

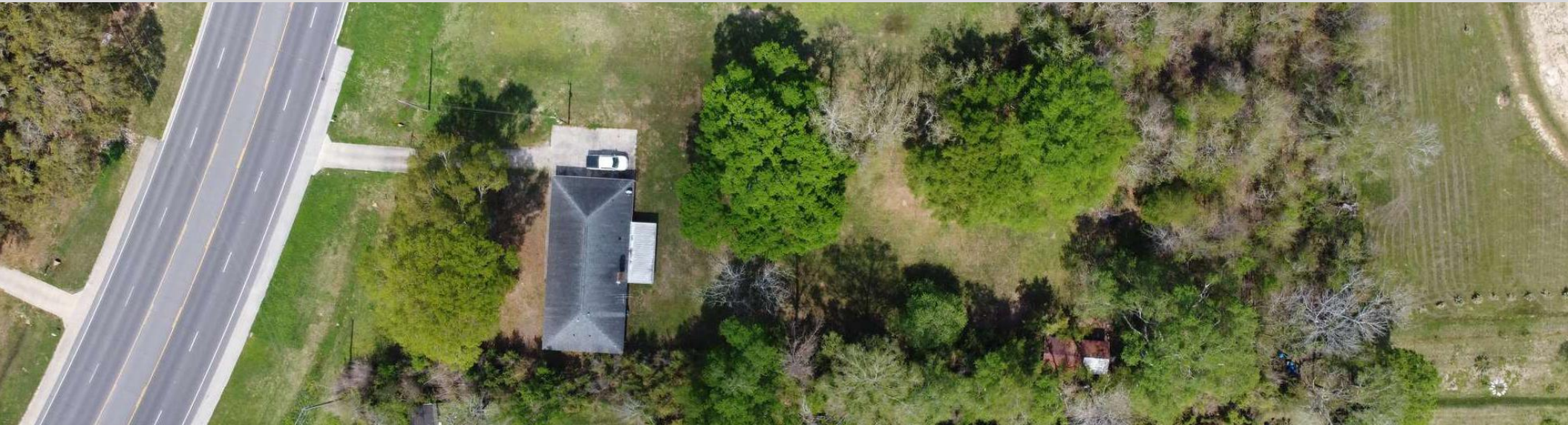
LAND FOR SALE  
MARCH 2024

# DEVELOPMENT SITE FOR SALE

10646 JOOR ROAD  
BATON ROUGE, LA

**stirling**





### PROPERTY DESCRIPTION

This property, situated within the City of Central's commercial corridor is perfect for a wide range of businesses due to its versatility for office use, strategic position for commercial investment, and flexible zoning for various retail ventures. Its high visibility and easy access to major roads make it ideal for retail opportunities. It offers convenient access for both customers and employees.

### PROPERTY HIGHLIGHTS

- Zoned B5 - Office for versatile use
- Prime location in the City of Central's commercial corridor
- High visibility for retail opportunities
- Easy access to major thoroughfares
- Flexible zoning for various retail ventures
- Strategic location for commercial investment

### OFFERING SUMMARY

<b>Sale Price:</b>	\$900,000
<b>Lot Size:</b>	2.37 Acres
<b>Zoning:</b>	B5 - Office
<b>Frontage:</b>	+/-270ft. on Joor Road

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	614	6,151	22,081
<b>Total Population</b>	1,647	15,770	57,205
<b>Average HH Income</b>	\$85,598	\$88,249	\$70,357

