 City Farm Drive, Baton Rouge, LA 70806

225 295 0800

latterblum.com

For Sale

Land



Property Summary

Sale Price:	\$3,100,000
Lot Size:	153.7 Acres
APN #:	1244159
Zoning:	Rural
Market:	Baton Rouge MSA
Sub Market:	Zachary
Cross Streets:	E. Mt Pleasant Zachary Road & Barnett Cut Off Road

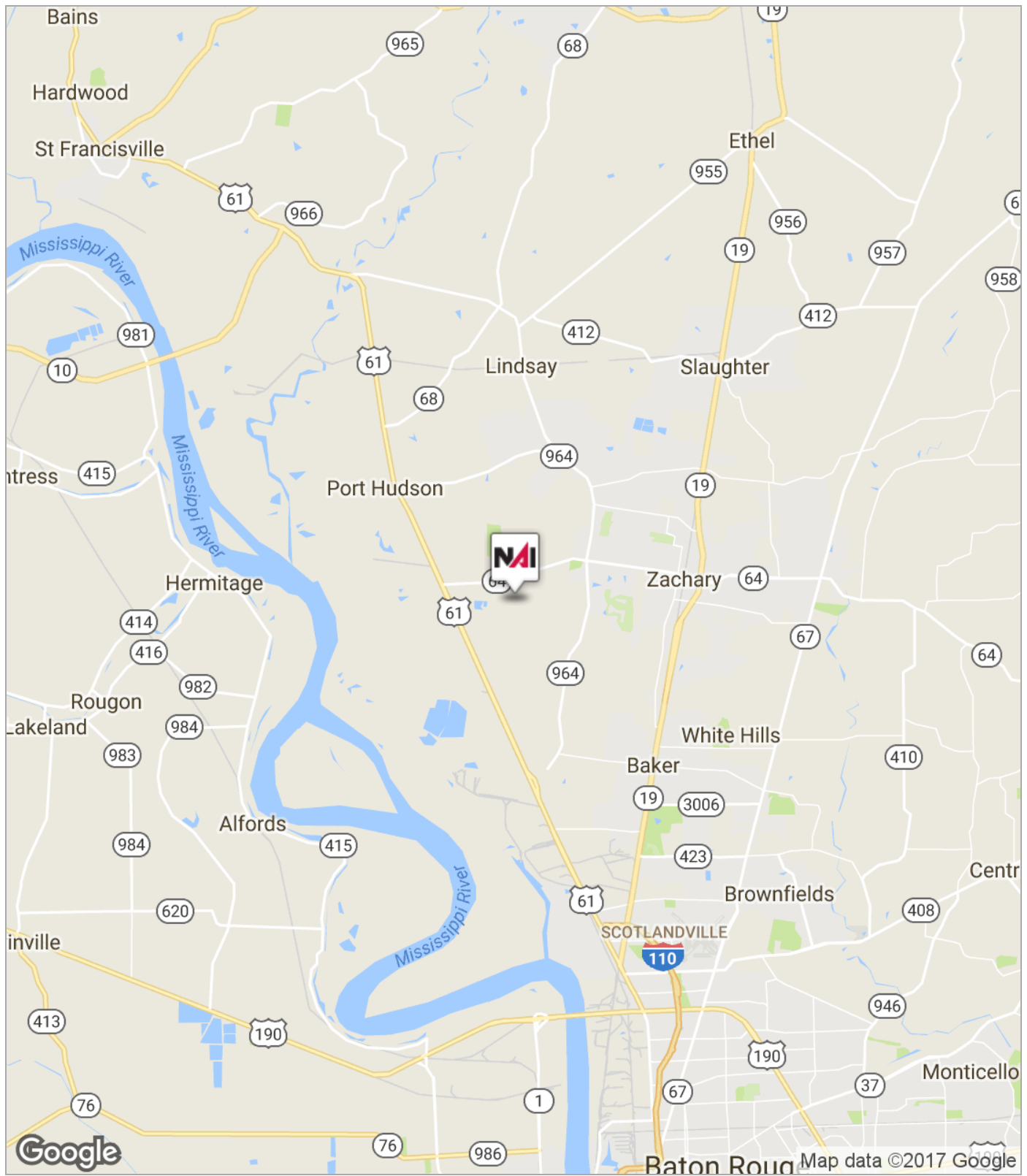
Property Overview

The subject property is a 153.7 acre tract near the Americana Traditional Neighborhood Development in Zachary, LA. This tract of land has good road frontage and access. This is an excellent tract for residential development.

