



# ±3.05 ACRE DEVELOPMENT SITE ON BAKER BLVD

3306 BAKER BLVD BAKER, LA 70714



OFFERED FOR SALE

**SALE PRICE: \$144,000 (\$1.08/SF)**

**3.05 ACRES**

- Frontage on Baker Blvd
- ±1 minute from Main St (LA 19)
- Near Jefferson Park, the Baker Branch Library, and the Baker Municipal Center Auditorium

**CONTACT:**

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800.895.9329 | <https://elifinrealty.com> | June 2026  
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now for sale, 3306 Baker Blvd is a  $\pm 3.05$ -acre development-ready parcel with frontage along Baker Blvd.
- Located just  $\pm 1$  minute from Main St (LA 19), the site is surrounded by community amenities including Jefferson Park, the Baker Branch East Baton Rouge Parish Library, and the Baker Municipal Center Auditorium.
- The site is also  $\pm 4.3$  miles from I-110 and  $\pm 4.1$  miles from the Zachary City Center providing easy accessibility to major locations.
- Structure(s) on site are sold at no value
- The property is zoned C2 Commercial.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	3306 Baker Blvd
City, State, Zip	Baker, LA 70714
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Side Of The Street	South
Road Type	Paved
Nearest Highway	Main St - LA 19
Nearest Airport	Baton Rouge Metropolitan - BTR

## PROPERTY INFORMATION

Property Type	Land
Zoning	C2 Commercial
Lot Size	±3.05 Acres
APN #	1597604
Lot Frontage	±279 ft
Lot Depth	±402 ft

