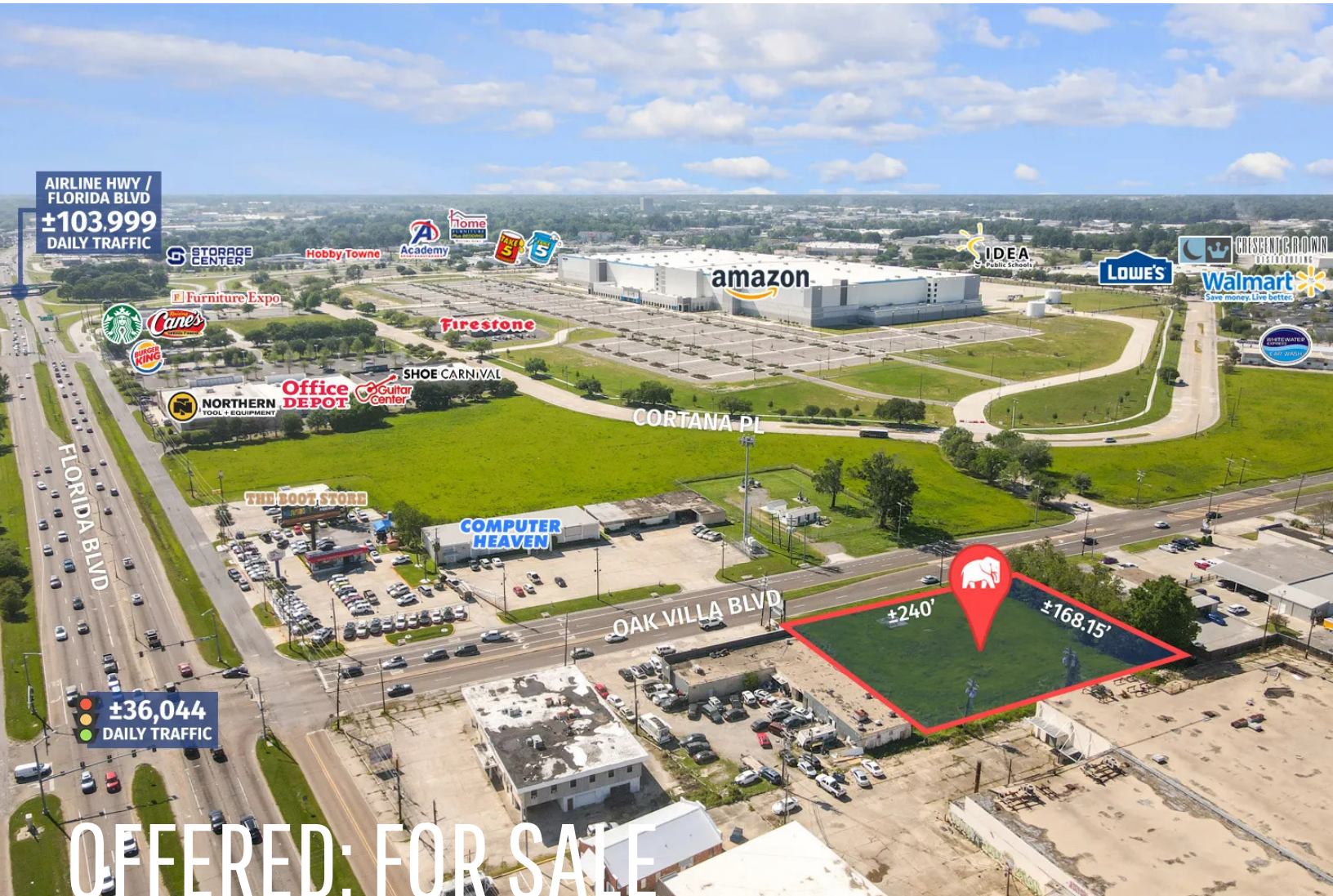




BUILD-READY ± 0.93 -ACRE SITE IN AMAZON CORRIDOR

620, 640, 660 OAK VILLA BLVD BATON ROUGE, LA 70815



OFFERED: FOR SALE

SALE PRICE: \$500,000

40,456 SF

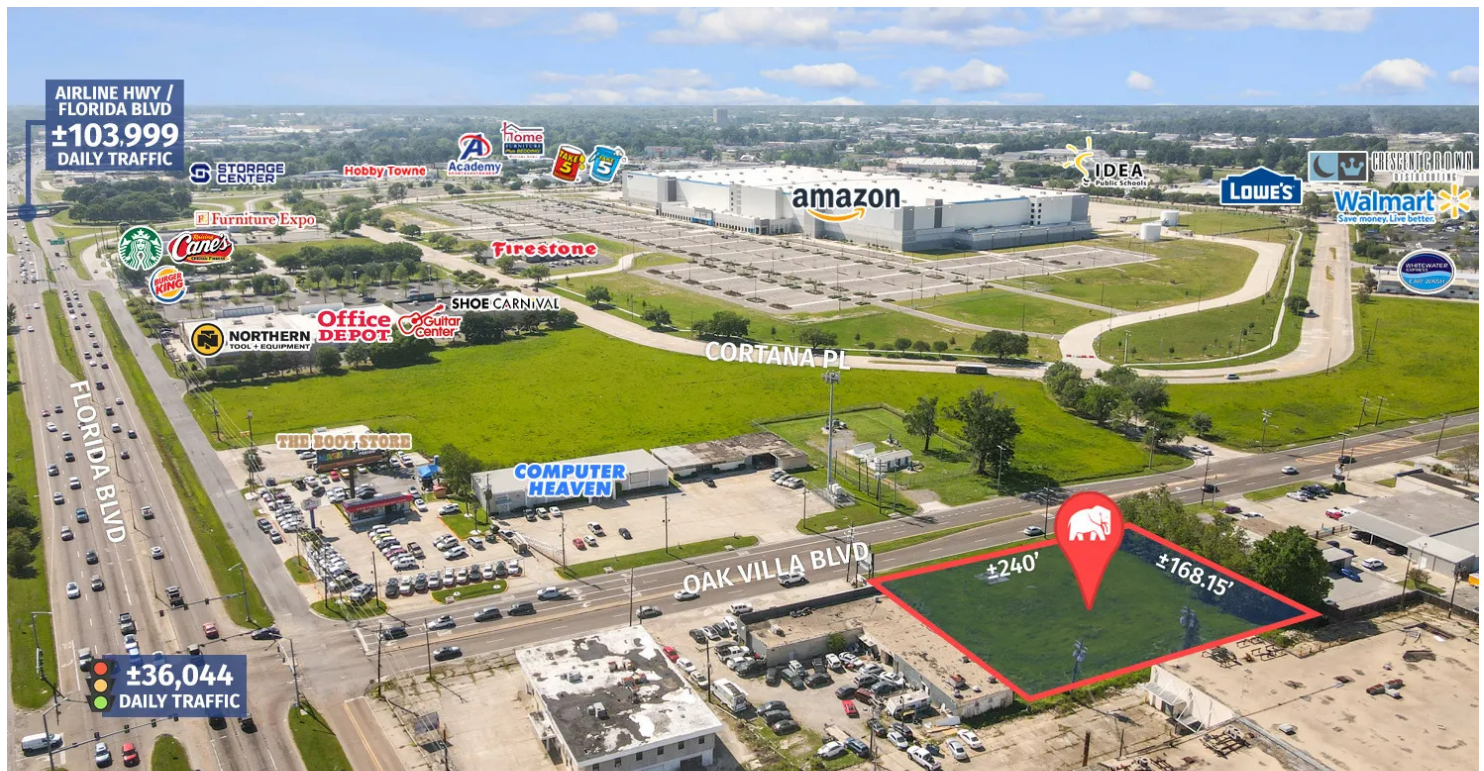
- Build-ready ± 0.93 -acre site in rapidly developing Baton Rouge corridor
- Proximity to $\pm 3,500,000$ SF Amazon fulfillment center
- ± 0.5 Mile from Florida Blvd at Airline Hwy ($\pm 103,999$ Daily Traffic)