Location Overview

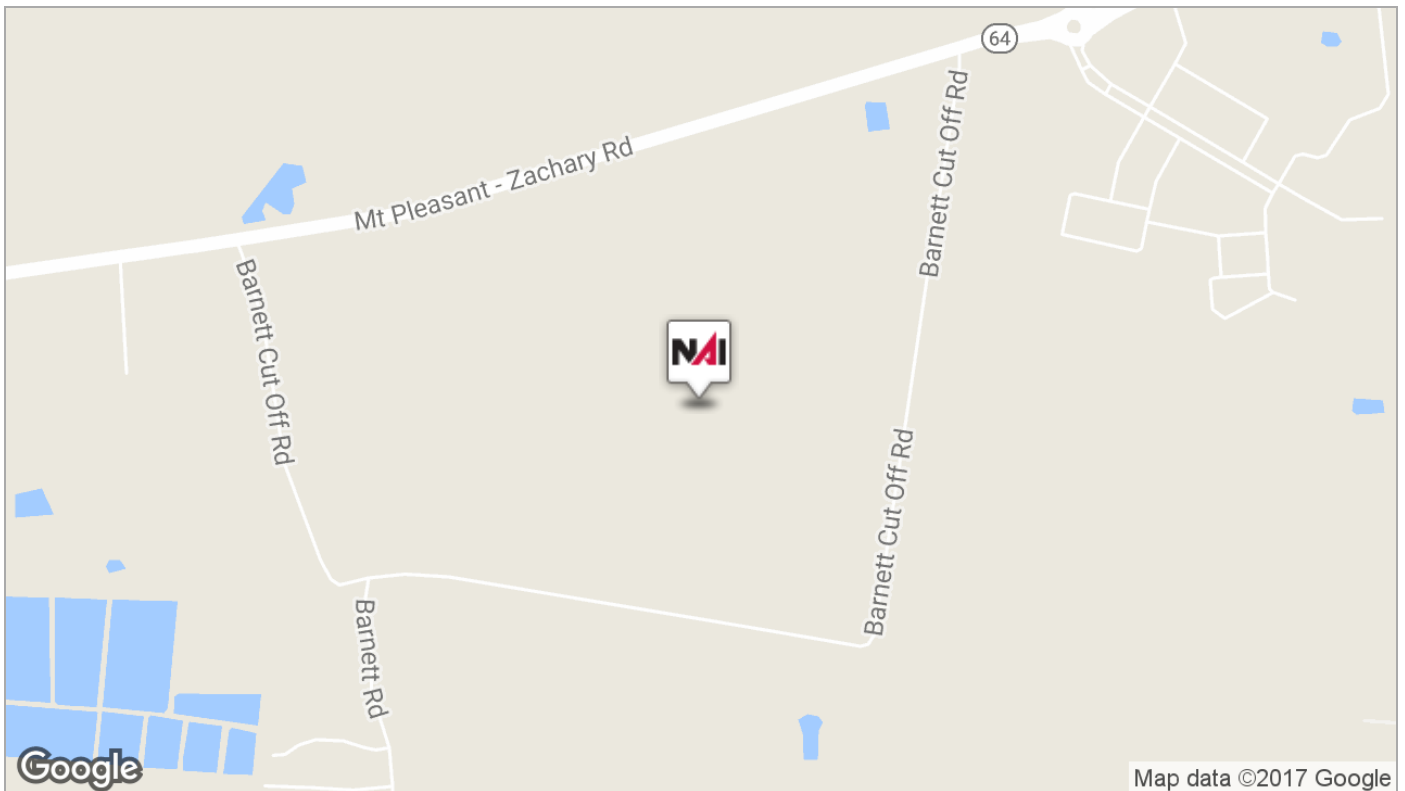
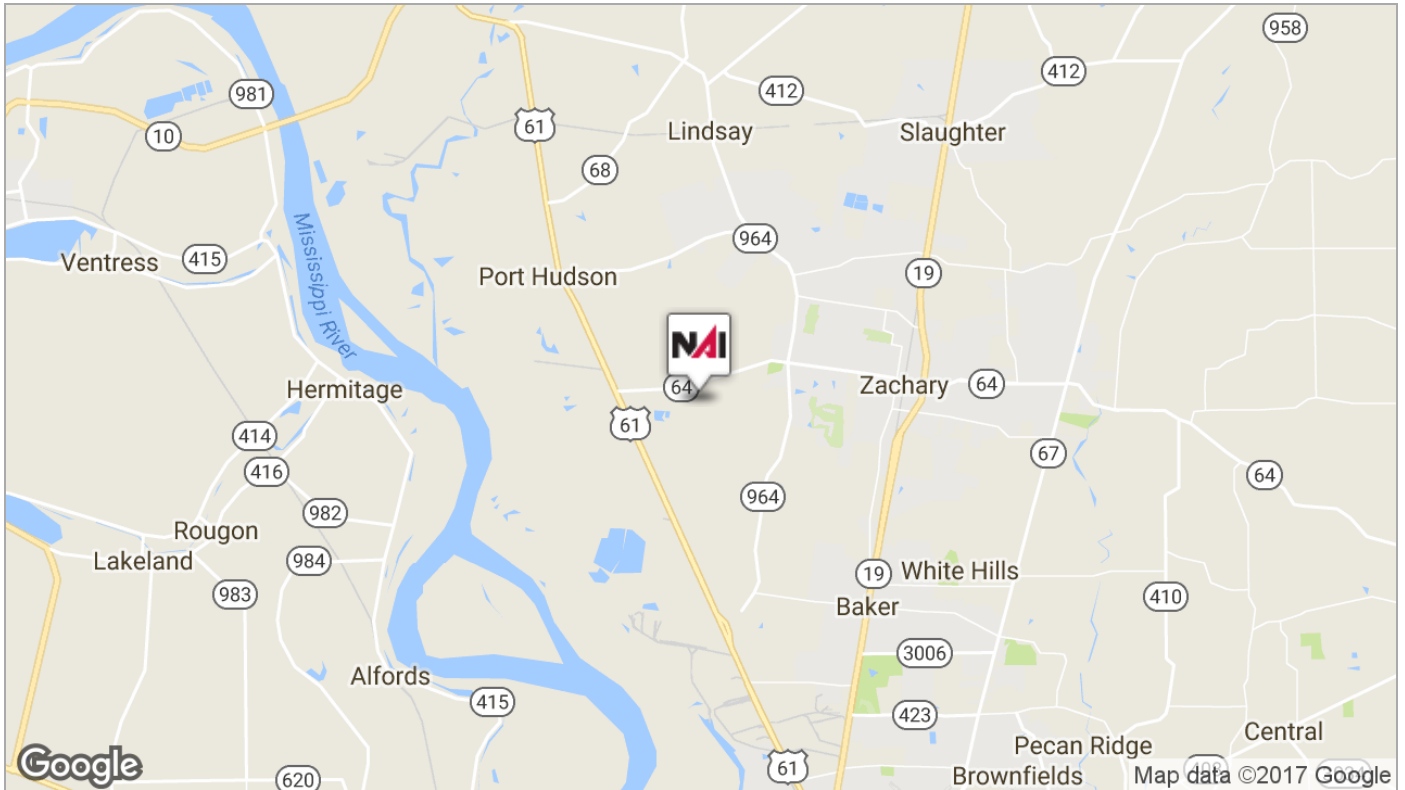
The subject property is located in Zachary, LA just outside of the western edge of the Zachary city limits. Zachary is a suburb of Baton Rouge located 16 miles to the north of the capital city. The subject has frontage on Barnett Road and Barnett Cutoff Road. Being located just south of Highway 64, east of Hwy. 61 and west of Hwy. 964 provides the subject with excellent access to major corridors leading to downtown Zachary and to Baton Rouge. The City of Zachary and this area is characterized by residential development, country estate properties, and light commercial and retail development.

