



For Sale
Vacant Land
\$59,000 | \$2.80/SF

11928 Sunray Ave.

Baton Rouge, Louisiana
70816

Property Highlights

- Attractively Priced Development Site
- Located Near I-12 and S Sherwood Forest intersection
- LC2 Zoning- Highest and Best Use is for Office.
- Flood Zone X
- Site can accommodate 5,000 SF Office Building
- Contact Agent for More Information

Sale Price

\$59,000 | \$2.80/SF

For more information

Andrew D'Ostilio, CCIM

O: 225 295 0800 | C: 225 678 8851
andrewdos@latterblum.com

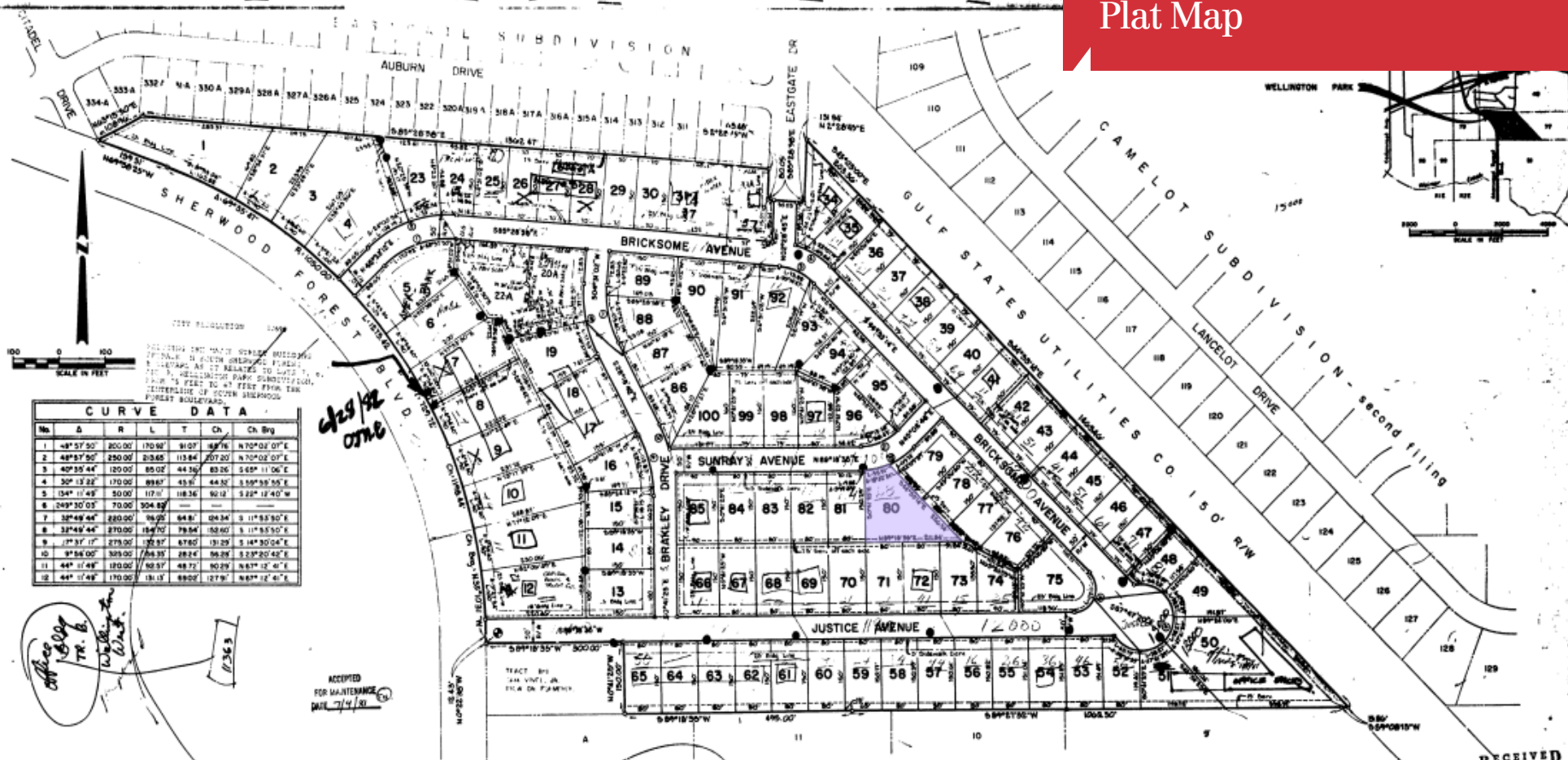
Bobby Smith, CCIM

O: 225 295 0800 | C: 225 413 1195
rsmith@latterblum.com



INFORMATION SUBJECT TO VERIFICATION AND NO LIABILITY FOR ERRORS AND OMISSION ASSUMED. PRICE SUBJECT TO CHANGE. LICENSED IN LOUISIANA.

Plat Map



No.	Δ	R	L	T	Ch.	Ch. Brg.
1	48°57'50"	200.00	170.92	81.07	68.76	N70°02'07"E
2	48°57'50"	250.00	213.65	113.84	207.00	N70°02'07"E
3	40°35'44"	120.00	85.02	44.36	83.36	S65°11'06"E
4	30°13'22"	170.00	89.67	45.91	44.81	S50°55'45"E
5	154°11'49"	50.00	117.1	118.36	92.12	S25°12'40"W
6	249°30'03"	70.00	304.82			
7	32°49'44"	280.00	96.25	64.81	124.34	S11°55'50"E
8	32°49'44"	270.00	184.70	79.84	183.60	S11°55'50"E
9	17°37'17"	275.00	132.87	67.60	131.29	S14°30'04"E
10	8°54'00"	305.00	186.35	28.24	96.28	S23°20'42"E
11	44°11'49"	180.00	92.57	48.72	80.29	N67°12'41"E
12	44°11'49"	170.00	131.15	89.07	127.91	N67°12'41"E

*45/1/2
curve*

*Office
1/10/99
TR: B.
W. B. B.*

ACCEPTED FOR MAINTENANCE
DATE 7/14/99

RESTRICTIONS:
ALL LOTS ARE SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO.

DEDICATION:
