

PROPERTY DESCRIPTION

Land for sale on Highway 19, less than 3 miles north of Main Street in Zachary, LA. This site offers a prime opportunity for development just north of one of the fastest-growing cities in East Baton Rouge Parish. The site currently has suburban residential zoning which allows for single-family subdivisions and/or manufactured home parks.

PROPERTY HIGHLIGHTS

- Zoned RS (Suburban Residential)
- Flood Zone X - Minimal Flood Risk
- 11,978 ADT on LA-19 - DOTD 2023
- Former Manufactured Home Development
- Price/SF: \$1.17
- Submarket LACDB - 11
- Lot Size 150' x 1.1K'

OFFERING SUMMARY

Sale Price:	\$199,000
Lot Size:	3.89 Acres
Price/Acre:	\$51,157.00
Price/SF:	\$1.17

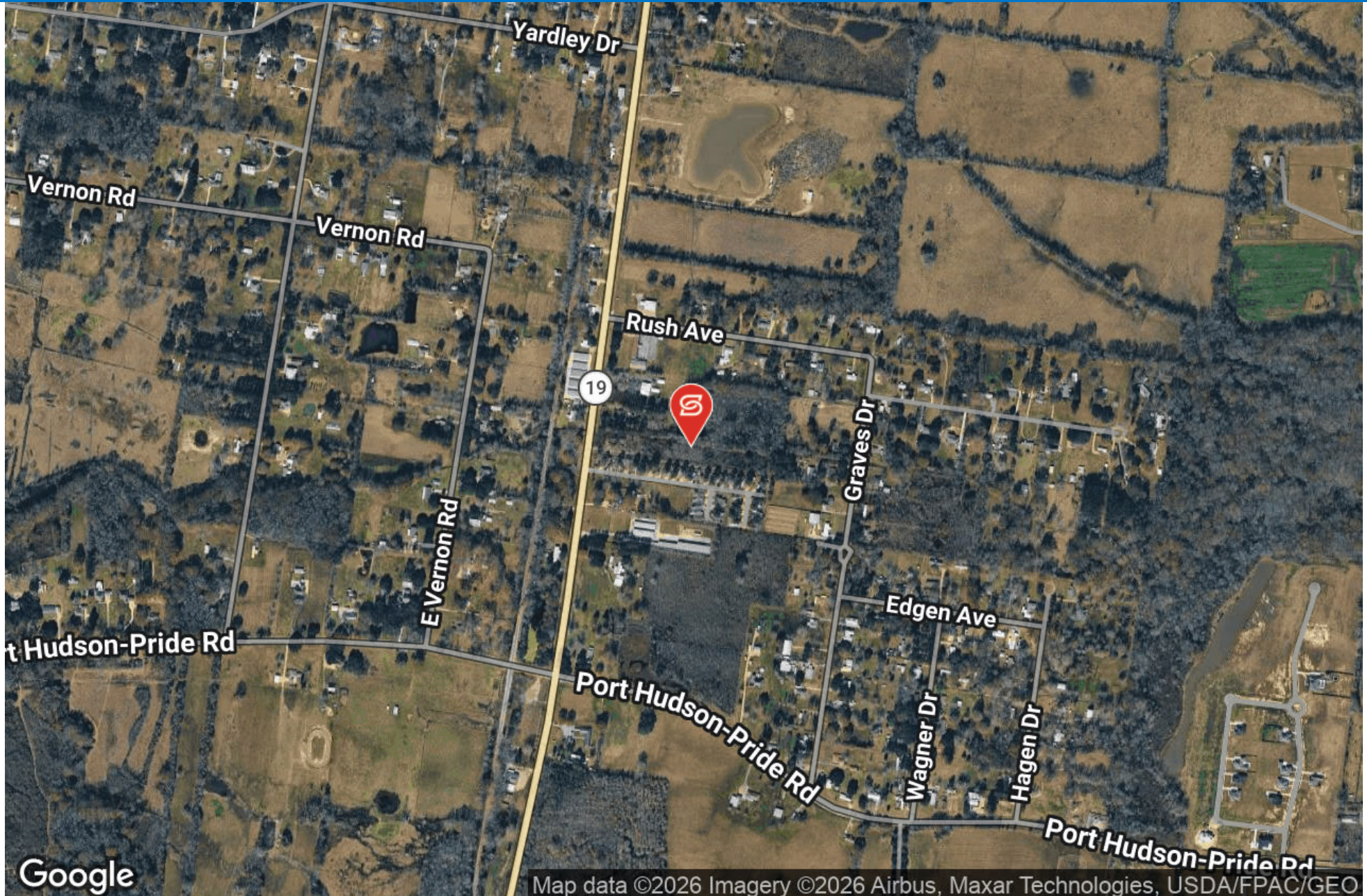
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	330	4,081	9,478
Total Population	987	11,636	26,319
Average HH Income	\$97,705	\$105,804	\$104,163