Land



For Sale

Land



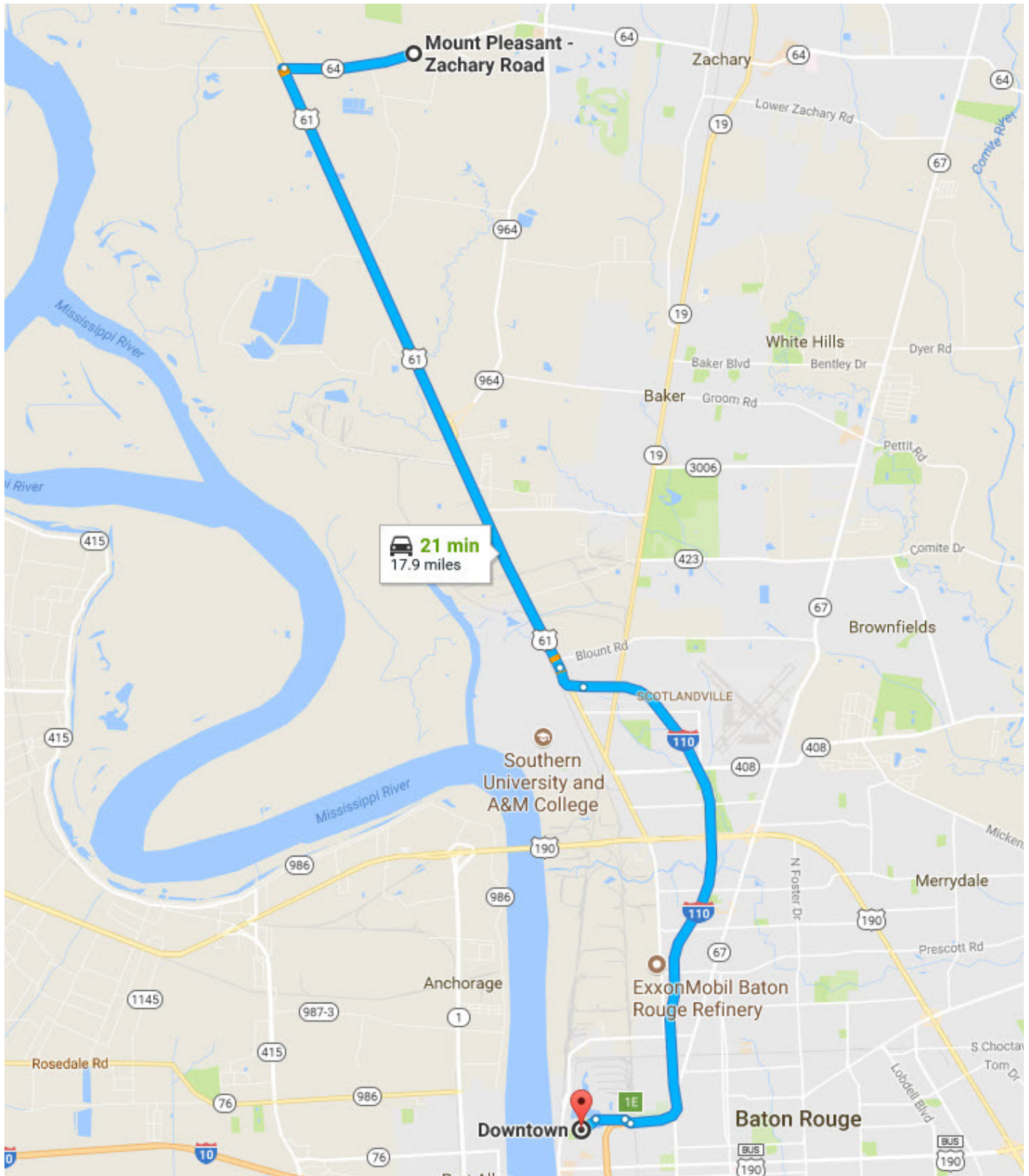
For Sale

Land



For Sale

Land



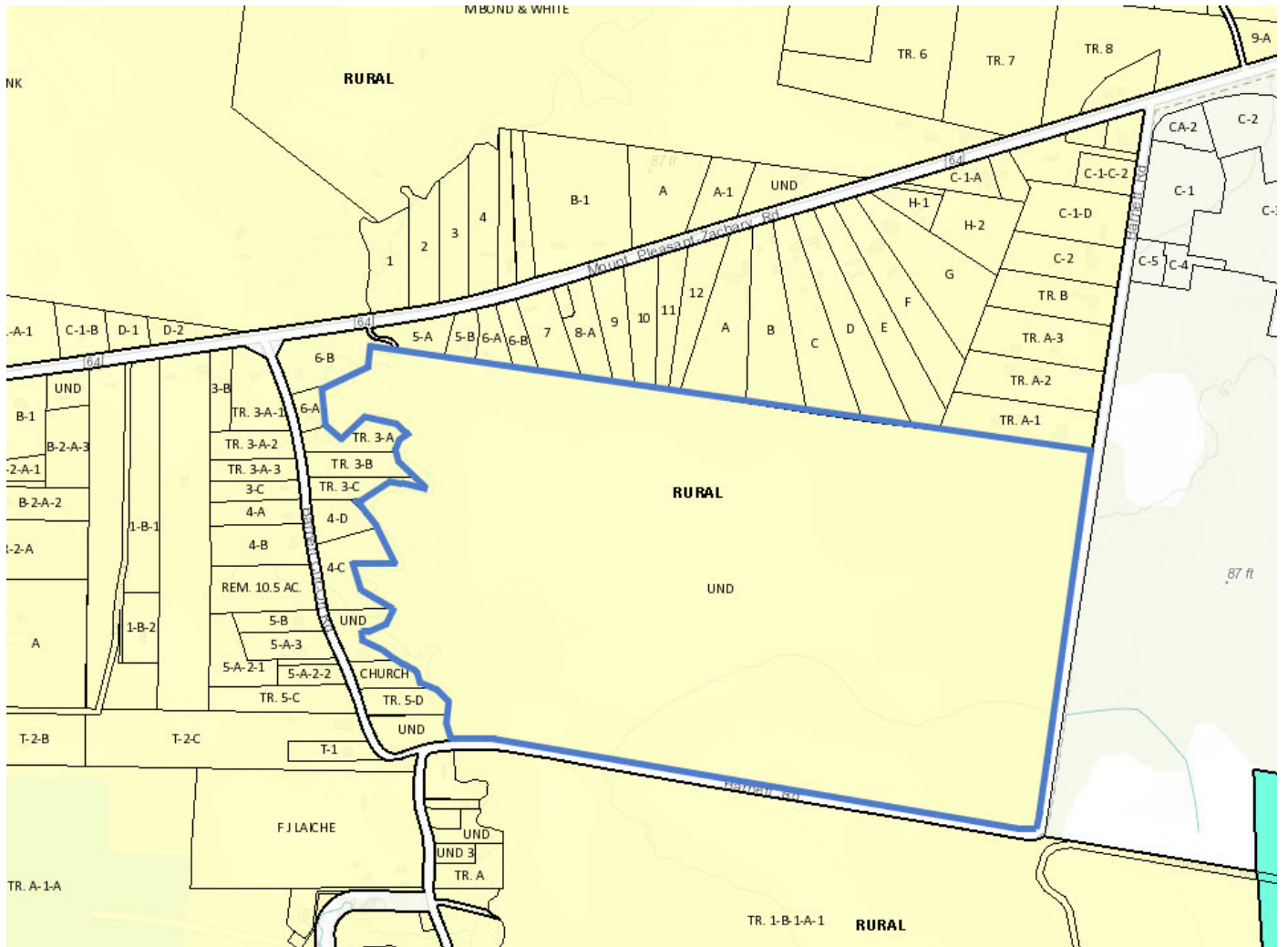
For Sale

Land



153.7 Acres
Zachary, LA

Land



KEY FACTS



42,144
POPULATION



2.71
AVERAGE
HOUSEHOLD SIZE



35.4
MEDIAN AGE

INCOME



\$64,813
AVERAGE HOUSEHOLD
INCOME



\$23,579
PER CAPITA INCOME



\$451,436
AVERAGE NET WORTH

HOUSING STATS



\$196,521
AVERAGE HOME
VALUE



10,154
OWNER OCCUPIED
HOUSING UNITS



\$572
MEDIAN CONTRACT RENT

BUSINESS



1,195
TOTAL BUSINESSES



14,097
TOTAL EMPLOYMENT

15 MINUTE
PROPERTY DRIVE TIME

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DEMOGRAPHICS