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# ADDITIONAL PHOTOS



**CONTACT:**

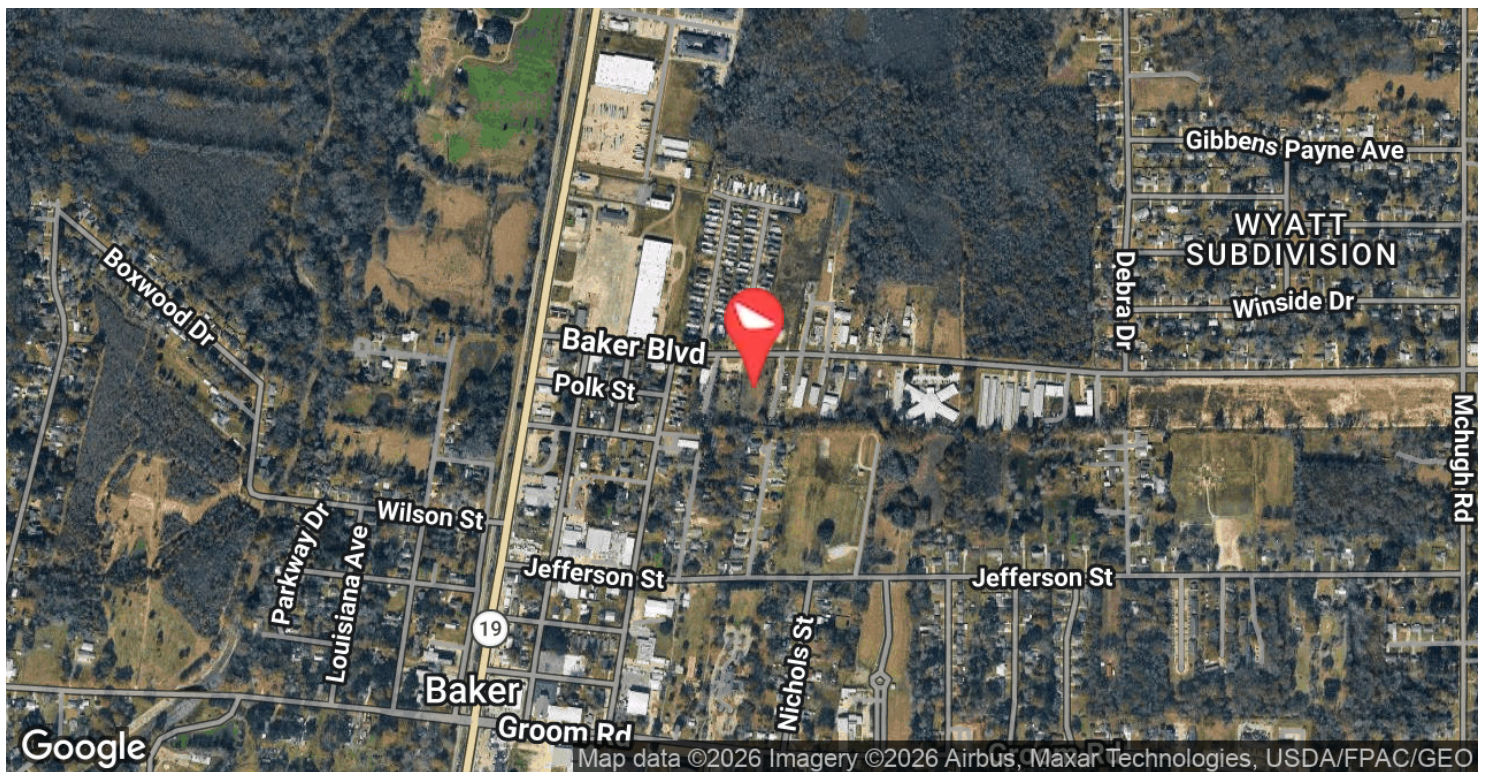
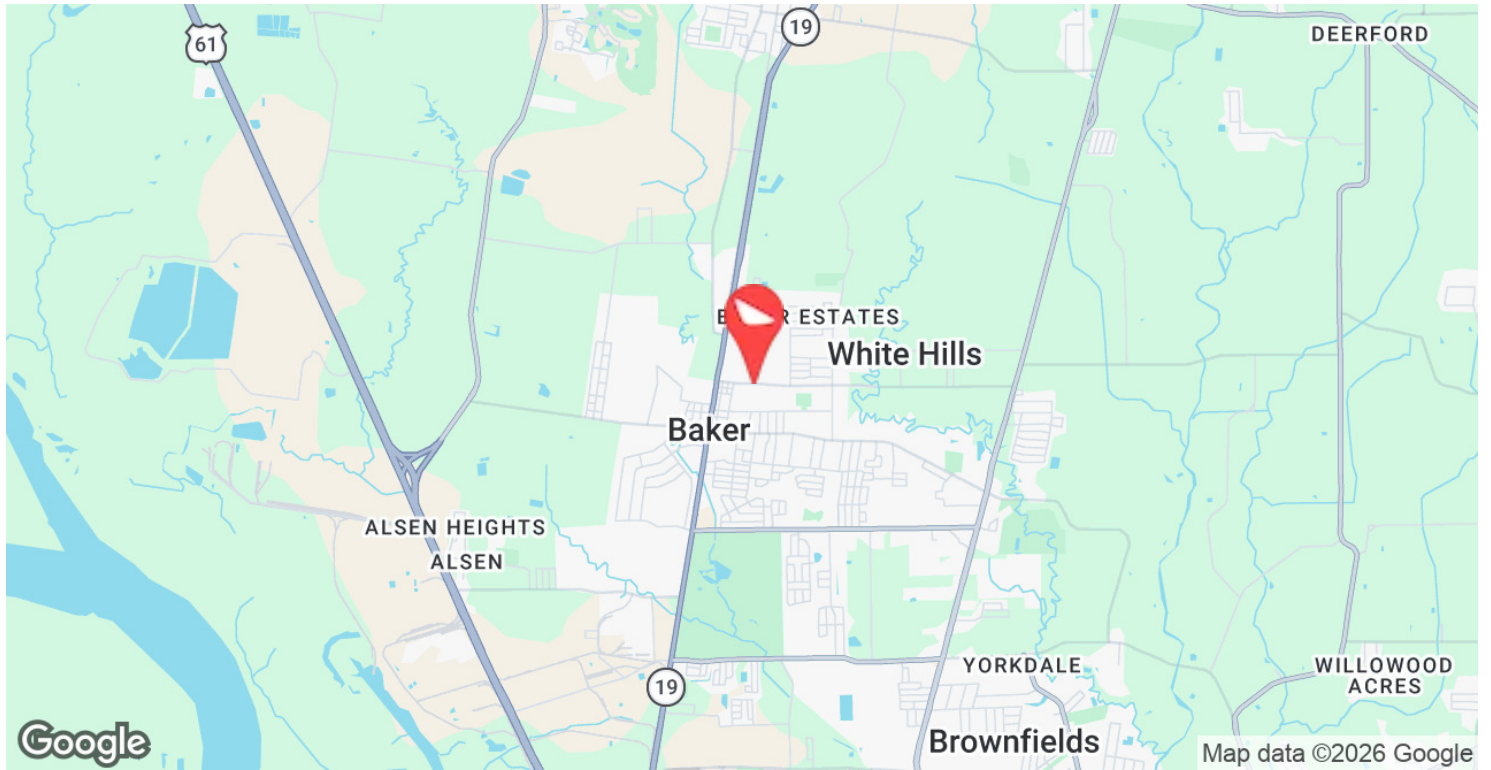
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# LOCATION MAPS

