

**CORNER LOT @ FRONT OF WESTMINSTER SUBDIVISION**

8962 JEFFERSON HWY, BATON ROUGE, LA 70809

**70,000 SF**

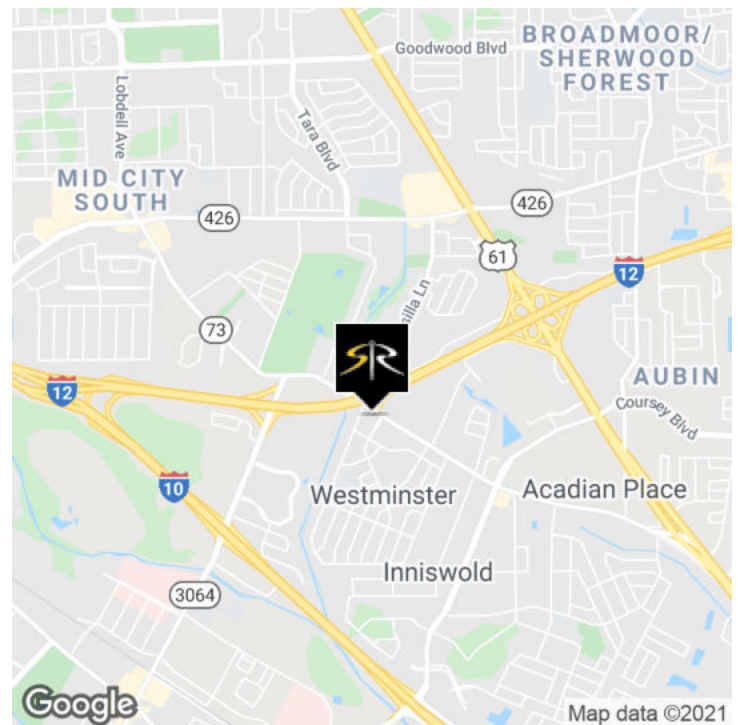


**OFFERING SUMMARY**

<b>Sale Price:</b>	<b>\$1,470,000 (\$21.00/PSF)</b>
<b>Lot Size:</b>	<b>70,000 SF (1.6 AC)</b>
<b>Zoning:</b>	<b>Overlay District: UDD4 Zoning: JDD (Jefferson Development District)</b>

**PROPERTY HIGHLIGHTS**

- 3 Lots totaling 70,000 SF (1.6 acres):
  - Sold together preferred, but can be split
  - Corner Lot at front of Westminster Subdivision
  - 350' of Frontage on Jefferson Hwy.
  - 200' of Frontage on Chelsea Dr.
  - Near busy Drusilla/Jefferson Intersection
  - Excellent Visibility from I-12
  - Zoned UDD4 in the Jefferson Hwy Design District (JDD)
- UDD4 Permitted Uses Include:
  - Office Buildings with Max of 6,000 SF per Lot (3) for a total of 18,000 SF
  - Townhomes and/or Duplexes
  - Single Family Residential, Bank, Medical Office or Clinic



