

# FOR SALE

14441 Coursey Blvd

Baton Rouge, LA 70817

**1.029 Acres Zoned C-2**

**Property is located at the corner of Coursey Boulevard and Jones Creek Road, on  $\pm$ 1.029 acres with a 2,055 square foot building and an 878 square foot car wash.**

**Property is to be sold as a redevelopment site with a restriction on fuel and convenience store sales.**

**Asking price is \$3,000,000.**



**Contact Mark Hebert for Additional Information**

**225.925.0600 | [mark@kurzhebert.com](mailto:mark@kurzhebert.com) | [www.kurzhebert.com](http://www.kurzhebert.com) | Licensed in Louisiana**

*All information herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the property owner or Kurz & Hebert Commercial Real Estate, Inc. and/or its agents and employees. Prices are stated herein and property availability are subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction.*

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Baton Rouge, LA 70817**

# AERIAL



**Kurz & Hebert**  
**COMMERCIAL REAL ESTATE, INC.**  
225-925-0600

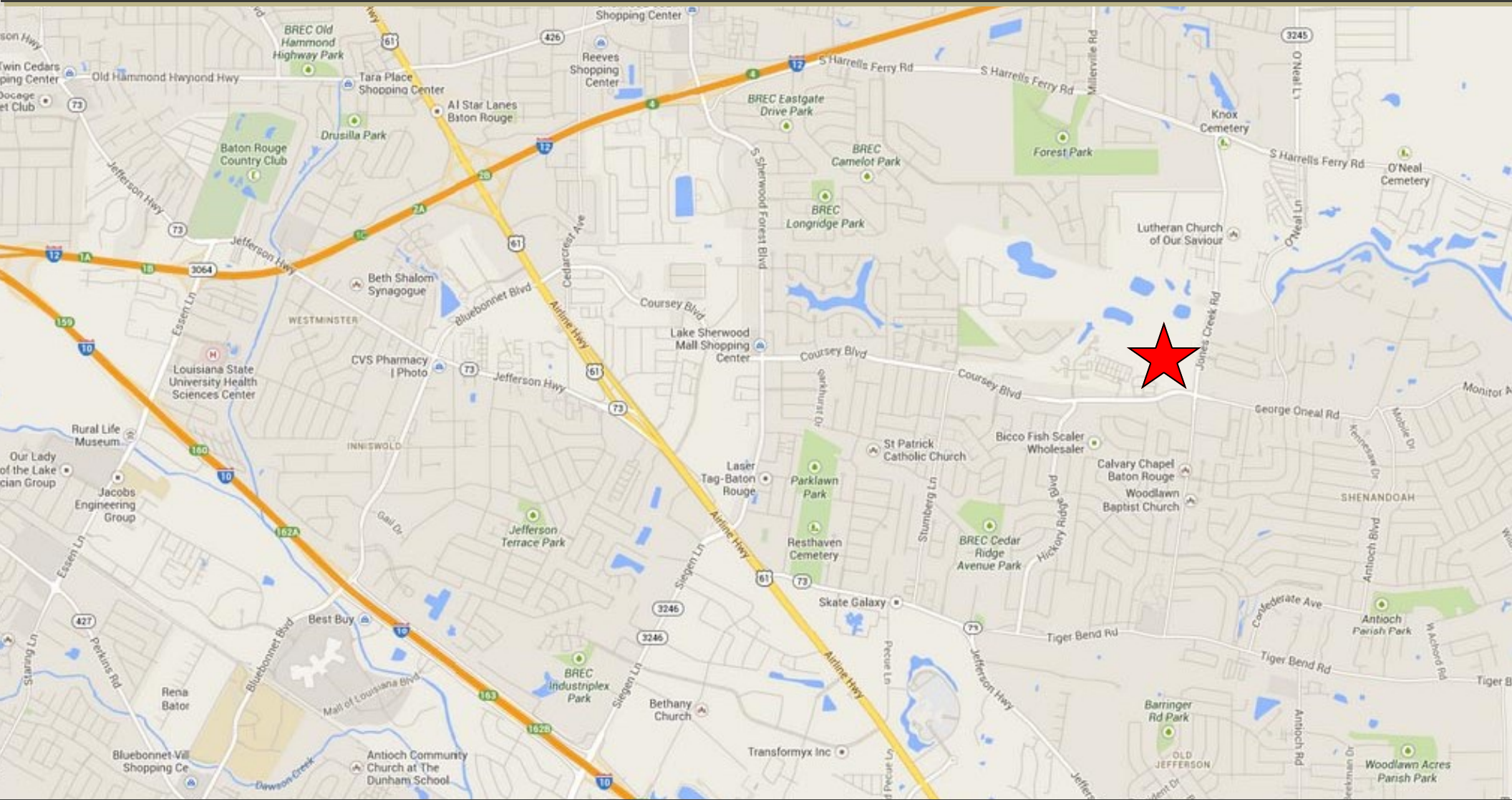
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# VICINITY MAP



