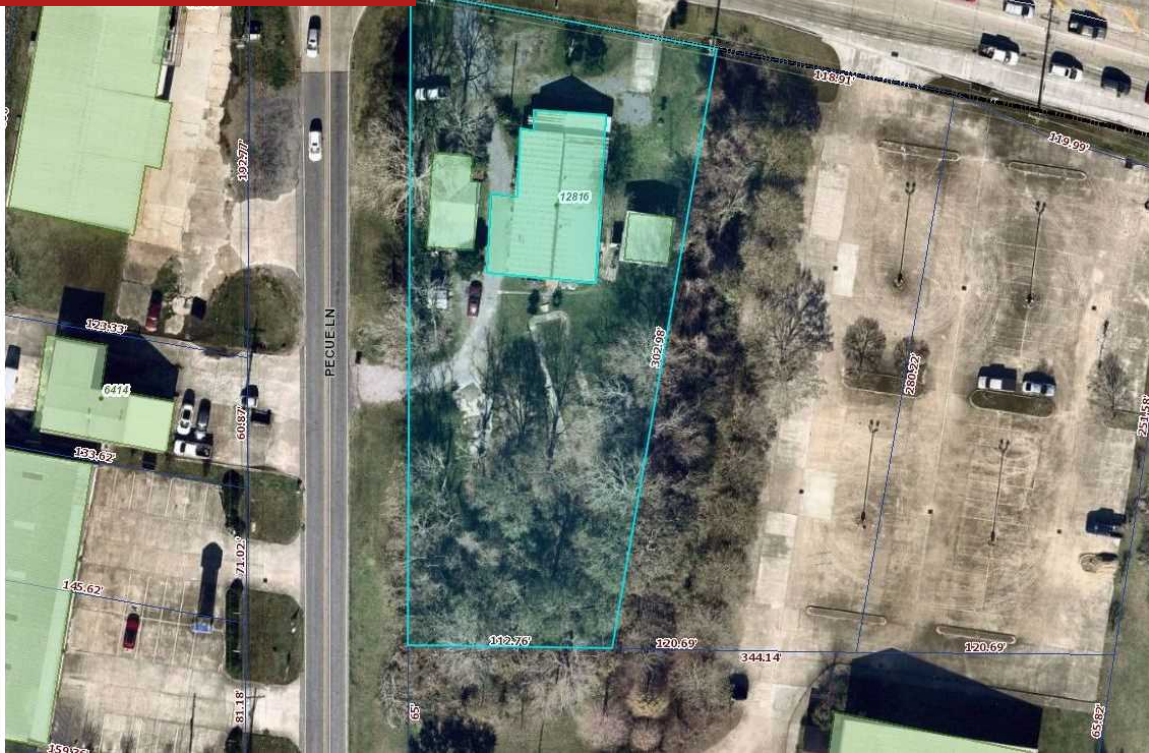


# FOR SALE



EAST BATON ROUGE LAND FOR SALE

12816 JEFFERSON HIGHWAY · BATON ROUGE, LA 70816

## Highlights

Lot SF:	40,031
Lot Size:	0.91 Acres
Purchase Price:	\$799,000
Zoning:	C2



DAVID VERCHER, CCIM, CCIM

Director  
(225) 405-3257  
yourccim@kw.com  
Louisiana

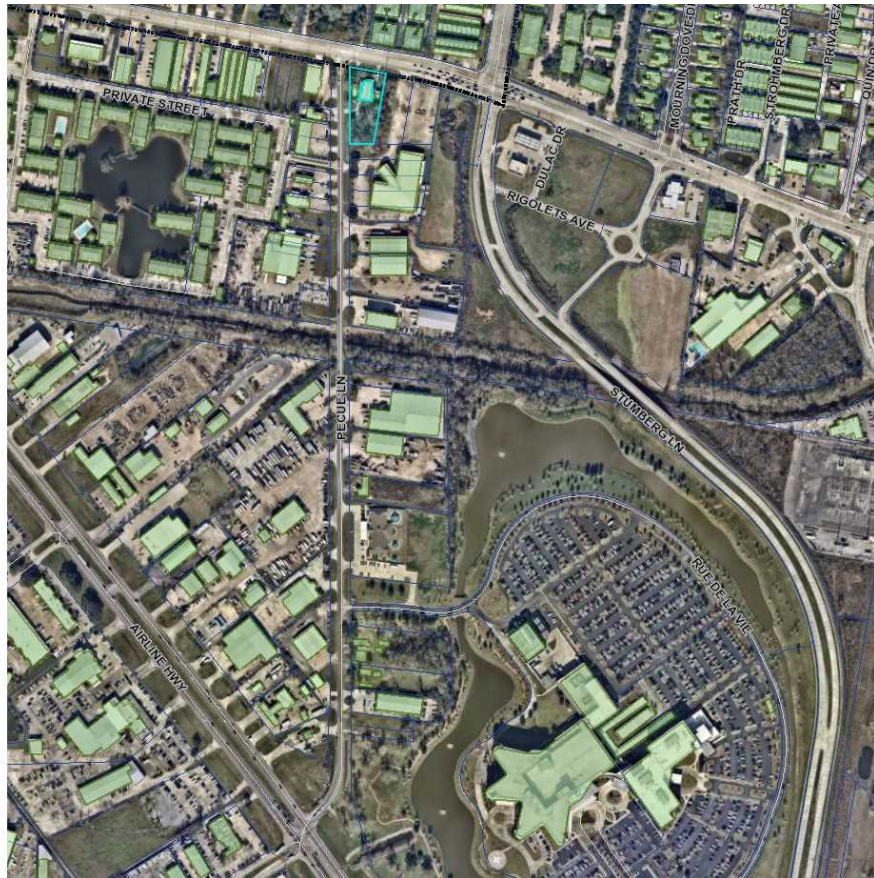
## Property Description

Located at the intersection of Jefferson Hwy and Pecue Ln in Baton Rouge, Louisiana. Cleared commercial lot totaling .91 acres for sale. Ideal location for a tunnel car wash, pharmacy, office or retail use. The site has been cleared and is shovel ready with all utilities available. Zoned C-2 for heavy commercial use. 2021 traffic count exceeds 16,000 CPD on Jefferson Hwy. Contact Broker for additional information.