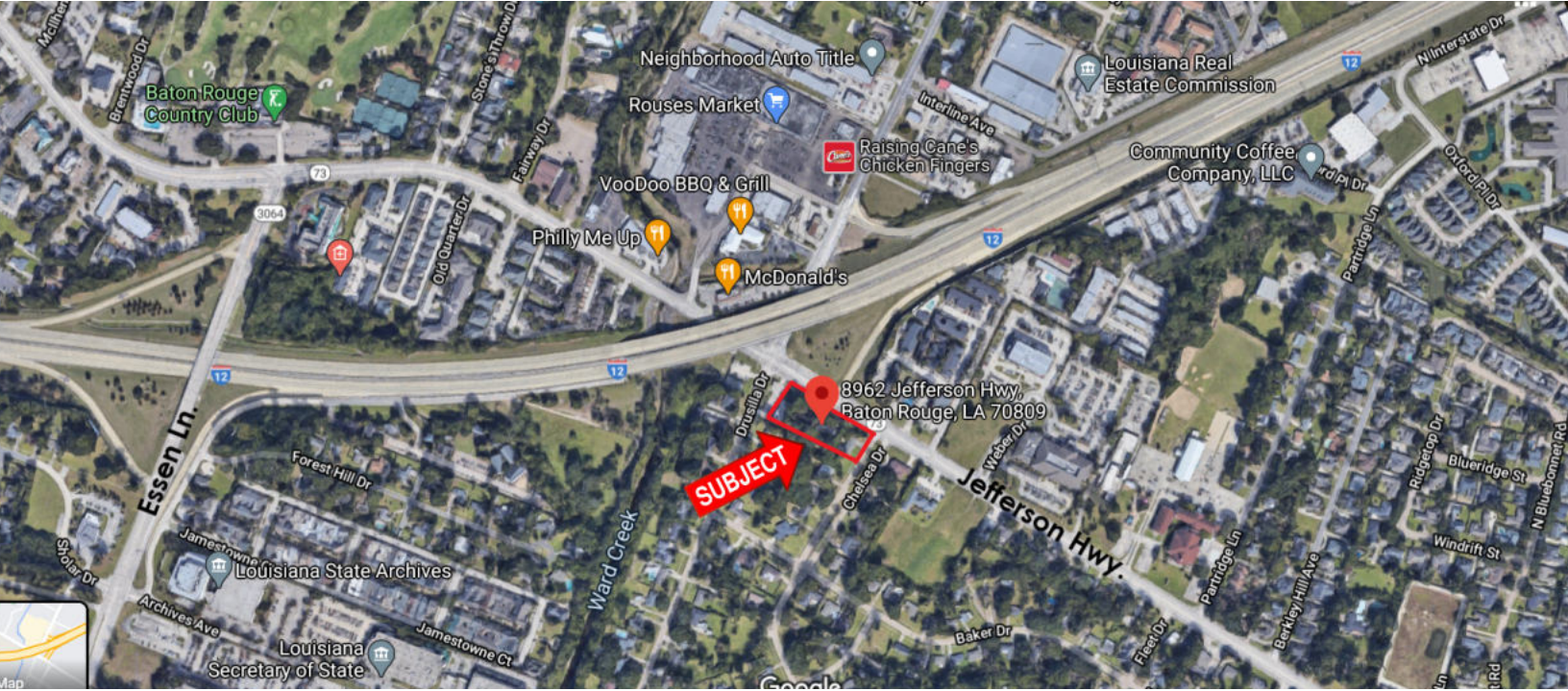
**MIKE STINSON, CCIM**  
Commercial Sales & Leasing  
(D)225.907.7793  
mike@sr-cre.com

