

# FOR SALE

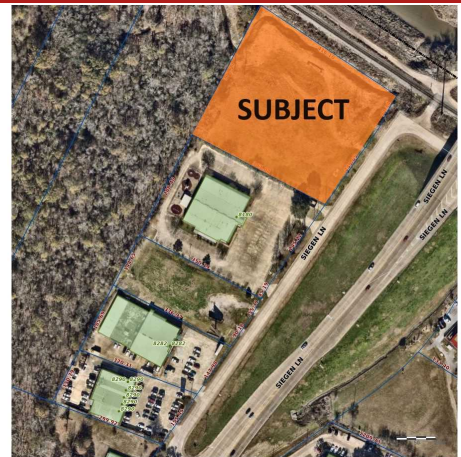


SIEGEN LN LOT AVAILABLE

8160 SIEGEN LANE · BATON ROUGE, LA 70810

## Highlights

Lot Size:	3.0 Acres
Purchase Price:	\$725,000
Zoning:	C2



## Property Description

C-2 Zoned 3.0 +/- Acre lot fronting Siegen Ln. available for purchase. Subdivision is currently under way to allow for the sale of this vacant lot. Small lift station on site. Address is approximate for mapping purposes only. Contact broker for additional details.

3.0 +/- Acres  
C-2 Zoning  
Retail Frontage

**DAVID VERCHER, CCIM**  
Director  
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Louisiana





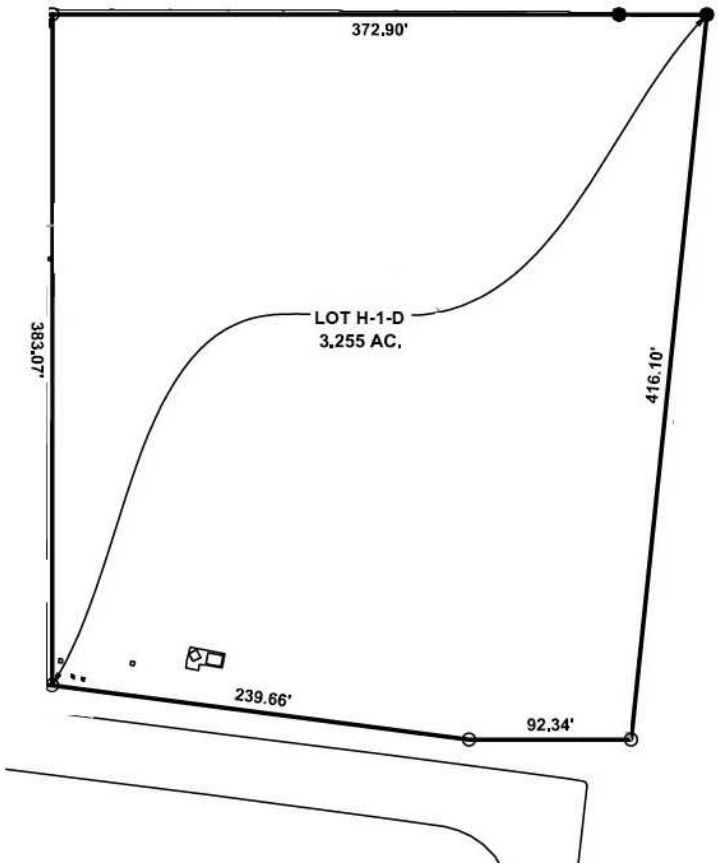
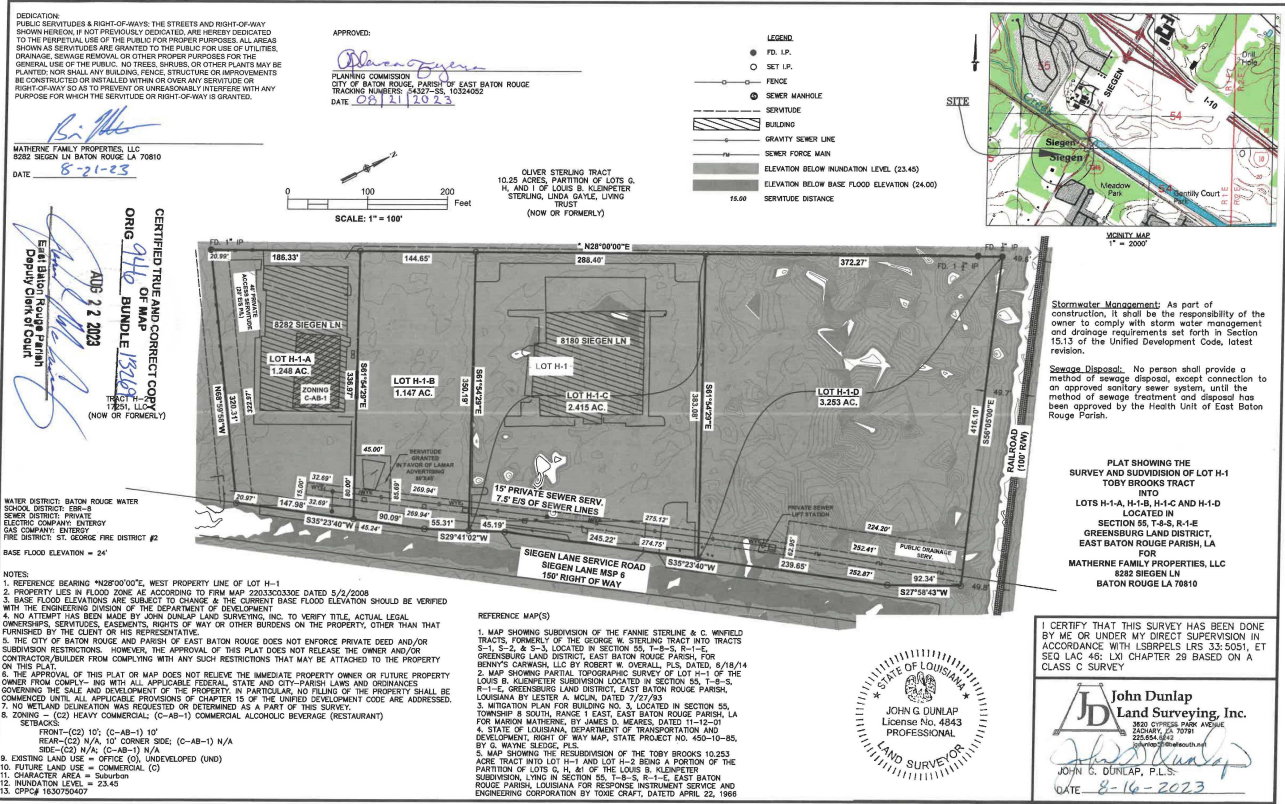
# PHOTOS