CONTACT:

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225.485.0238

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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 available for sale, 620, 640, 660 Oak Villa Blvd is a build-ready site spanning approximately ±0.93 acres in a rapidly developing Baton Rouge corridor.
- The property is ideally situated near the new ±3,500,000 SF Amazon fulfillment center, the largest in the region, amplifying the site's appeal for potential developments. Amazon has rapidly increased this corridor's retail-commercial district, drawing national businesses such as Starbucks, Raising Cane's, Aldi, and Northern Tool + Equipment.
- The area also features brands like Walmart, Lowe's, Academy, Crescent Crown Distributing, Cornerstone Commercial Flooring, The Storage Center, Take 5, Firestone, and more.
- Strategically positioned just ±0.5 miles from one of the most heavily traveled interchanges in the Baton Rouge area, Florida Blvd at Airline Hwy (±103,999 daily traffic), this site offers unmatched visibility.
- With close proximity to major retailers and the highly visible interchange, 620, 640, 660 Oak Villa Blvd stands as the ideal canvas for a retail or office venture in a thriving commercial hub.

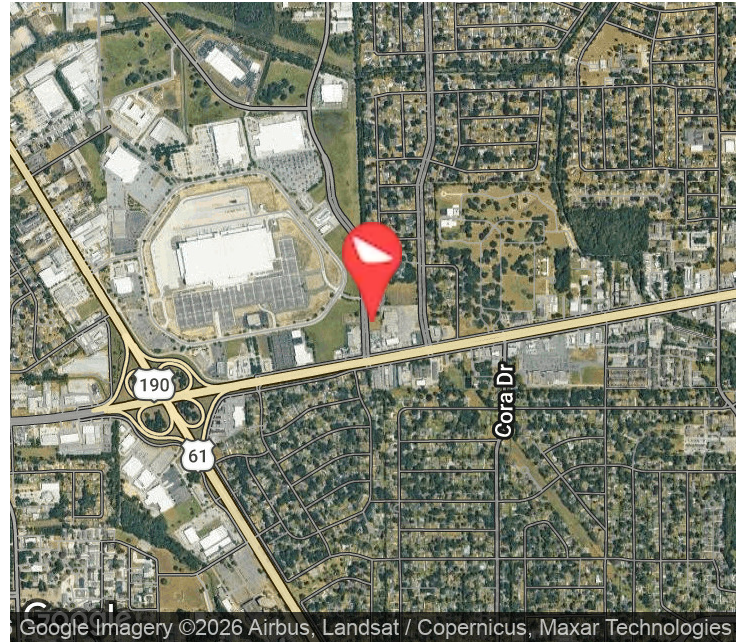
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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	620, 640, 660 Oak Villa Blvd
City, State, Zip	Baton Rouge, LA 70815
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Sub-Market	Oak Villa
Cross-Streets	Oak Villa Blvd at Florida Blvd
Location Description	Lots 3, 4, 5
Township	7S
Range	1E
Section	68
Side Of The Street	East
Road Type	Paved
Nearest Highway	Hwy 190 (Florida Blvd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Land
Zoning	C1 – Light Commercial
Lot Size	±0.93 Acres
APN #	986003, 986011, 986038
Lot Frontage	±240 ft
Lot Depth	±168 ft

