

FOR SALE



COMMERCIAL LOT FOR SALE

8362 PECUE LANE · BATON ROUGE, LA 70809

Highlights

Lot Size:	1.01 Acres
Purchase Price:	\$449,000
Lot Type:	Commercial
Zoning:	LC3



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Property Description

Remaining 1.014 Acre +/- parcel after expropriation. Will be a hard corner parcel after completion of Reiger Rd West Extension. Zoned LC3. Parcel is partially encumbered by gas pipeline and sewer servitudes. Dimensions are approximately 48x115x298x150x265. See attached maps. House shall remain on the premises at no value if not removed prior to sale.
1.014 Acres +/-
Hard Corner



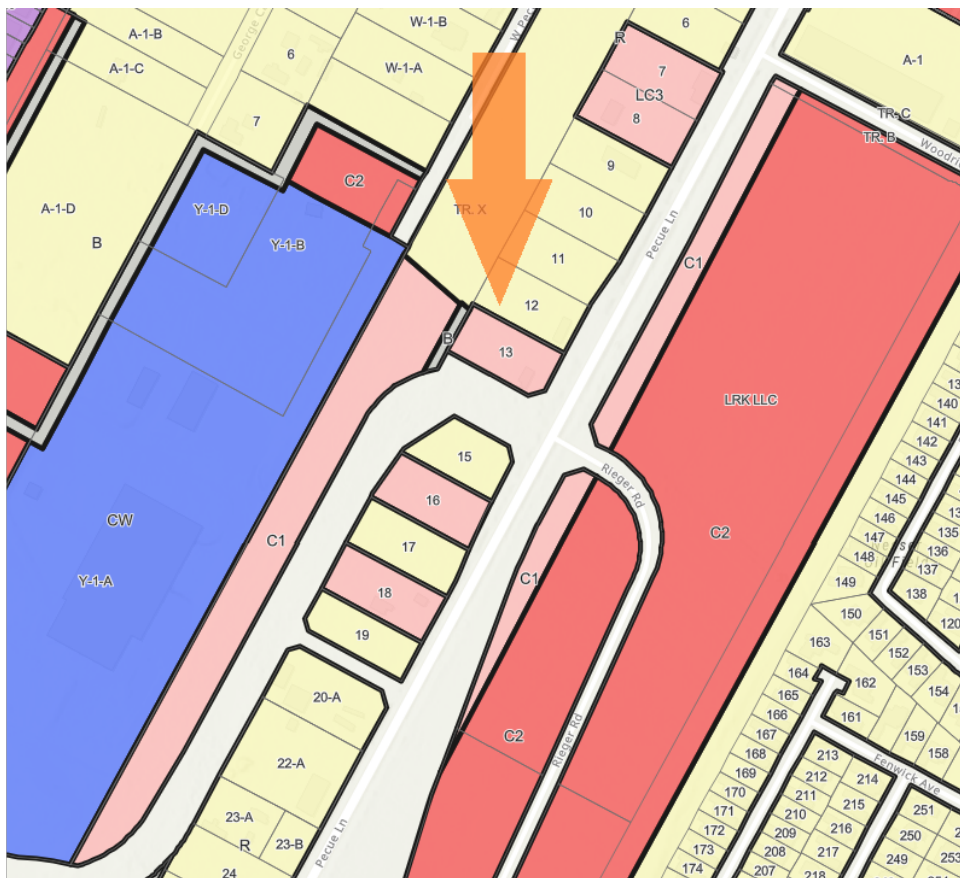
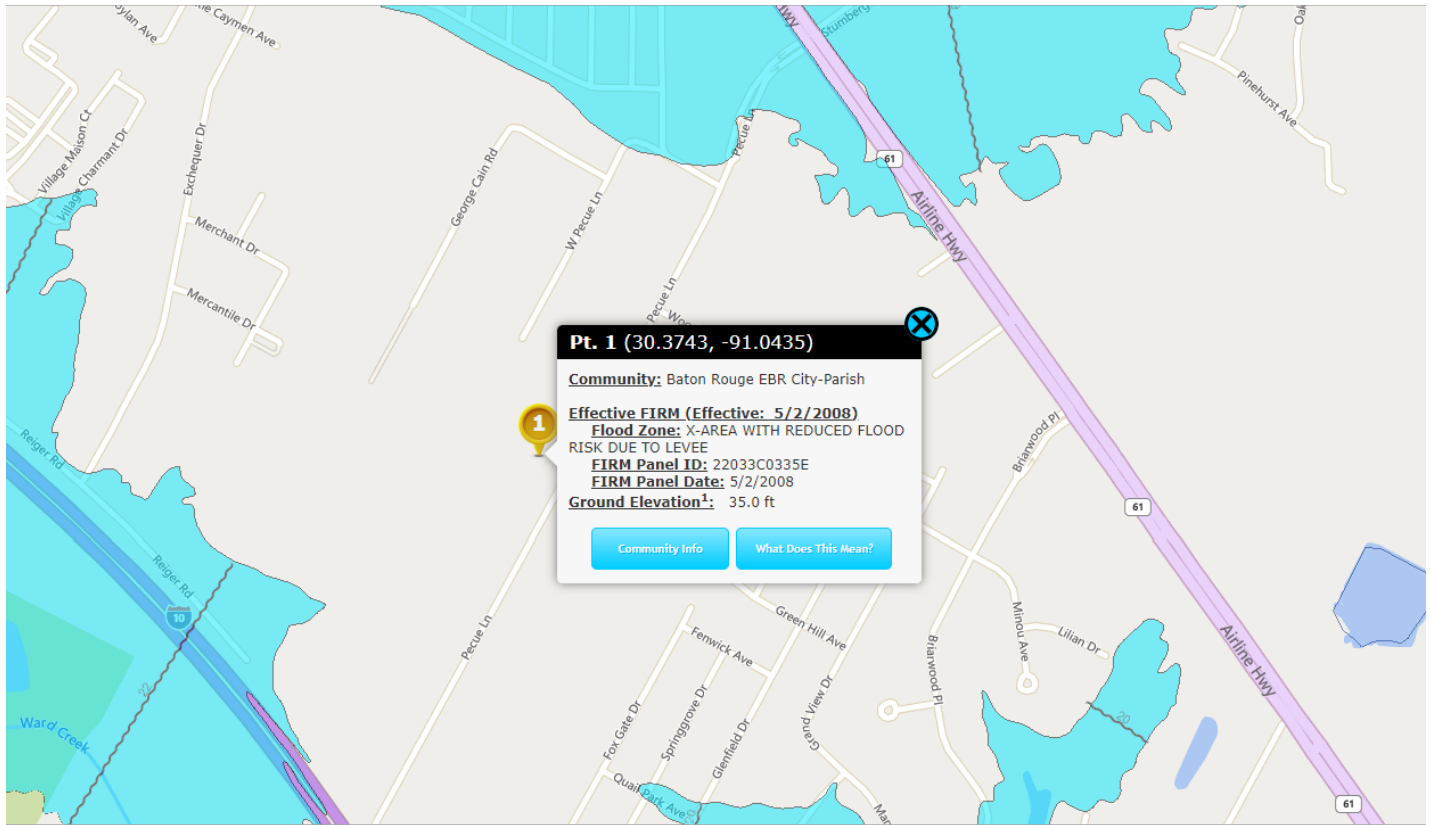
ARIAL MAP