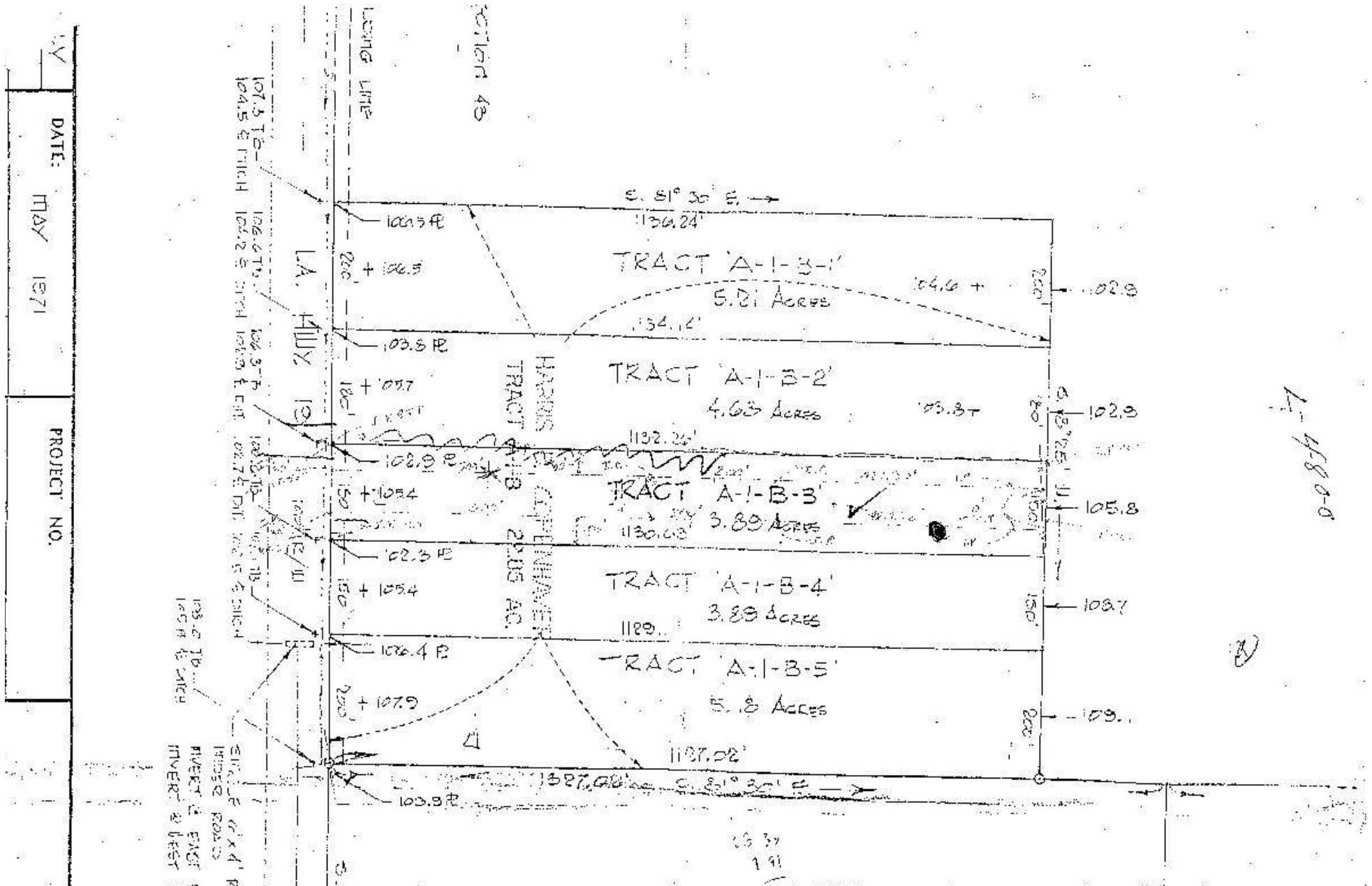
2020 American Community Survey (ACS)