THE RIGHTS OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVICED ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWERAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, MAINTAINED, OR PLANTED WITHIN THE LIMITS OF ANY SERVICED SEAS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICED IS GRANTED.

SEWERAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWERAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWERAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

GEORGE ROBINSON, PRESIDENT
SOUTHEAST DEVELOPMENT CORP.
8422 SAGERIA DRIVE
BATON ROUGE, LA 70818

7-10-71
DATE

GENERAL NOTES:
ZONING RURAL
WATER B.R.W.
SEWER COLLECTION LINES TO APPROVED SYSTEMS
STREETS COMMERCIAL STANDARD
ACREAGE 40.1037 ACRES (TOTAL)
BENCH MARK ELEV 44.99' TOP OF CONC. BASE BEARING 185°50' E
BEING THE BEARING ALONG THE SOUTHERN BOUNDARY OF EASTSTATE SUBDIVISION AS SHOWN ON "FINAL PLAT OF RESUBDIVISION OF EASTSTATE, FIRST FILING, FOR EASTGATE HOMES, INC.", BY SAM T. DUMREE, C.E., DATED NOV 4, 1959

RECOMMENDED FOR APPROVAL:
[Signature]
DATE
CITY BUSINESS DIRECTOR
CITY PARISH DEPARTMENT OF PUBLIC WORKS

APPROVED:
[Signature]
DATE
RONALD A. MIEREN, DIRECTOR
EAST BATON ROUGE PARISH PLANNING COMMISSION

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 30:508 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

[Signature] 7-12-99
RONALD K. FERRIS DATE

● INDICATES MANHOLE

WELLINGTON PARK
LOTS 1-100
THE SUBDIVISION OF 40.1037 ACRES BEING PORTIONS OF THE RUTGERS HOMES, INC. PROPERTY AND THE T. P. SINGLETERY PROPERTY LOCATED IN SECTIONS 48 & 77, T75-R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA. FOR SOUTHEAST LAND DEVELOPMENT CORP.