**JUSTIN LANGLOIS, CCIM**

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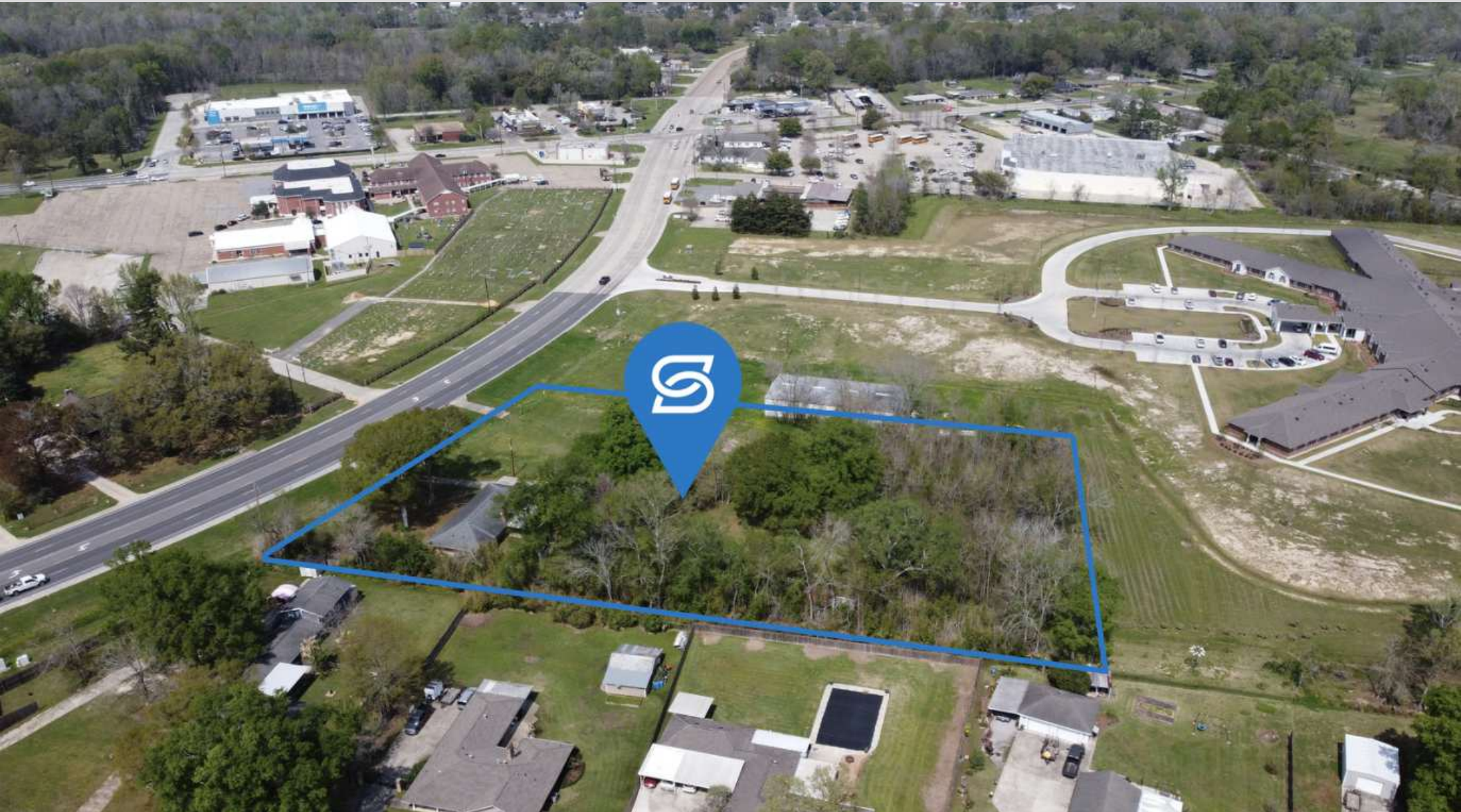
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# JOOR ROAD DEVELOPMENT OPPORTUNITY

10646 JOOR ROAD BATON ROUGE, LA 70818

Land For Sale



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### Louisiana Flood Map 10646 Joor Road Baton ROuge LA 70818



#### Visible Layers

Effective FIRM

Bing Hybird

#### Point Coordinates

Point #	Lat., Long.
1	30.5438, -91.0535

Flood information in this table is from the: **Effective FIRM**

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0195F 6/19/2012	X-AREA OF MINIMAL FLOOD HAZARD	out	60.7	N/A

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Beaver Bayou

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo

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