## Bullets

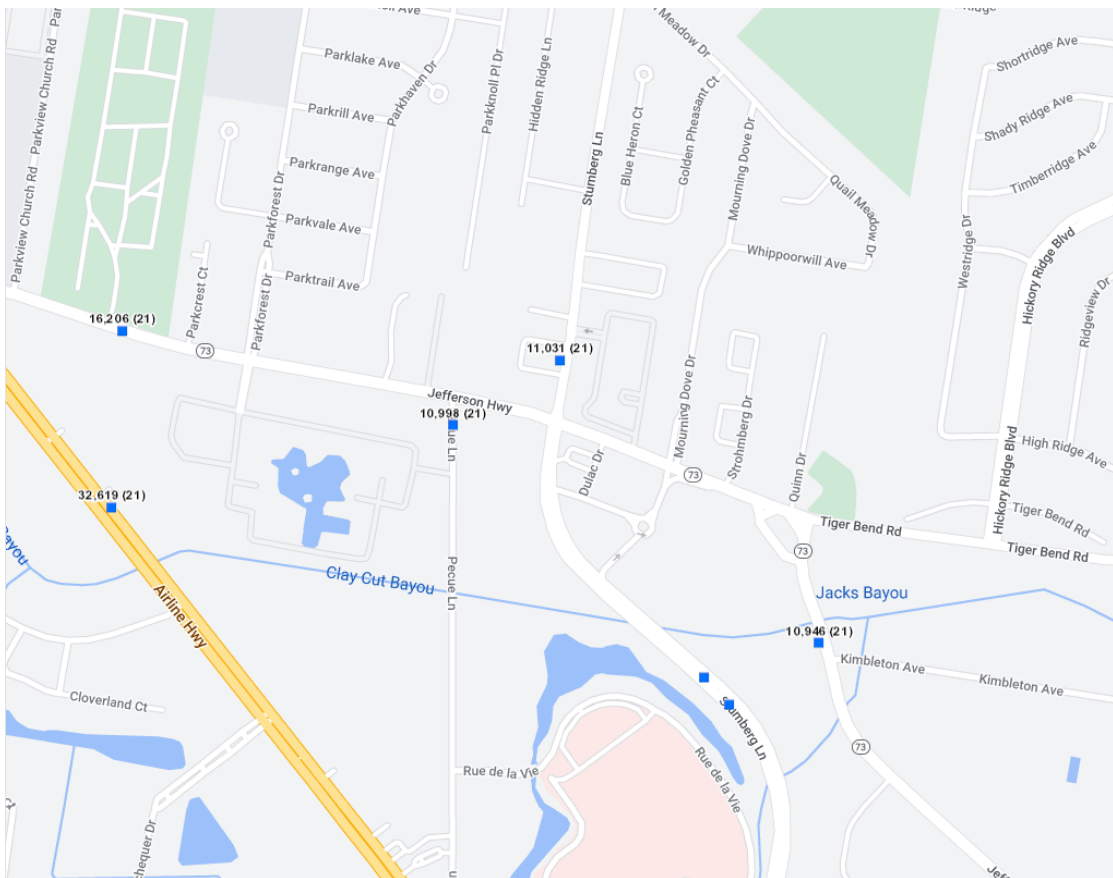
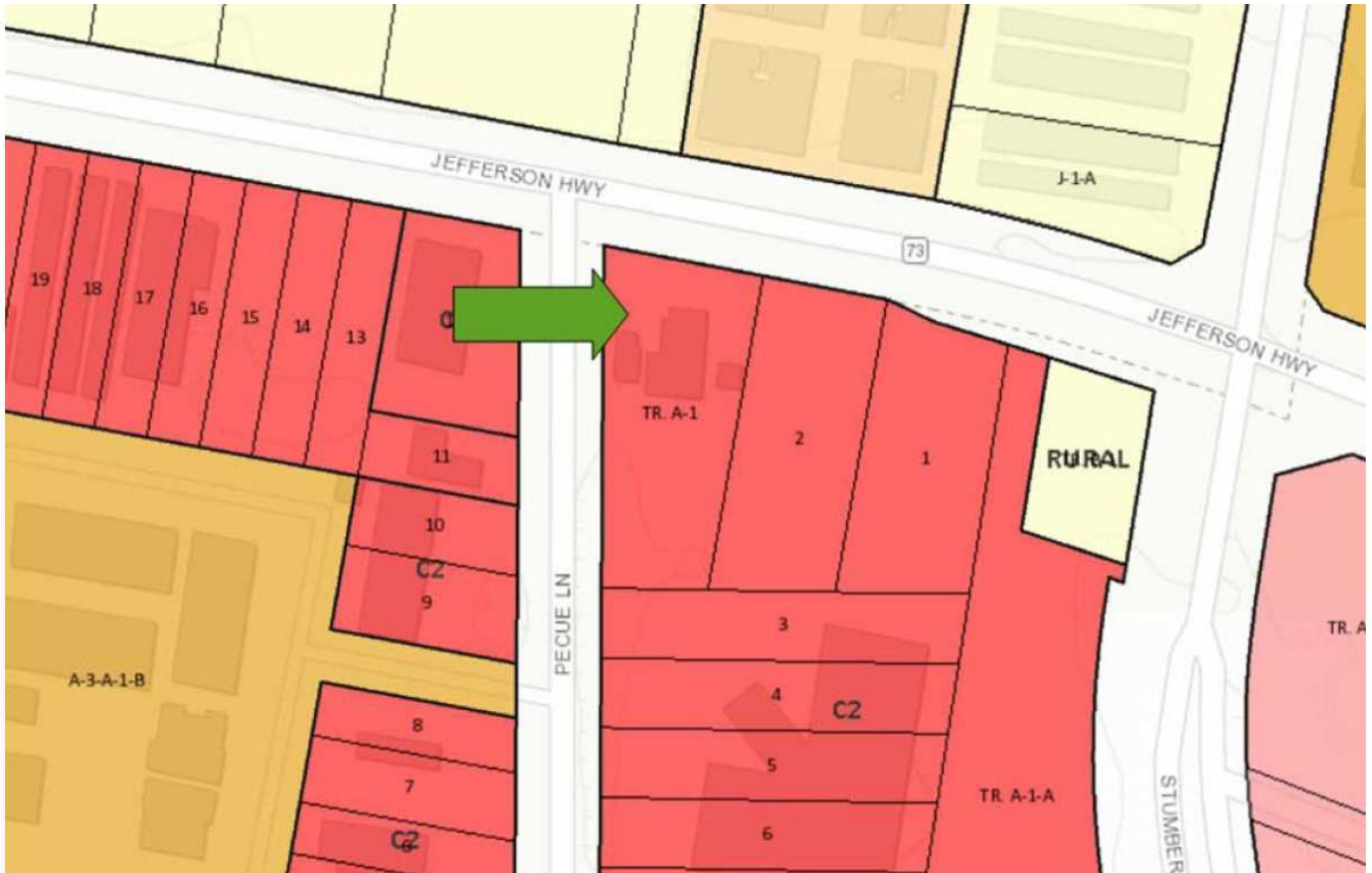
- 152 ft Frontage Jefferson Hwy
- 329 ft Frontage Pecue Ln
- 40,031 sf Lot
- 16,000 + CPD 2021