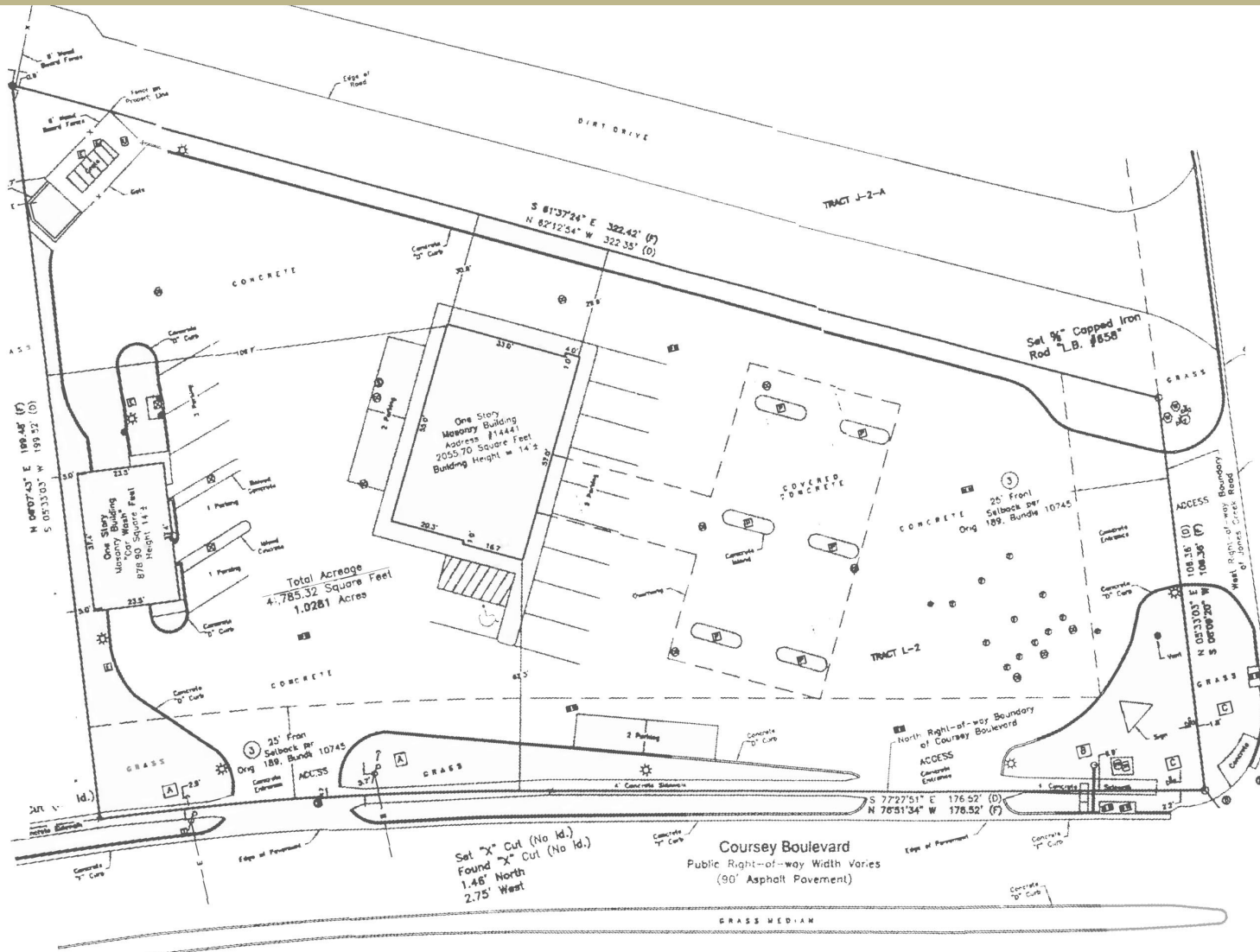
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# SITE PLAN



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# 14441 Coursey Blvd

## Baton Rouge, LA 70817

# DEMOGRAPHICS

1 Mile: 14111 COURSEY BLVD  
BATON ROUGE, LA 70817

3 Miles: 14111 COURSEY BLVD  
BATON ROUGE, LA 70817

5 Miles: 14111 COURSEY BLVD  
BATON ROUGE, LA 70817

### Population: 2013B

Total Population	8,526	72,498	147,143
Female Population	52.0%	52.2%	52.3%
Male Population	47.9%	47.7%	47.6%
Population Density	2,772	2,407	1,881
Population Median Age	38.6	33.9	34.9
Total Employees	3,158	41,292	98,640
Total Establishments*	486	4,008	9,373
Population Growth 2000-2010	17.9%	17.3%	13.2%
Population Growth 2013B-2018	-1.1%	1.1%	1.2%

### Income: 2013B

Average Household Income	\$98,783	\$83,463	\$81,101
Median Household Income	\$78,929	\$62,045	\$59,342
Per Capita Income	\$42,346	\$34,405	\$33,305
Avg Income Growth 2000-2010	-18.4%	29.4%	52.1%
Avg Income Growth 2013B-2018	10.6%	11.7%	12.1%

### Households: 2013B

Households	3,655	29,839	60,275
Average Household Size	2.39	2.41	2.43
Hhld Growth 2000-2010	31.3%	21.2%	15.5%
Hhld Growth 2013B-2018	0.9%	2.1%	2.3%

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