RECEIVED INSPECTION DIVISION
JUL 19 1999

ACCEPTED FOR MAINTENANCE
DATE 7/9/99

NOTED FEB 11 1999
[Signature]

city limits still on ord 440, 9am

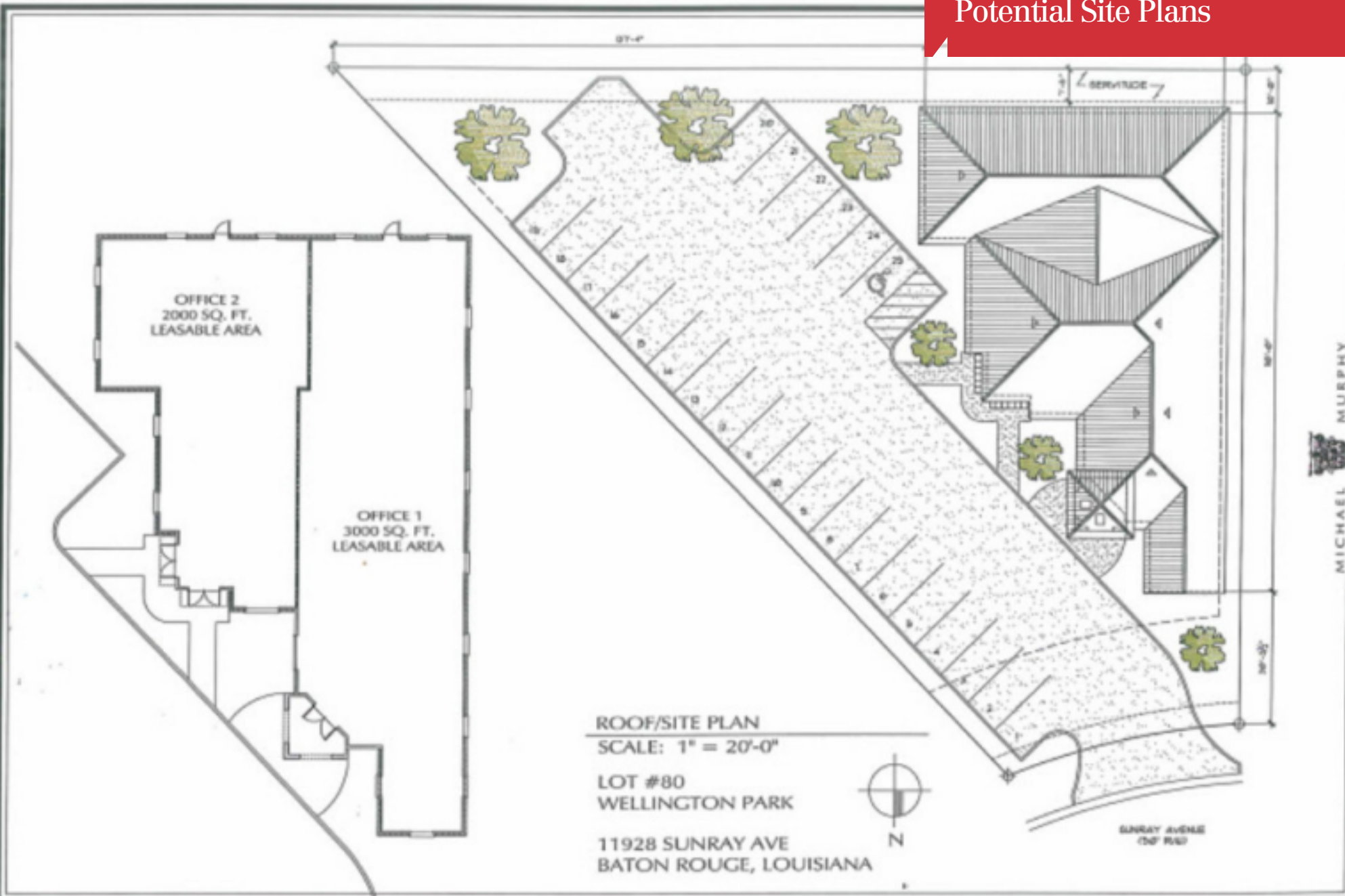