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OVERHEAD

**CONTACT:**

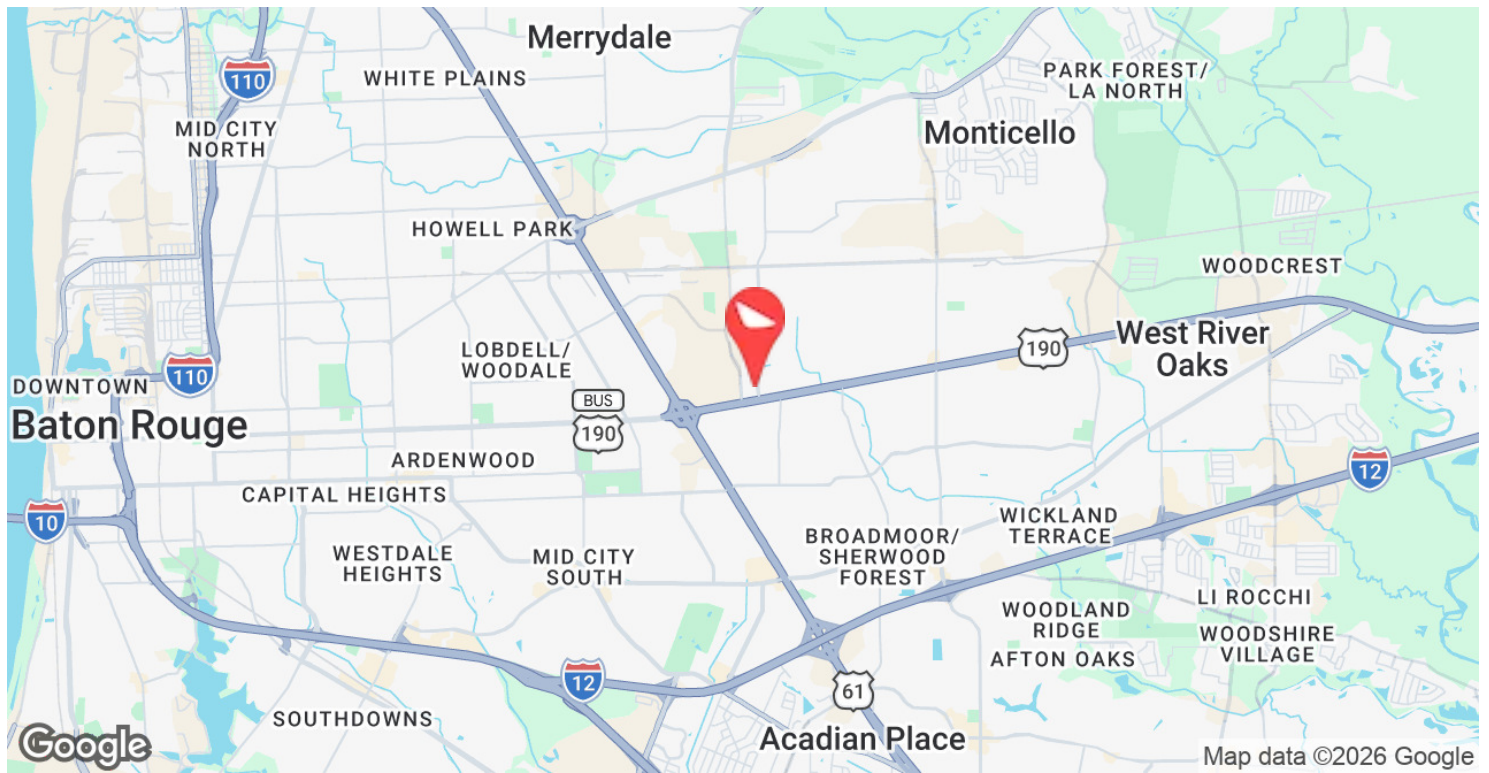
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LOCATION MAP