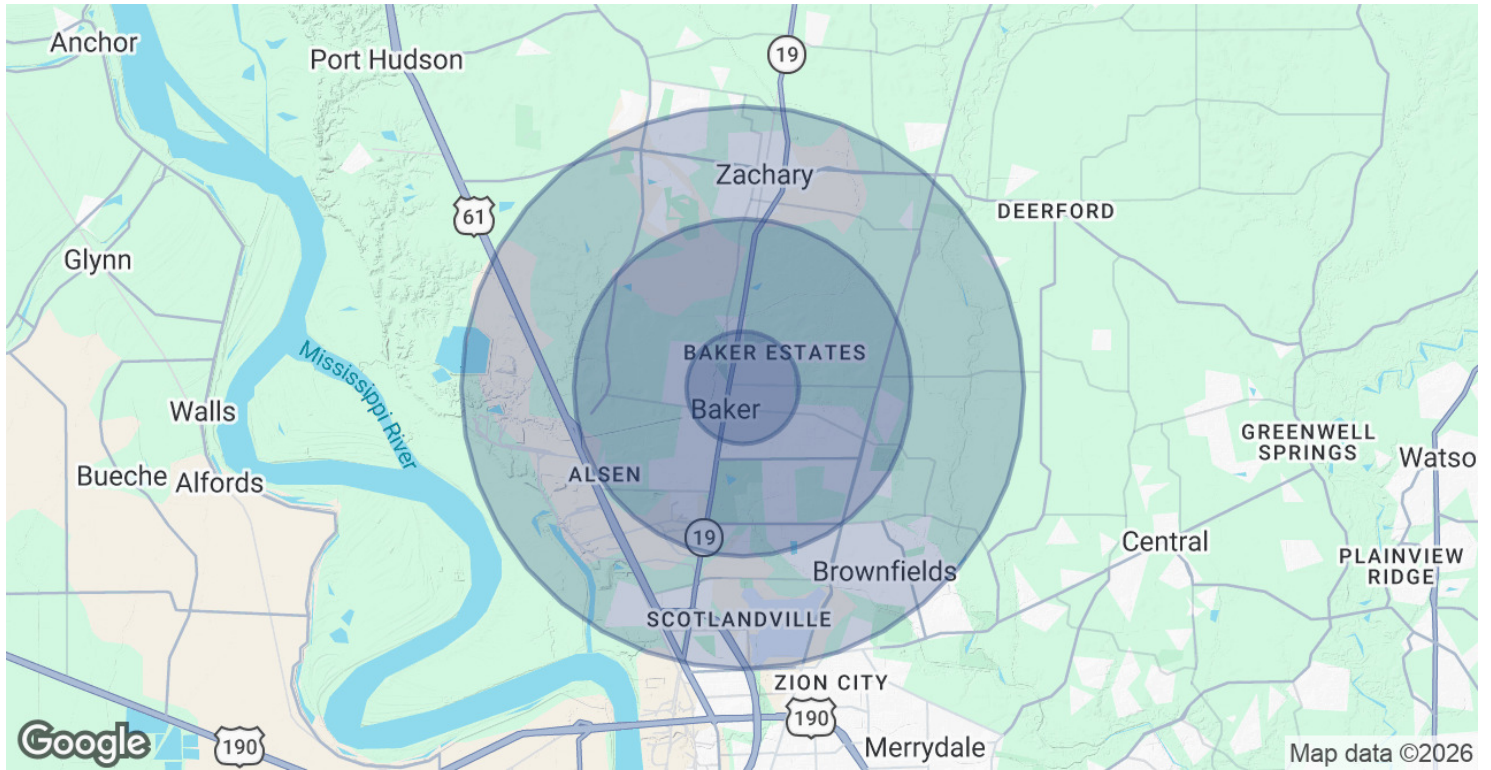


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,635	18,350	48,221
Average Age	39	40	39
Average Age (Male)	37	39	37
Average Age (Female)	40	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,776	6,873	17,174
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$60,684	\$67,044	\$73,871
Average House Value	\$162,804	\$191,199	\$223,003