(29-2-610)
NOT IN FLOOD AREA

JUL 27, 1979
PAUL C. B...
AND ASSOC.
CONSULTING
BATON ROUGE

6A

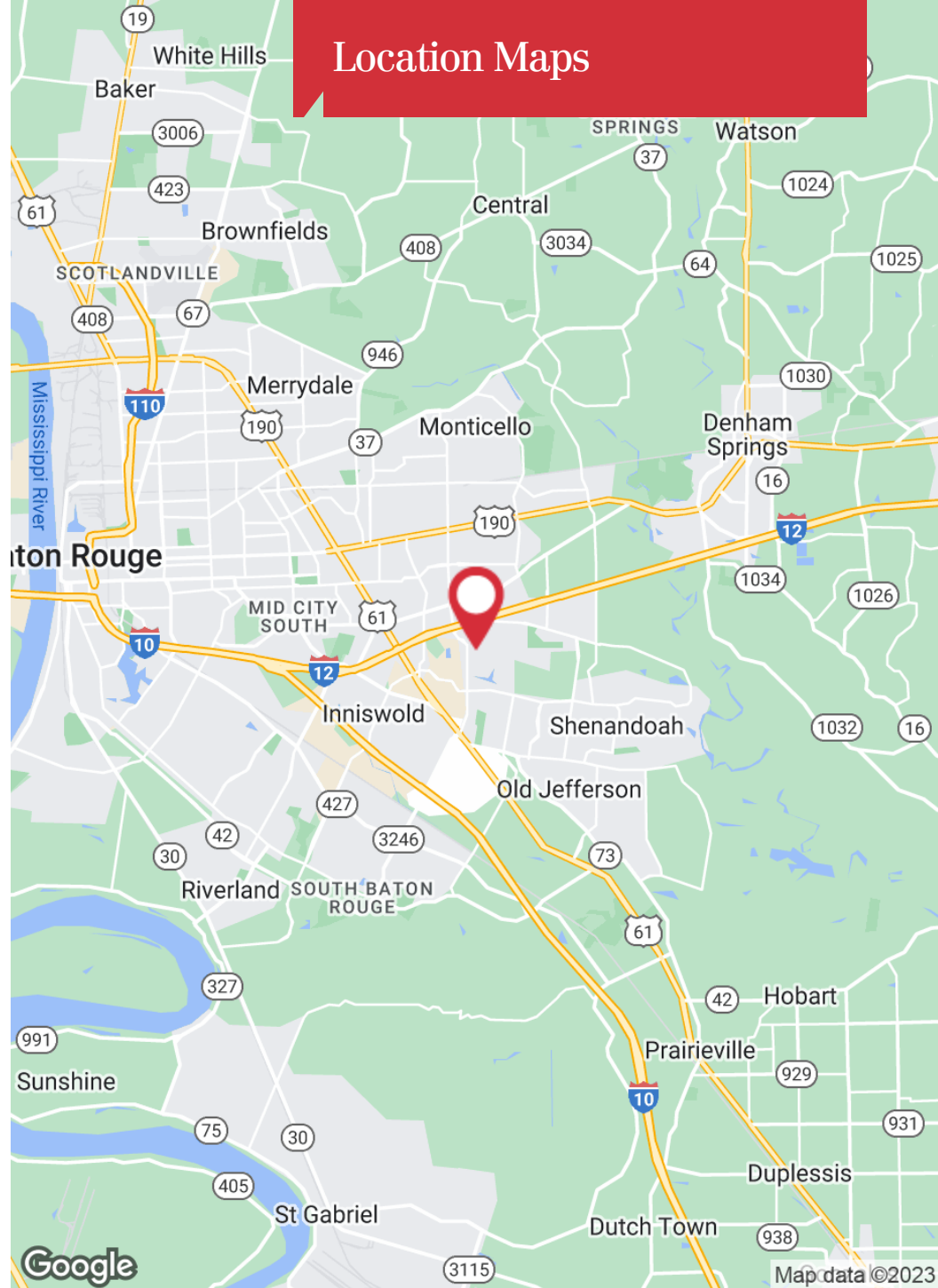
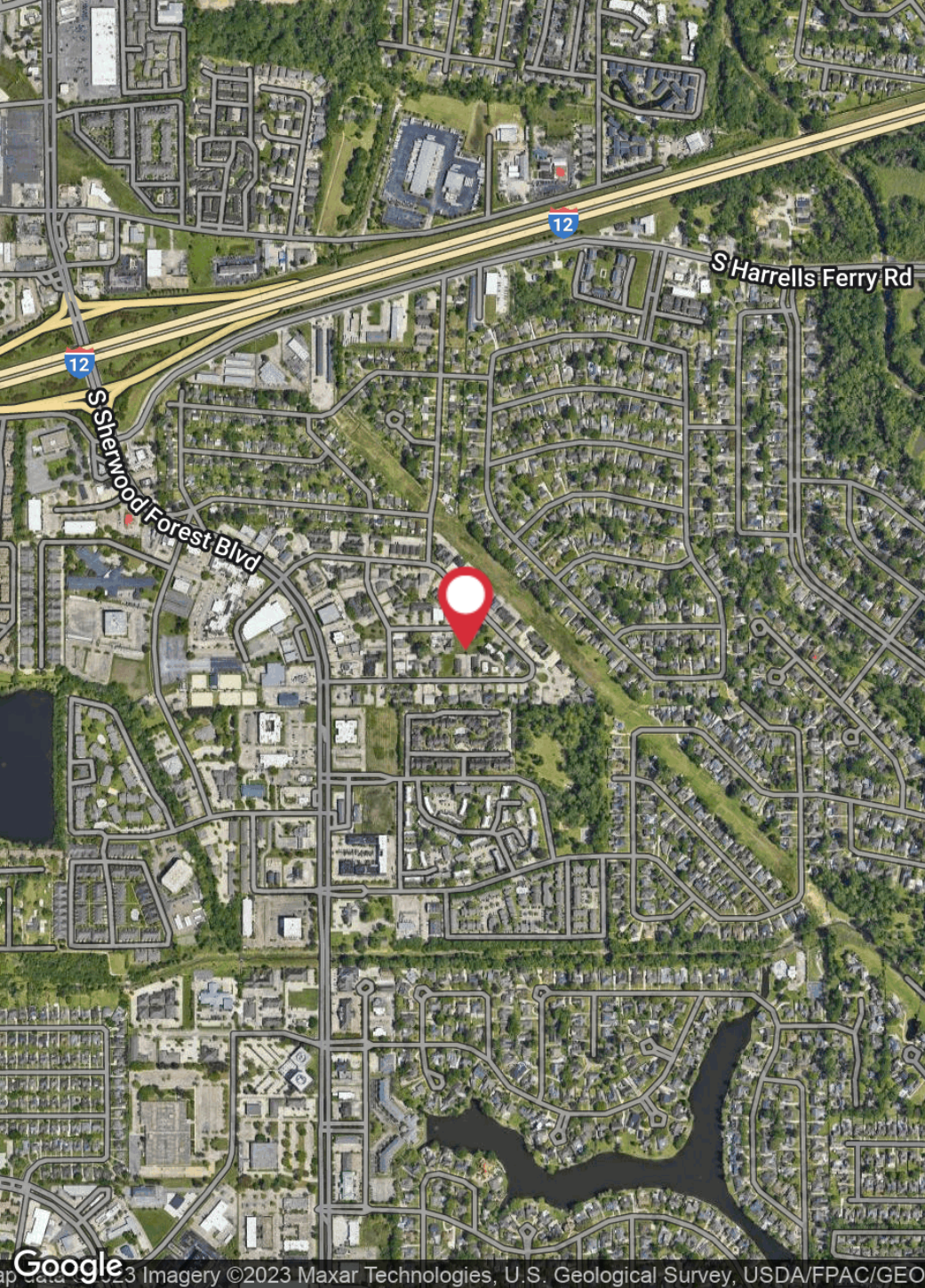
Zoning Map





MICHAEL MURPHY
720 East University Avenue Lafayette, LA 70503 (337) 234-7343





Location Maps

Google Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Google Map data ©2023