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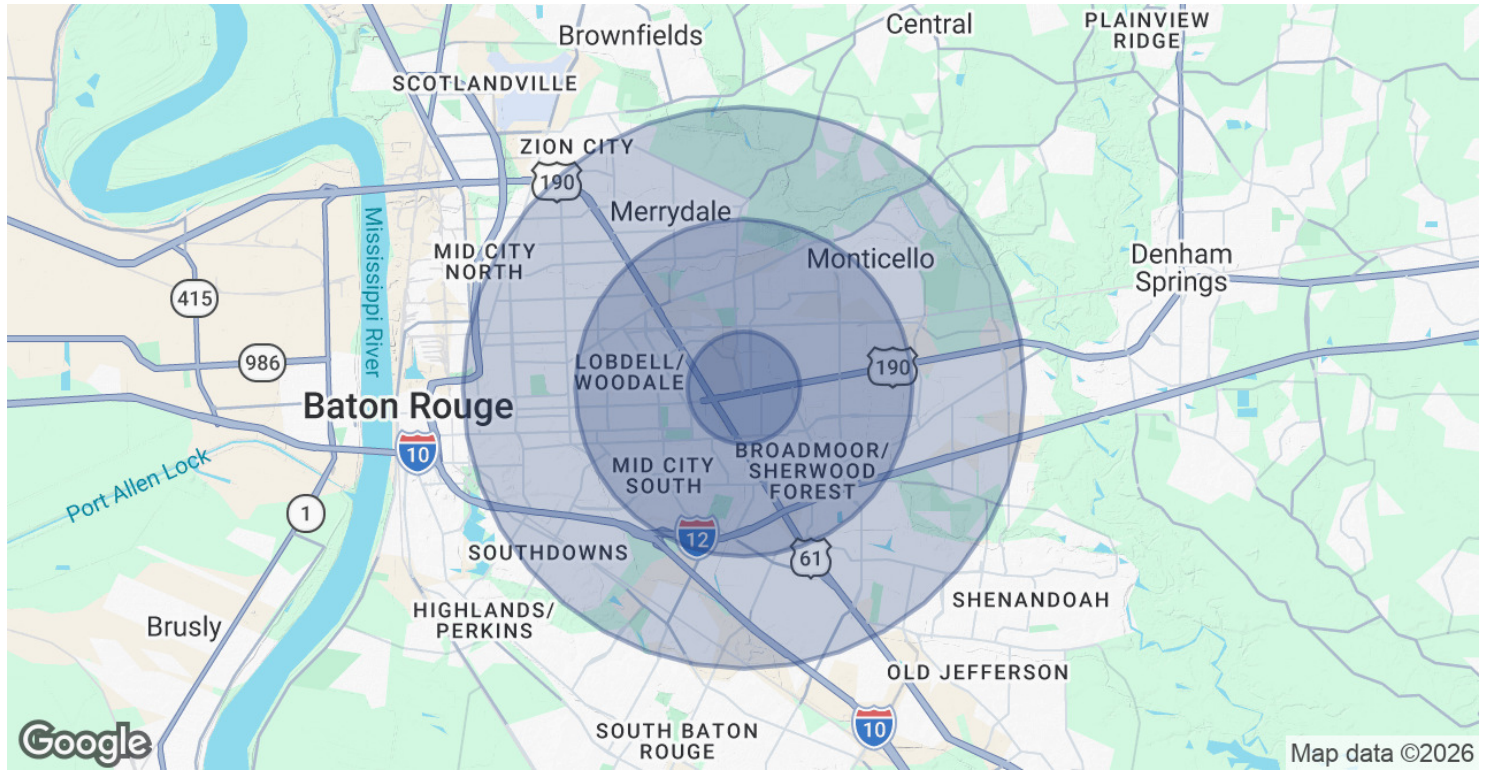
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	7,924	74,228	200,716
Average Age	49.2	36.5	36.6
Average Age (Male)	44.1	34.2	34.7
Average Age (Female)	51.5	39.1	38.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	3,878	34,028	91,404
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$54,134	\$60,377	\$66,736
Average House Value	\$173,234	\$170,141	\$183,170