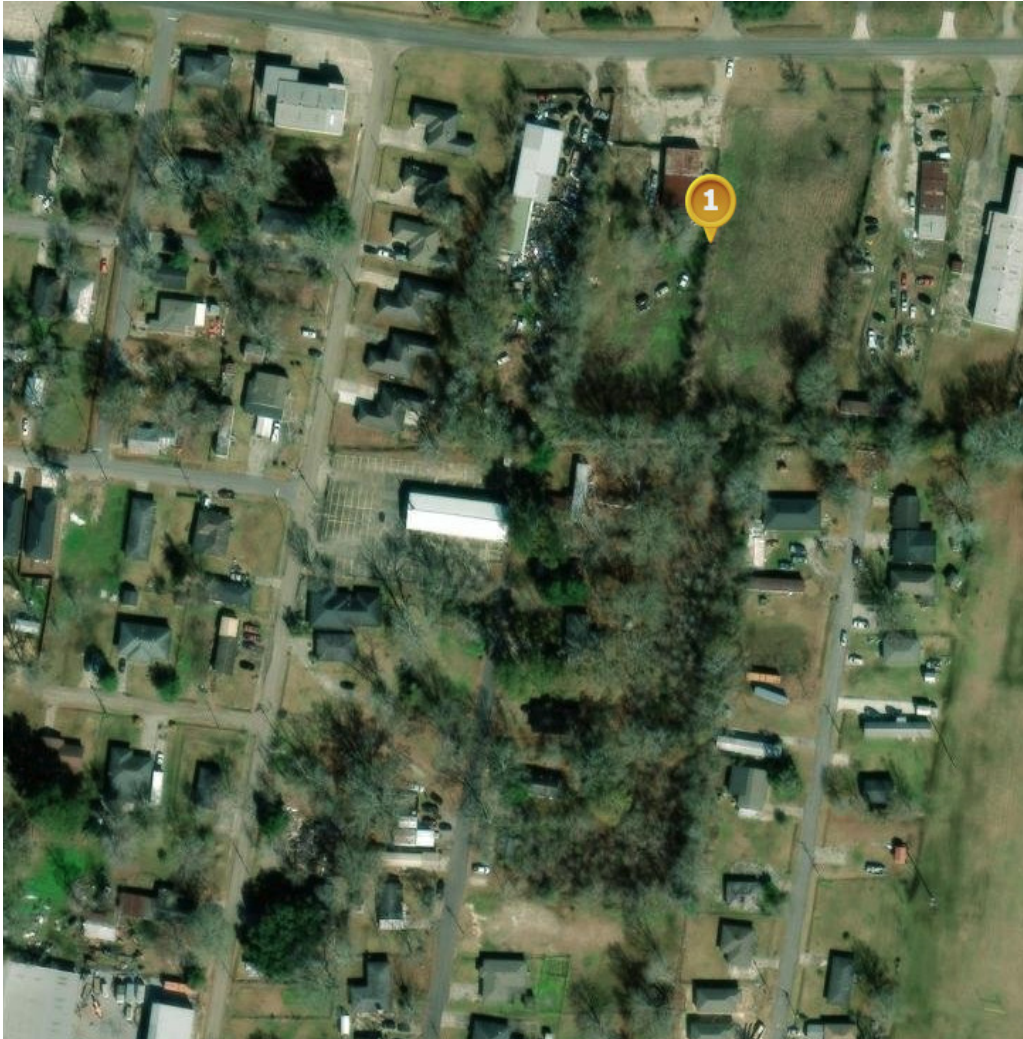
2020 American Community Survey (ACS)

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# FLOOD ZONE MAP



**Pt. 1 (30.5936, -91.1632)** ⬆

Community: Baker

Effective FIRM (Effective: 5/2/2008)  
Flood Zone: X-AREA OF MINIMAL FLOOD HAZARD  
FIRM Panel ID: 22033C0160E  
FIRM Panel Date: 5/2/2008

Ground Elevation<sup>1</sup>: 81.3 ft

[Community Info](#) [What Does This Mean?](#)

[Clear Points](#)

**FLOOD ZONE: X-AREA OF MINIMAL FLOOD HAZARD**

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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