8362 PECUE LANE



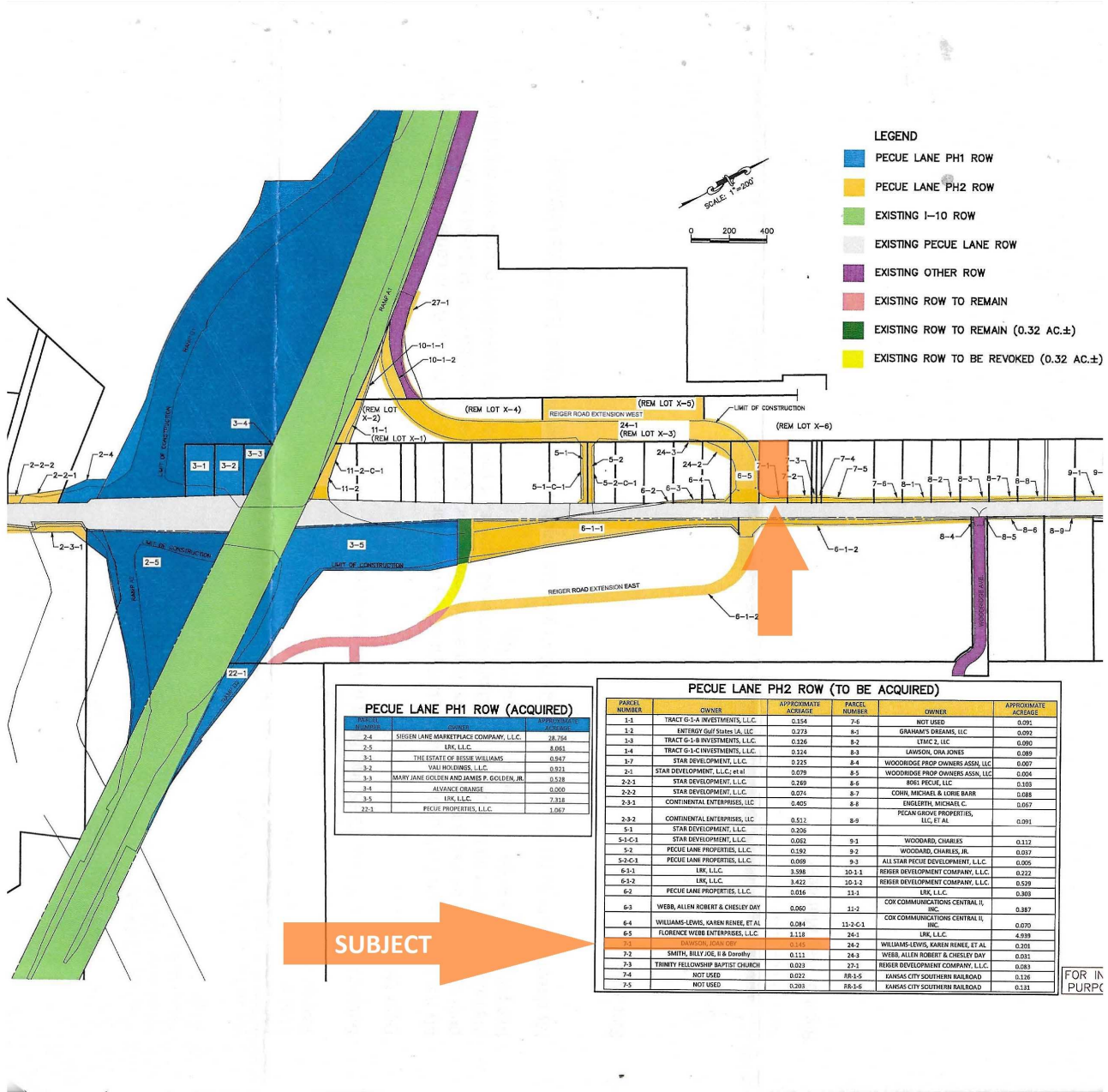
FLOOD AND ZONING MAP

8362 PECUE LANE



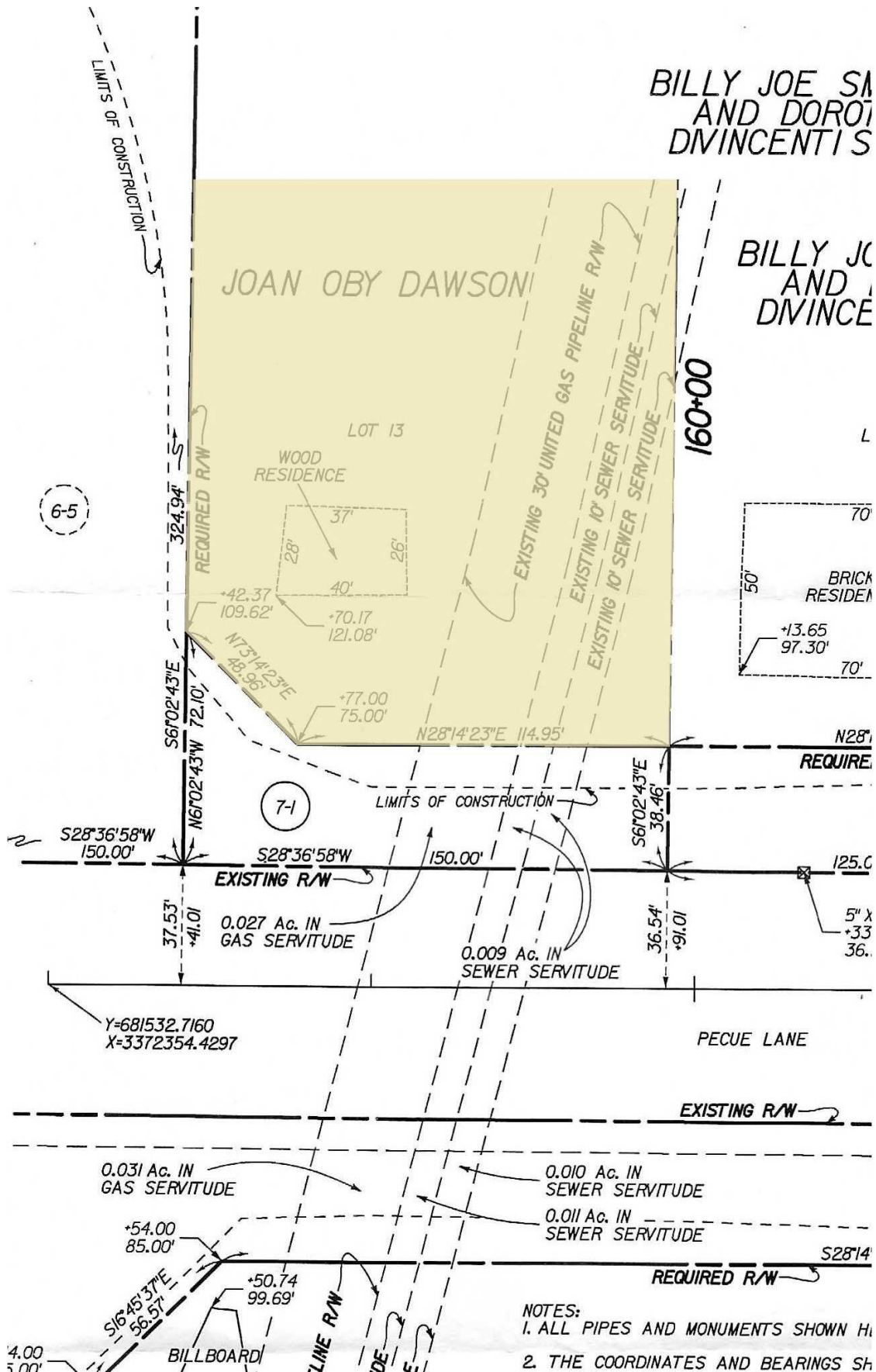
INTERCHANGE MAP

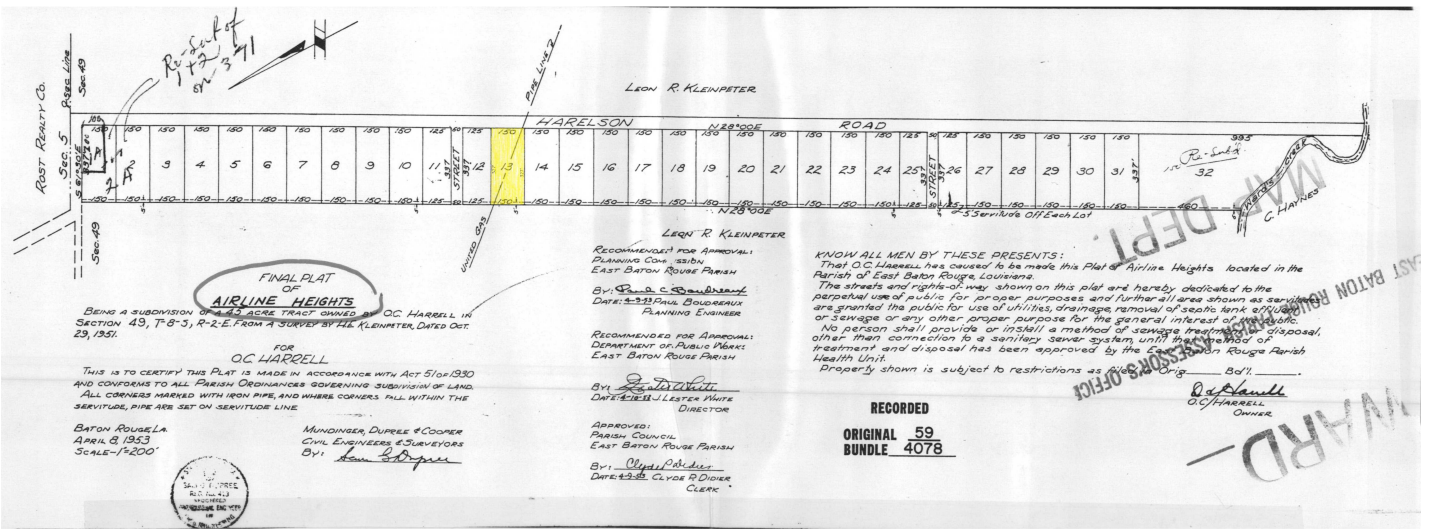
8362 PECUE LANE



TAKING MAP

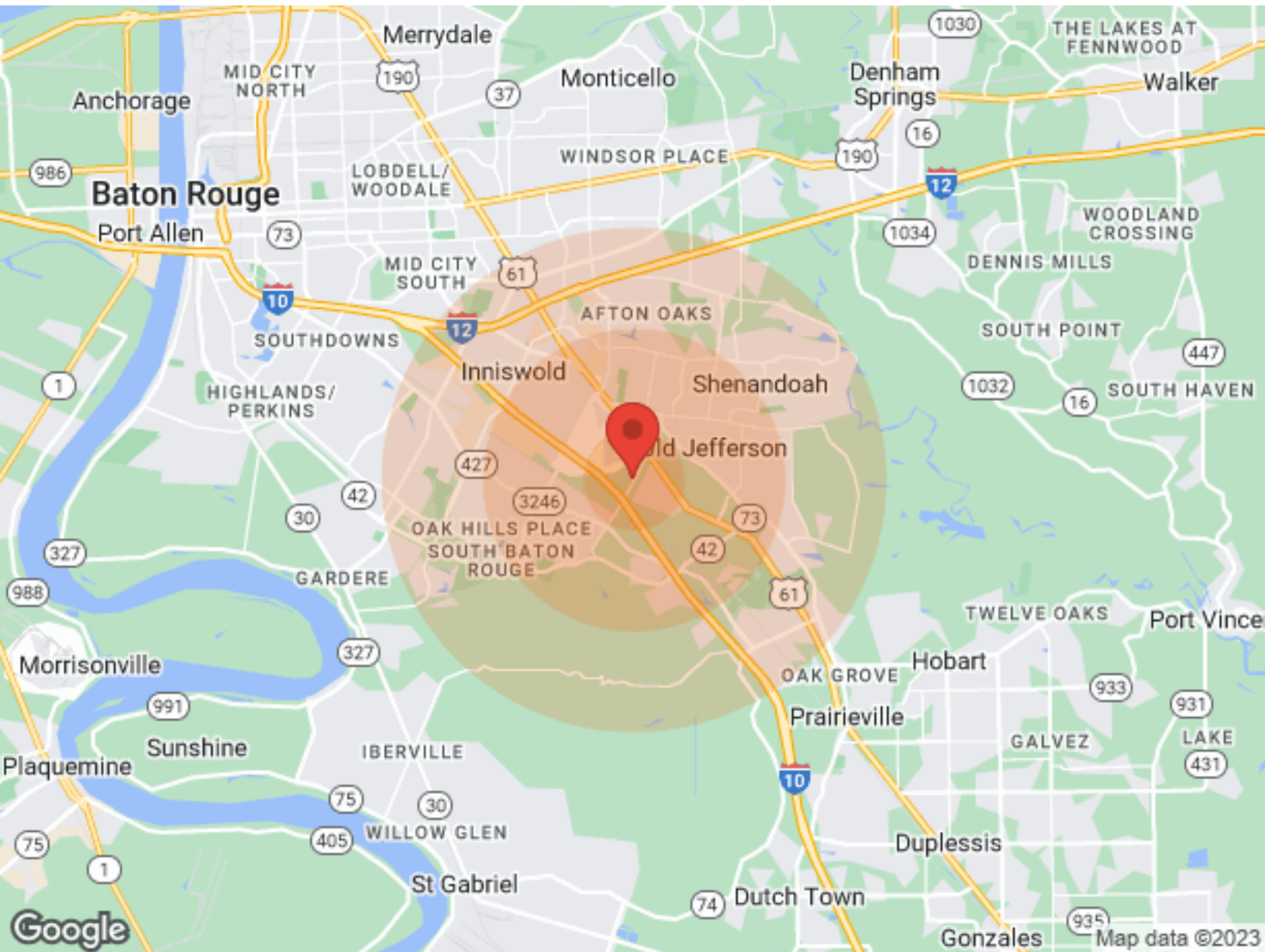
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DEMOGRAPHICS