2020 American Community Survey (ACS)

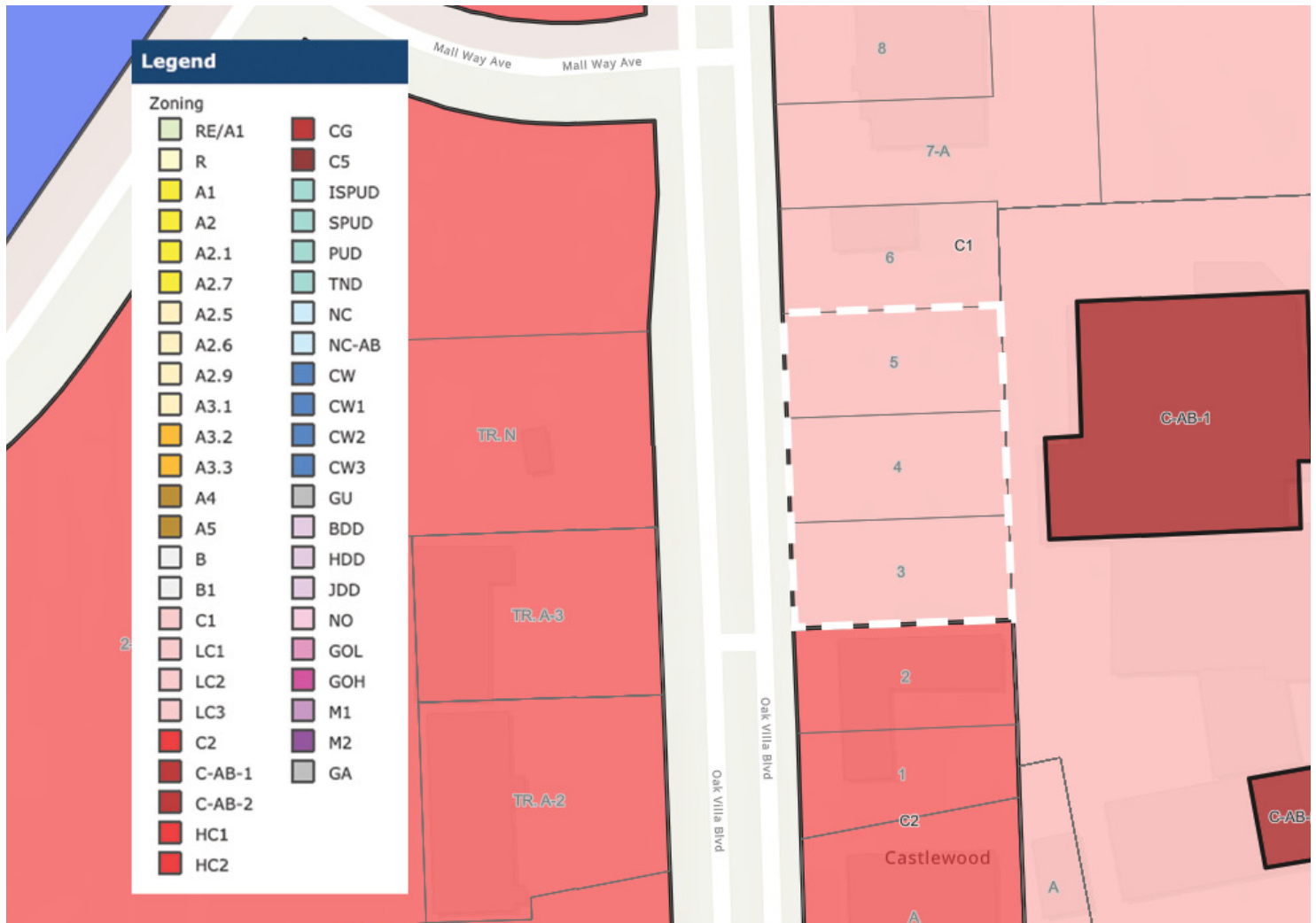
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ZONING MAP



