



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE
SHOVEL READY SITE ON SCOTLAND-ZACHARY HWY.
12498 SCOTLAND-ZACHARY HWY., BATON ROUGE, LA 70807

76,230 SF

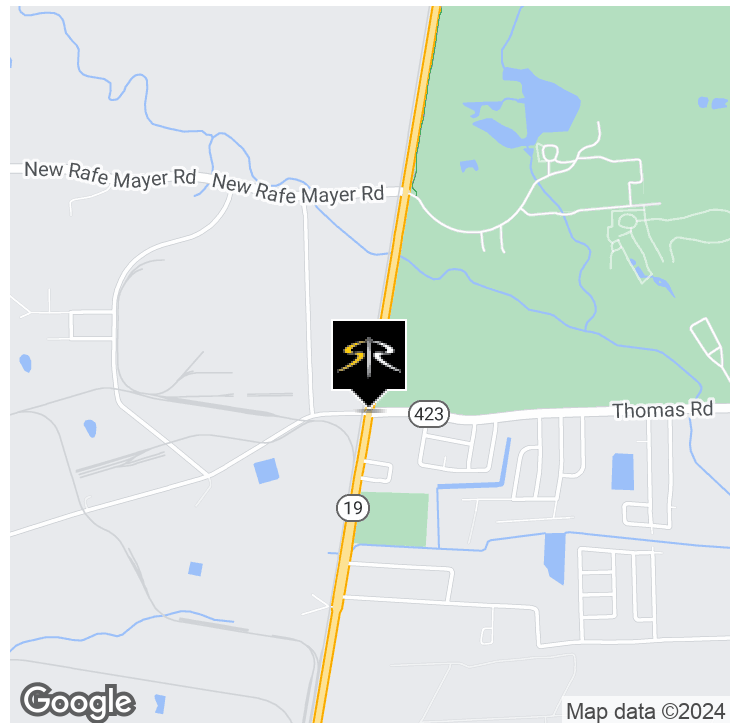


OFFERING SUMMARY

Sale Price:	\$220,000
Lot Size:	76,230 SF
Price / Acre:	\$125,714
Zoning:	LC3

PROPERTY HIGHLIGHTS

- Shovel Ready Site on Scotland-Zachary Hwy. near Baton Rouge Zoo and the Baton Rouge Metropolitan Airport
- All Utilities in Place at the Road
- Property has been Cleared
- Commercially Zoned - LC-3 - Allows for a Number of Commercial Uses, including Self Storage and Warehouse



JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

AERIAL
SHOVEL READY SITE ON SCOTLAND-ZACHARY HWY.
12498 SCOTLAND-ZACHARY HWY., BATON ROUGE, LA 70807

76,230 SF



JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

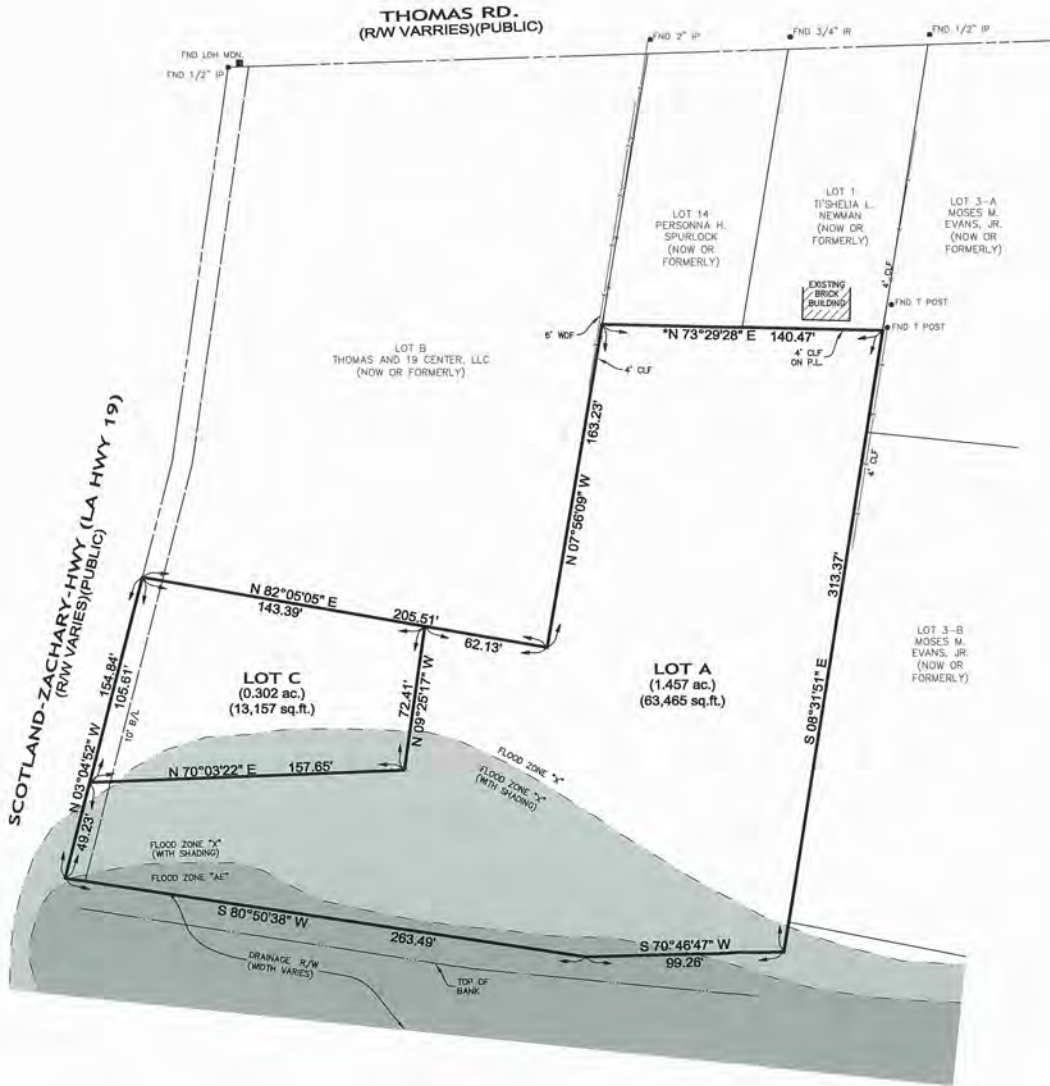
The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

SURVEY
SHOVEL READY SITE ON SCOTLAND-ZACHARY HWY.
12498 SCOTLAND-ZACHARY HWY., BATON ROUGE, LA 70807

76,230 SF



MAP SHOWING BOUNDARY SURVEY
OF
LOTS A & C
BEING A PORTION OF MARYLAND FARMS
LOCATED IN SECTION 54, T-8-S, R-1-W,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SHOVEL READY SITE ON SCOTLAND-ZACHARY HWY.

12498 SCOTLAND-ZACHARY HWY., BATON ROUGE, LA 70807

SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

76,230 SF



Executive Summary

12330 Scotland-Zachary Hwy
12330 Scotland-Zachary Hwy, Baton Rouge, Louisiana, 70807
Drive Time: 3, 5, 10 minute radii

Prepared by Esri
Latitude: 30.55753
Longitude: -91.17319

	3 minutes	5 minutes	10 minutes
Population			
2000 Population	3,186	18,069	77,688
2010 Population	3,091	17,415	75,319
2020 Population	3,086	16,875	73,311
2025 Population	3,085	16,727	72,782
2000-2010 Annual Rate	-0.30%	-0.37%	-0.31%
2010-2020 Annual Rate	-0.02%	-0.31%	-0.26%
2020-2025 Annual Rate	-0.01%	-0.18%	-0.14%
2020 Male Population	46.0%	50.4%	47.3%
2020 Female Population	54.1%	49.6%	52.7%
2020 Median Age	35.9	33.9	33.6

In the identified area, the current year population is 73,311. In 2010, the Census count in the area was 75,319. The rate of change since 2010 was -0.26% annually. The five-year projection for the population in the area is 72,782 representing a change of -0.14% annually from 2020 to 2025. Currently, the population is 47.3% male and 52.7% female.

Median Age

The median age in this area is 35.9, compared to U.S. median age of 38.5.