# MAPS

12816 JEFFERSON HIGHWAY

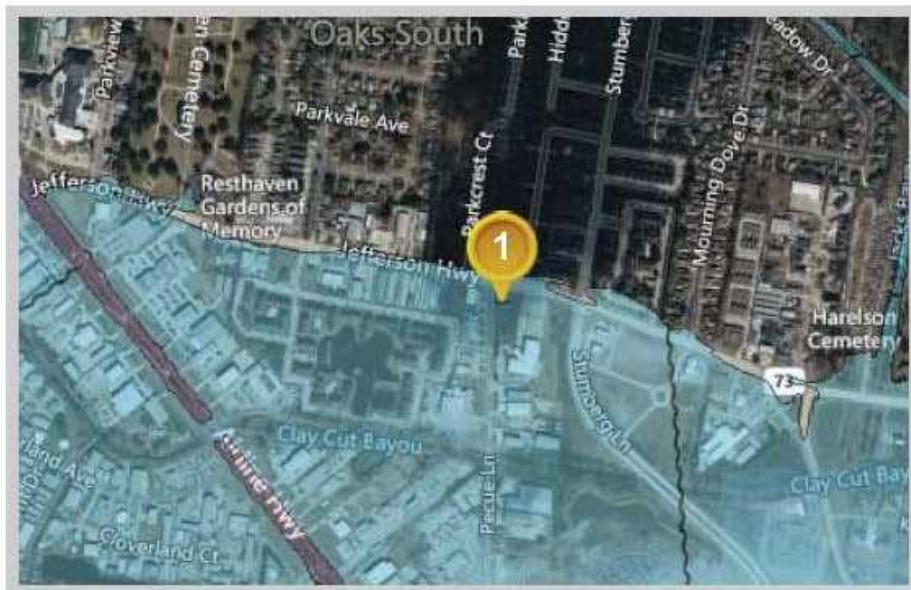


# FLOOD MAP

12816 JEFFERSON HIGHWAY



## Louisiana Flood Map 12816 JEFFERSON HWY BATON ROUGE



### Visible Layers

Effective FIRM

Bing Hybrid

### Point Coordinates

Point #	Lat., Long.
1	30.3937, -91.0409

Flood information in this table is from the:  Effective FIRM

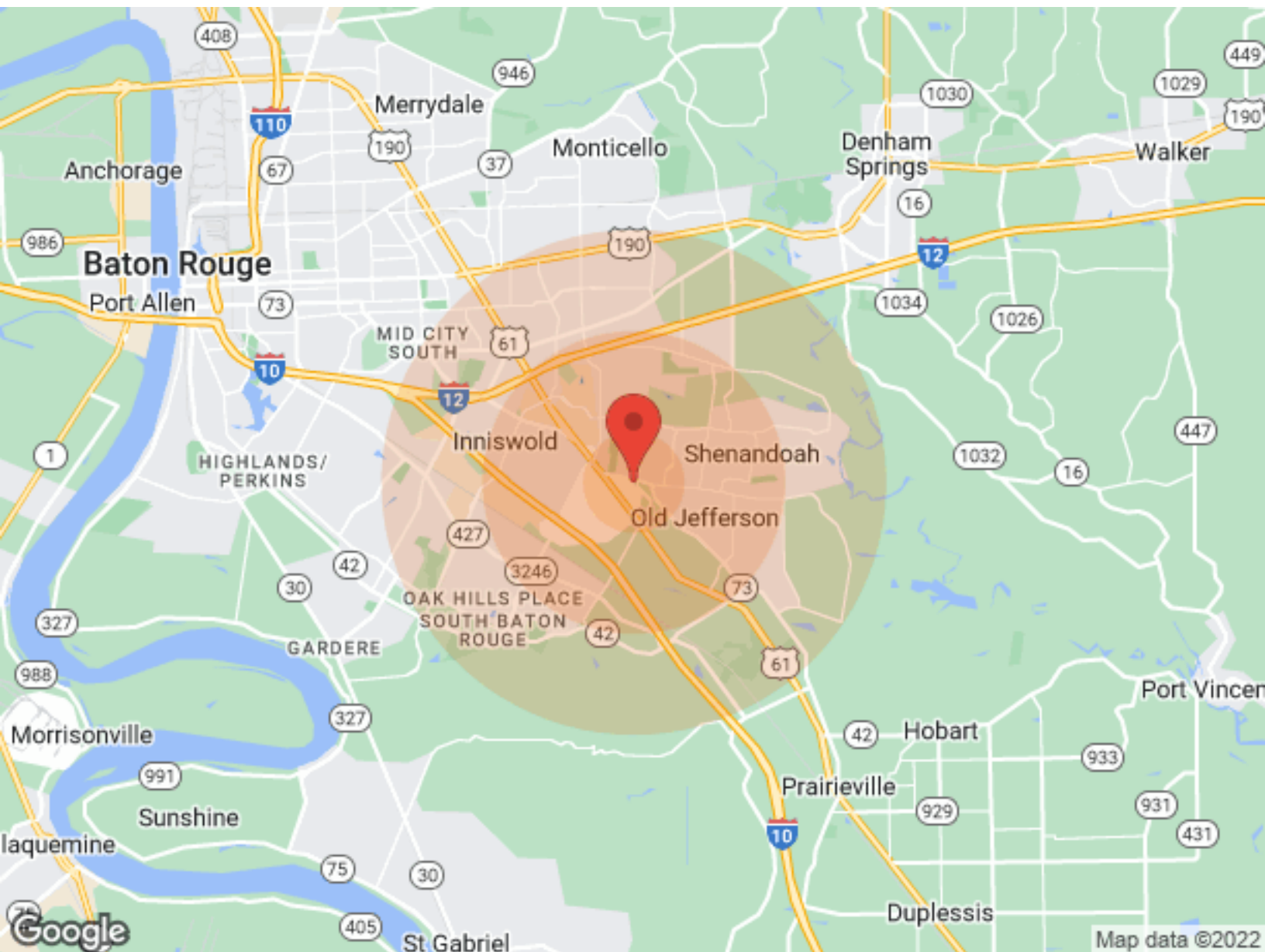
Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0270E 5/2/2008	AE	manual	26.2	N/A

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

# DEMOGRAPHICS

12816 JEFFERSON HIGHWAY



<u>Population</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Male	3,136	36,783	75,632
Female	3,324	39,619	82,327
Total Population	6,460	76,402	157,959
<u>Age</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Ages 0-14	1,057	13,941	28,348
Ages 15-24	810	9,900	20,827
Ages 55-64	979	9,746	20,486
Ages 65+	983	10,065	23,459
<u>Race</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
White	4,963	51,204	102,848
Black	1,094	20,814	45,010
Am In/AK Nat	N/A	48	122
Hawaiian	N/A	10	10
Hispanic	308	4,276	8,374
Multi-Racial	252	4,924	9,944

<u>Income</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Median	\$59,592	\$60,543	\$61,379
< \$15,000	79	2,704	5,376
\$15,000-\$24,999	133	3,097	6,180
\$25,000-\$34,999	229	2,981	6,133
\$35,000-\$49,999	532	5,089	9,494
\$50,000-\$74,999	433	6,081	11,611
\$75,000-\$99,999	431	4,110	8,889
\$10,000-\$149,999	582	5,314	10,117
\$150,000-\$199,999	213	2,013	4,106
> \$200,000	83	1,076	3,577

<u>Housing</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Units	2,956	34,769	70,698
Occupied	2,840	32,532	66,258
Owner Occupied	1,918	19,086	42,492
Renter Occupied	922	13,446	23,766
Vacant	116	2,237	4,440