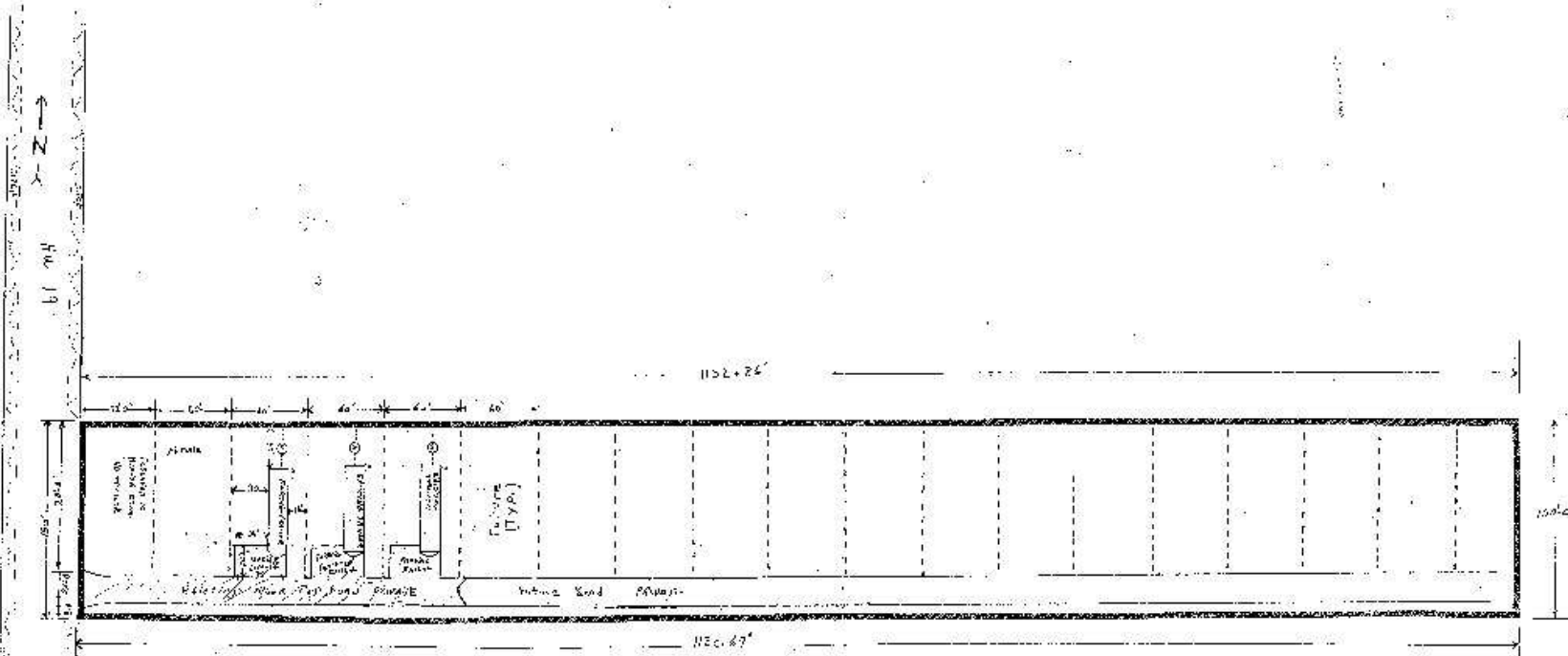






Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO



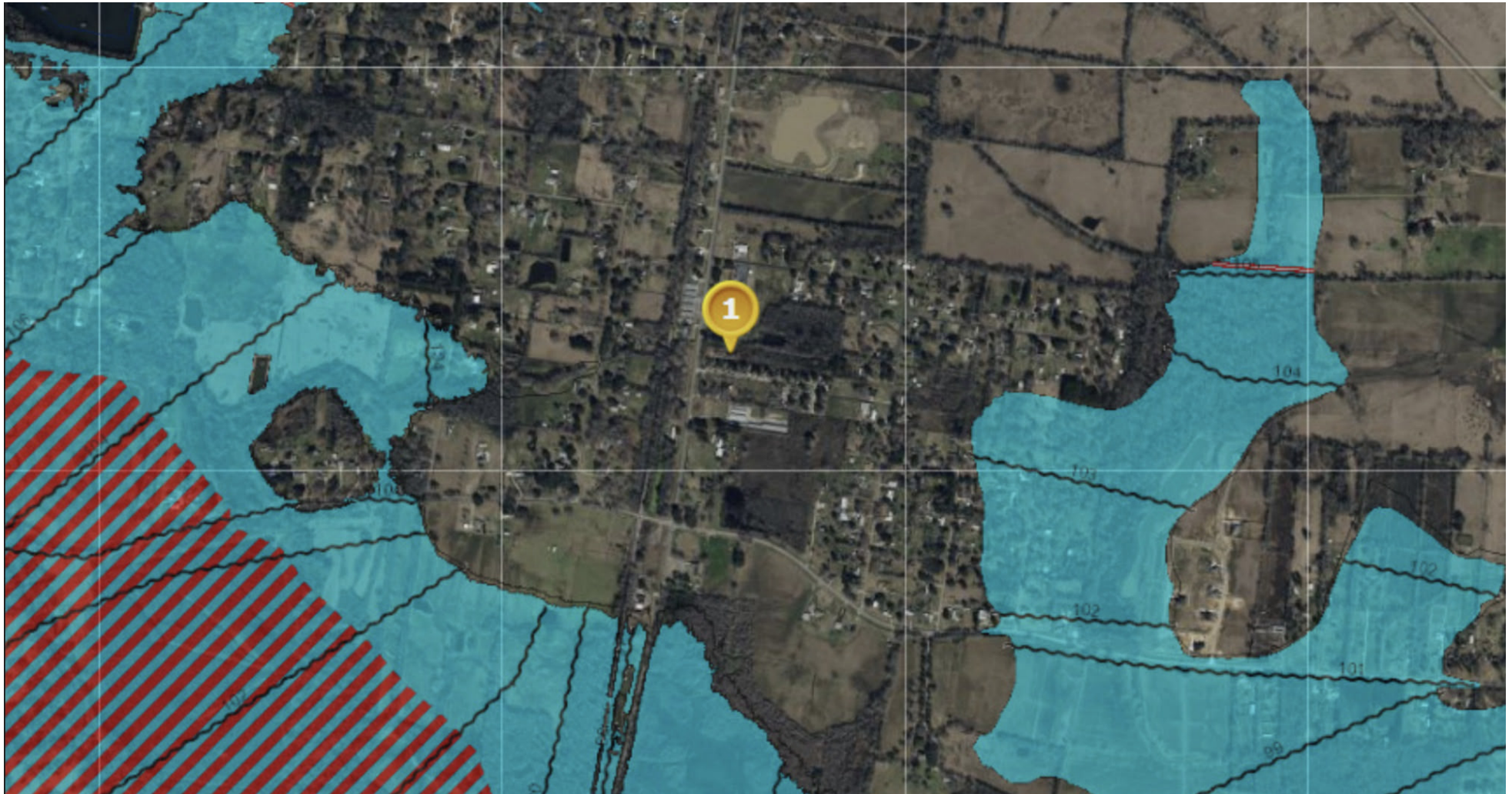


18 STRIPED PAVED LOTS SURROUNDING CONSISTING OF NOT MORE THAN 18 UNITS FROM RENTALS
 OWNER TO MAINTAIN ROAD - IMPROVEMENTS - SUNSHINE

TRACT A-1-B-3

FRED O. RUSSELL

SCALE - 1" = 40'



The property is located in Flood Zone X which is an area of minimal flood hazard. The ground elevation is 107.6 Ft.