

LAND FOR SALE  
MARCH 2024

# SPANISH TOWN: RESIDENTIAL DEVELOPMENT OPPORTUNITY

733 LAKELAND DR.  
BATON ROUGE, LA



capitol  
**stirling**



### PROPERTY DESCRIPTION

Residential development opportunity in the historic Spanish Town neighborhood located in downtown Baton Rouge, LA. The site is 1.75 acres and has received approval from the Historic Preservation Committee and a Certificate of Appropriateness from the City of Baton Rouge. With 300 feet of water frontage and direct access to Capital Park, the property offers views of the Louisiana State Capitol, Governor's Mansion, and Veterans Memorial Park. The property is planned and approved for a 45-unit multifamily project ranging from 1 to 3 stories and includes adequate parking for all units, a pool, clubhouse, pedestrian way, and community center.

Spanish Town is one of the oldest neighborhoods in Baton Rouge, known for its historic homes, tree-lined streets, and vibrant community. The area is home to many local businesses and restaurants and is known for its annual Mardi Gras parade, which has become a popular tradition in the city. Spanish Town also offers easy access to the Mississippi River levee, where visitors can enjoy scenic views of the river and the city skyline.

### PROPERTY HIGHLIGHTS

- Approved by the Historic Preservation Committee and has received a Certificate of Appropriateness from the City of Baton Rouge
- Rare multifamily development opportunity in the historic Spanish Town Neighborhood
- Located near the Louisiana State Capital
- Convenient access to Downtown Baton Rouge and the Baton Rouge Metropolitan Airport

### OFFERING SUMMARY

|                    |             |
|--------------------|-------------|
| <b>Sale Price:</b> | \$1,500,000 |
| <b>Lot Size:</b>   | 1.75 Acres  |



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733 LAKELAND DR. BATON ROUGE, LA 70802

Land For Sale



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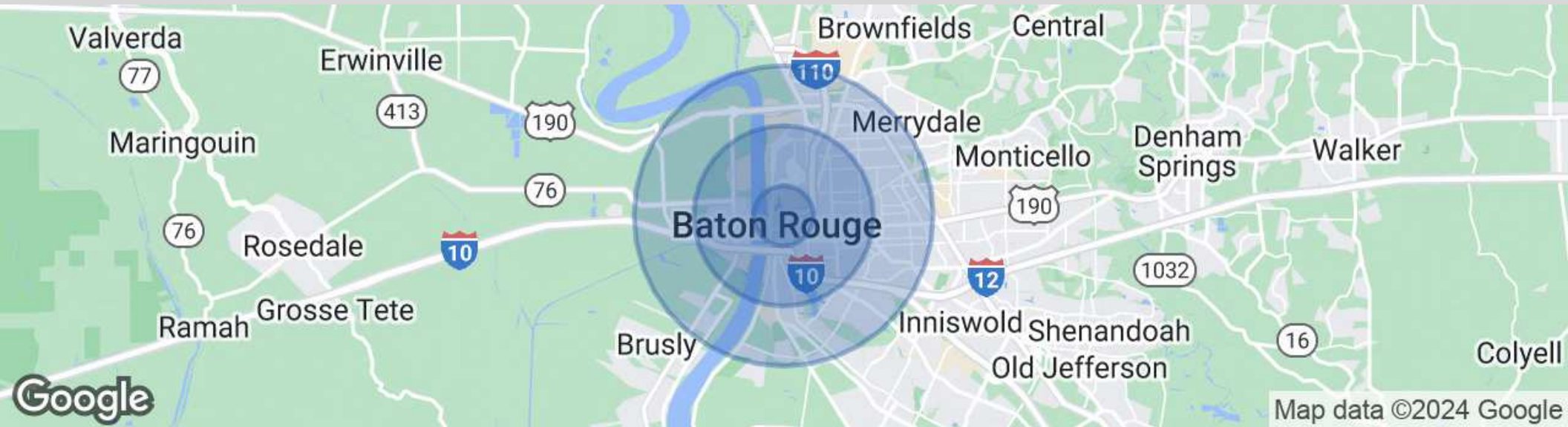
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### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 5,222  | 60,708  | 143,338 |
| Average Age          | 33.8   | 37.2    | 34.1    |
| Average Age (Male)   | 34.1   | 35.8    | 33.0    |
| Average Age (Female) | 33.3   | 37.3    | 35.4    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Total Households    | 3,125    | 31,121    | 69,476    |
| # of Persons per HH | 1.7      | 2.0       | 2.1       |
| Average HH Income   | \$47,738 | \$63,836  | \$58,419  |
| Average House Value | \$45,724 | \$164,919 | \$172,746 |

\* Demographic data derived from 2020 ACS - US Census