

FOR SALE



4.43 ACRES ON PERKINS RD FOR SALE

17000 PERKINS RD, BATON ROUGE, LA •

Highlights

Frontage:	194ft
Lot Size:	4.43 Acres
Purchase Price:	\$1,150,000
Zoning:	GOL



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Property Description

Excellent property for office park development. Large enough for multiple office buildings. A portion of the property is flood zone A/E and a portion is flood zone X as per attached map. Current zoning allows for office building, residential and other development opportunities with 194+/- ft frontage on Perkins Rd. Conveniently located between Pecue Ln and Highland Rd. Existing house on the grounds to remain at no value. Contact Broker for additional information.



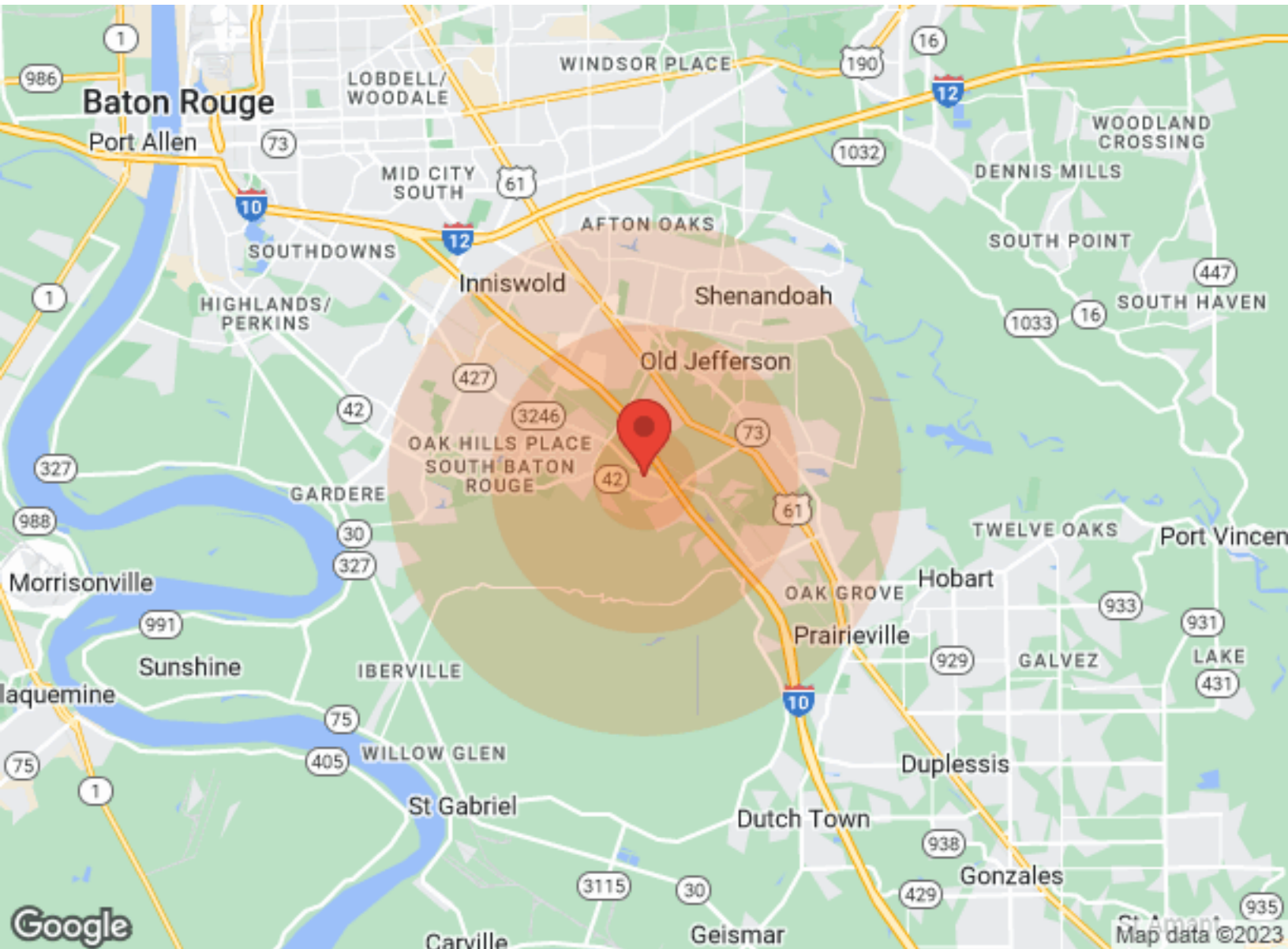
GIS MAPS

17000 PERKINS ROAD



DEMOGRAPHICS

17000 PERKINS ROAD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	1,890	15,751	53,445	Median	\$234,524	\$80,037	\$75,364
Female	1,944	16,718	56,050	< \$15,000	28	631	3,085
Total Population	3,834	32,469	109,495	\$15,000-\$24,999	8	893	3,070
				\$25,000-\$34,999	14	777	3,437
Age				\$35,000-\$49,999	41	1,590	5,787
Ages 0-14	622	5,999	20,626	\$50,000-\$74,999	114	2,142	7,487
Ages 15-24	572	4,658	14,938	\$75,000-\$99,999	144	1,726	6,013
Ages 25-54	1,233	13,004	45,756	\$100,000-\$149,999	191	2,672	8,396
Ages 55-64	663	4,476	14,068	\$150,000-\$199,999	70	1,071	3,583
Ages 65+	744	4,332	14,107	> \$200,000	804	1,353	3,163
				Housing			
Race				Total Units	1,523	13,557	47,305
White	3,629	23,585	79,719	Occupied	1,462	12,853	44,511
Black	113	7,099	23,652	Owner Occupied	1,403	9,467	30,672
Am In/AK Nat	N/A	19	61	Renter Occupied	59	3,386	13,839
Hawaiian	N/A	N/A	10	Vacant	61	704	2,794
Hispanic	74	1,618	5,617				
Multi-Racial	40	1,762	5,978				