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

**CORNER LOT @ FRONT OF WESTMINSTER SUBDIVISION**

8962 JEFFERSON HWY, BATON ROUGE, LA 70809

**70,000 SF**



**MIKE STINSON, CCIM**  
Commercial Sales & Leasing  
(D)225.907.7793  
mike@sr-cre.com

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



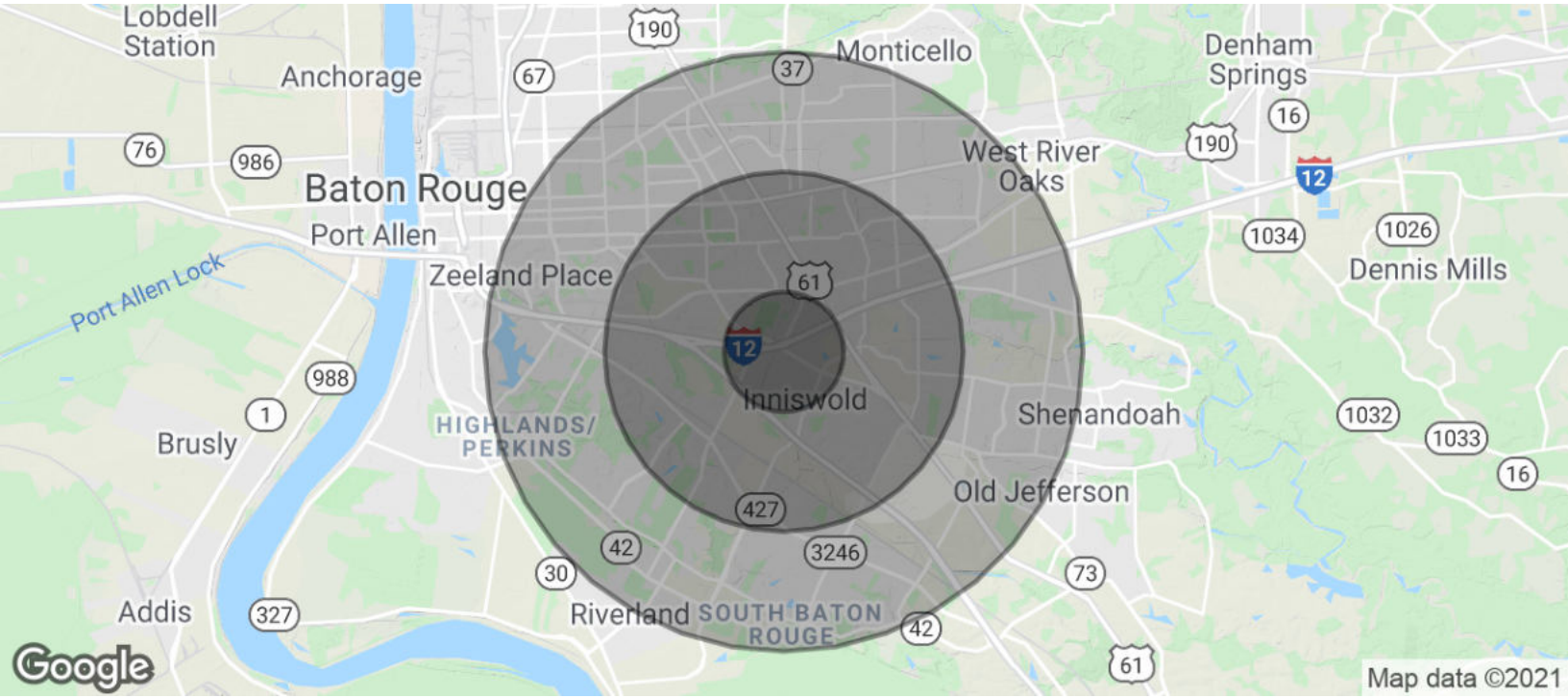
**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

LAND FOR SALE

**CORNER LOT @ FRONT OF WESTMINSTER SUBDIVISION**

8962 JEFFERSON HWY, BATON ROUGE, LA 70809

**70,000 SF**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Population</b>	<b>7,554</b>	<b>67,623</b>	<b>197,169</b>
<b>Average Age</b>	<b>39.9</b>	<b>37.7</b>	<b>36.0</b>
<b>Average Age (Male)</b>	<b>33.9</b>	<b>34.2</b>	<b>33.7</b>
<b>Average Age (Female)</b>	<b>42.6</b>	<b>40.4</b>	<b>38.1</b>
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	<b>3,820</b>	<b>30,090</b>	<b>82,380</b>
<b># Of Persons Per HH</b>	<b>2.0</b>	<b>2.2</b>	<b>2.4</b>
<b>Average HH Income</b>	<b>\$76,084</b>	<b>\$76,210</b>	<b>\$73,848</b>
<b>Average House Value</b>	<b>\$322,473</b>	<b>\$266,044</b>	<b>\$252,835</b>

*\* Demographic data derived from 2010 US Census*

**MIKE STINSON, CCIM**  
Commercial Sales & Leasing  
(D)225.907.7793  
mike@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.px