C-1 – LIGHT COMMERCIAL

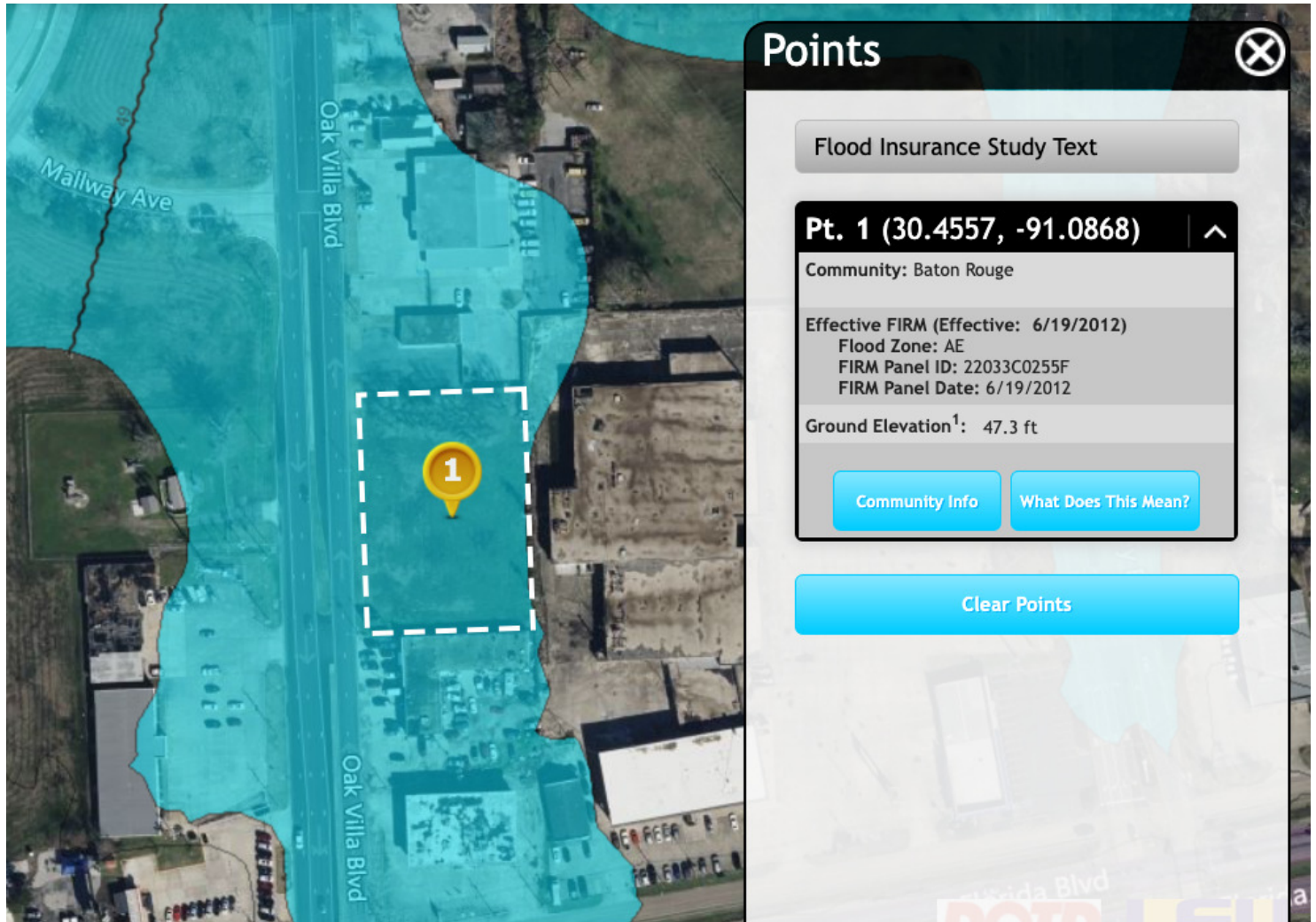
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE AE

Source: maps.lsuagcenter.com/floodmaps

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