8362 PECUE LANE



Population	1 Mile	3 Miles	5 Miles
Male	3,907	29,265	67,326
Female	4,179	31,249	72,206
Total Population	8,086	60,514	139,532

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,577	10,956	25,265
Ages 15-24	1,206	8,250	18,273
Ages 55-64	1,048	8,203	17,947
Ages 65+	1,226	8,401	19,319

Race	1 Mile	3 Miles	5 Miles
White	5,139	44,144	96,894
Black	2,207	12,905	34,574
Am In/AK Nat	7	27	98
Hawaiian	N/A	5	10
Hispanic	541	3,194	6,916
Multi-Racial	658	3,640	7,694

Income	1 Mile	3 Miles	5 Miles
Median	\$70,628	\$76,582	\$62,583
< \$15,000	130	1,426	4,995
\$15,000-\$24,999	203	1,813	4,729
\$25,000-\$34,999	184	1,833	4,958
\$35,000-\$49,999	500	3,517	8,208
\$50,000-\$74,999	680	4,295	10,174
\$75,000-\$99,999	247	3,387	7,664
\$10,000-\$149,999	711	4,871	9,674
\$150,000-\$199,999	337	1,905	4,236
> \$200,000	181	1,842	3,527

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,418	26,499	62,528
Occupied	3,117	25,061	58,554
Owner Occupied	1,715	16,806	37,544
Renter Occupied	1,402	8,255	21,010
Vacant	301	1,438	3,974