8160 SIEGEN LANE



# SURVEY

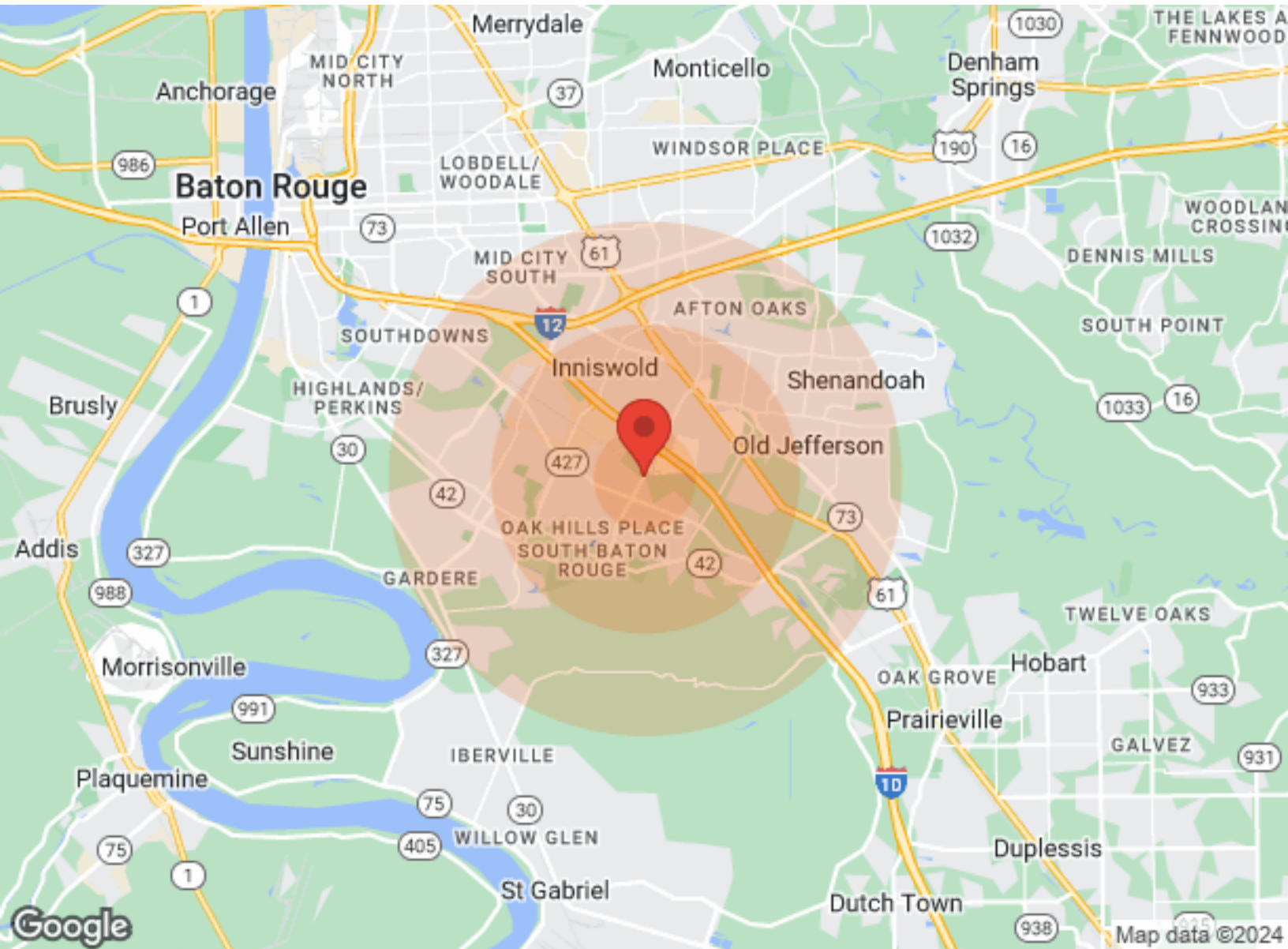
## 8160 SIEGEN LANE





# DEMOGRAPHICS

8160 SIEGEN LANE



Population	1 Mile	3 Miles	5 Miles
Male	3,647	28,737	70,001
Female	3,923	30,816	74,954
Total Population	7,570	59,553	144,955

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,437	10,190	25,777
Ages 15-24	1,054	7,606	18,486
Ages 25-54	3,213	24,810	61,858
Ages 55-64	1,033	7,979	18,305
Ages 65+	833	8,968	20,529

Race	1 Mile	3 Miles	5 Miles
White	4,231	41,115	96,522
Black	2,993	14,884	40,086
Am In/AK Nat	N/A	21	70
Hawaiian	N/A	N/A	10
Hispanic	490	3,279	7,740
Multi-Racial	368	3,428	8,522

Income	1 Mile	3 Miles	5 Miles
Median	\$61,457	\$65,510	\$60,858
< \$15,000	244	2,266	5,969
\$15,000-\$24,999	389	2,031	5,639
\$25,000-\$34,999	321	2,354	5,324
\$35,000-\$49,999	477	3,248	8,577
\$50,000-\$74,999	558	4,443	10,639
\$75,000-\$99,999	444	3,006	7,752
\$100,000-\$149,999	449	4,545	9,576
\$150,000-\$199,999	141	1,607	3,914
> \$200,000	108	1,879	4,069

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,350	27,391	66,948
Occupied	3,073	25,505	61,938
Owner Occupied	2,020	16,013	37,722
Renter Occupied	1,053	9,492	24,216
Vacant	277	1,886	5,010