Race and Ethnicity

	3 minutes	5 minutes	10 minutes
2020 White Alone	4.8%	9.0%	10.1%
2020 Black Alone	93.9%	89.5%	88.0%
2020 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2020 Asian Alone	0.0%	0.1%	0.3%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	0.0%	0.2%	0.3%
2020 Two or More Races	1.2%	1.1%	1.2%
2020 Hispanic Origin (Any Race)	0.5%	0.8%	1.3%

Persons of Hispanic origin represent 1.3% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 23.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

	3 minutes	5 minutes	10 minutes
2020 Wealth Index	41	45	43
2000 Households	1,109	5,714	25,329
2010 Households	1,118	5,646	25,419
2020 Total Households	1,115	5,457	24,603
2025 Total Households	1,113	5,397	24,386
2000-2010 Annual Rate	0.08%	-0.12%	0.04%
2010-2020 Annual Rate	-0.03%	-0.33%	-0.32%
2020-2025 Annual Rate	-0.04%	-0.22%	-0.18%
2020 Average Household Size	2.77	2.74	2.79

The household count in this area has changed from 25,419 in 2010 to 24,603 in the current year, a change of -0.32% annually. The five-year projection of households is 24,386, a change of -0.18% annually from the current year total. Average household size is currently 2.79, compared to 2.78 in the year 2010. The number of families in the current year is 16,719 in the specified area.

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

SHOVEL READY SITE ON SCOTLAND-ZACHARY HWY.

12498 SCOTLAND-ZACHARY HWY., BATON ROUGE, LA 70807

76,230 SF



Executive Summary

12330 Scotland-Zachary Hwy
12330 Scotland-Zachary Hwy, Baton Rouge, Louisiana, 70807
Drive Time: 3, 5, 10 minute radii

Prepared by Esri
Latitude: 30.55763
Longitude: -91.17219

	3 minutes	5 minutes	10 minutes
Mortgage Income			
2020 Percent of Income for Mortgage	13.8%	14.4%	13.8%
Median Household Income			
2020 Median Household Income	\$33,872	\$35,603	\$34,603
2025 Median Household Income	\$36,566	\$38,167	\$36,534
2020-2025 Annual Rate	1.54%	1.40%	1.09%
Average Household Income			
2020 Average Household Income	\$47,973	\$51,297	\$51,081
2025 Average Household Income	\$52,326	\$55,940	\$55,176
2020-2025 Annual Rate	1.75%	1.75%	1.55%
Per Capita Income			
2020 Per Capita Income	\$17,082	\$17,363	\$17,735
2025 Per Capita Income	\$18,604	\$18,824	\$19,083
2020-2025 Annual Rate	1.72%	1.63%	1.48%

Households by Income

Current median household income is \$34,603 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$36,534 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$51,081 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$55,176 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$17,735 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$19,083 in five years, compared to \$37,691 for all U.S. households

Housing

	3 minutes	5 minutes	10 minutes
2020 Housing Affordability Index	186	178	187
2000 Total Housing Units	1,195	6,387	27,929
2000 Owner Occupied Housing Units	779	3,781	16,190
2000 Renter Occupied Housing Units	331	1,933	9,139
2000 Vacant Housing Units	85	673	2,600
2010 Total Housing Units	1,205	6,264	27,967
2010 Owner Occupied Housing Units	724	3,458	14,912
2010 Renter Occupied Housing Units	394	2,188	10,507
2010 Vacant Housing Units	87	618	2,548
2020 Total Housing Units	1,216	6,320	28,289
2020 Owner Occupied Housing Units	693	3,206	13,765
2020 Renter Occupied Housing Units	422	2,250	10,838
2020 Vacant Housing Units	101	863	3,686
2025 Total Housing Units	1,227	6,375	28,597
2025 Owner Occupied Housing Units	690	3,164	13,588
2025 Renter Occupied Housing Units	423	2,232	10,798
2025 Vacant Housing Units	114	978	4,211

Currently, 48.7% of the 28,289 housing units in the area are owner occupied; 38.3%, renter occupied; and 13.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 27,967 housing units in the area - 53.3% owner occupied, 37.6% renter occupied, and 9.1% vacant. The annual rate of change in housing units since 2010 is 0.51%. Median home value in the area is \$114,126, compared to a median home value of \$235,127 for the U.S.

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com