



VALUE-ADD INDUSTRIAL W/ SPACE FOR LAYDOWN

9526 S CHOCTAW DR, BATON ROUGE, LA 70815



OFFERED: FOR SALE

SALE PRICE: \$330,000 (\$48.53/SF)

6,800 SF

- Large laydown yard
- Significant upside through value-add
- Strategically positioned in industrial corridor

CONTACT:

ALEX RUCH
225.485.0238

800.895.9329 | <https://elifinrealty.com> | September 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 available for sale 9526 S Choctaw Dr offers a prime opportunity for value-add potential in one of Baton Rouge's most desired industrial corridors.
- 9526 S Choctaw Dr comprises ±6,800 square feet, presenting more extensive space for larger scale operations or redevelopment.
- The property could benefit from renovations, representing significant upside for an owner-occupant or an investor looking to increase value.
- The site includes generous off-street parking or enough room for a laydown.
- S Choctaw Dr / Choctaw Dr is a major commercial / industrial thoroughfare running from Downtown Baton Rouge all the way to the eastern edge of Baton Rouge city limits. Centrally located, 9526 S Choctaw Dr enjoys less than ±2 mile access to Airline Hwy and ±10 minute access to I-12.

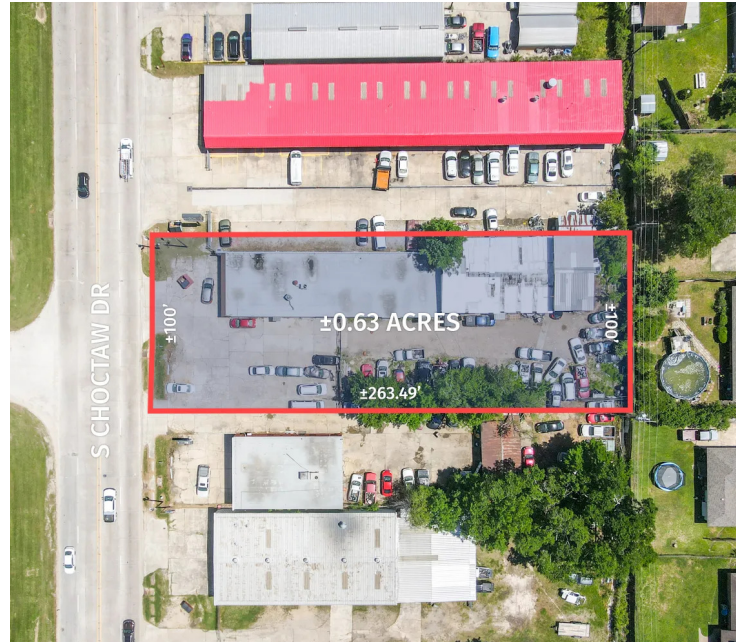
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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	9526 S Choctaw Dr
City, State, Zip	Baton Rouge, LA 70815
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Subdivision	Baton Rouge East Business Center
Nearest Intersection	S Choctaw Dr at Monterrey Blvd
Location Description	Lot 46-A
Township	7S
Range	1E
Section	65
Side Of The Street	South
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 190 (Florida Blvd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Industrial
Zoning	M1 – Light Industrial
Lot Size	±0.63 Acres
APN #	1103199
Lot Frontage	±100 ft
Lot Depth	±263.49 ft
Traffic Count	±15,756
Traffic Count Street	S Choctaw Dr

BUILDING INFORMATION

Building Size	±6,800 SF
Tenancy	Single
Parking Type	Surface
Free Standing	Yes

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ADDITIONAL PHOTOS

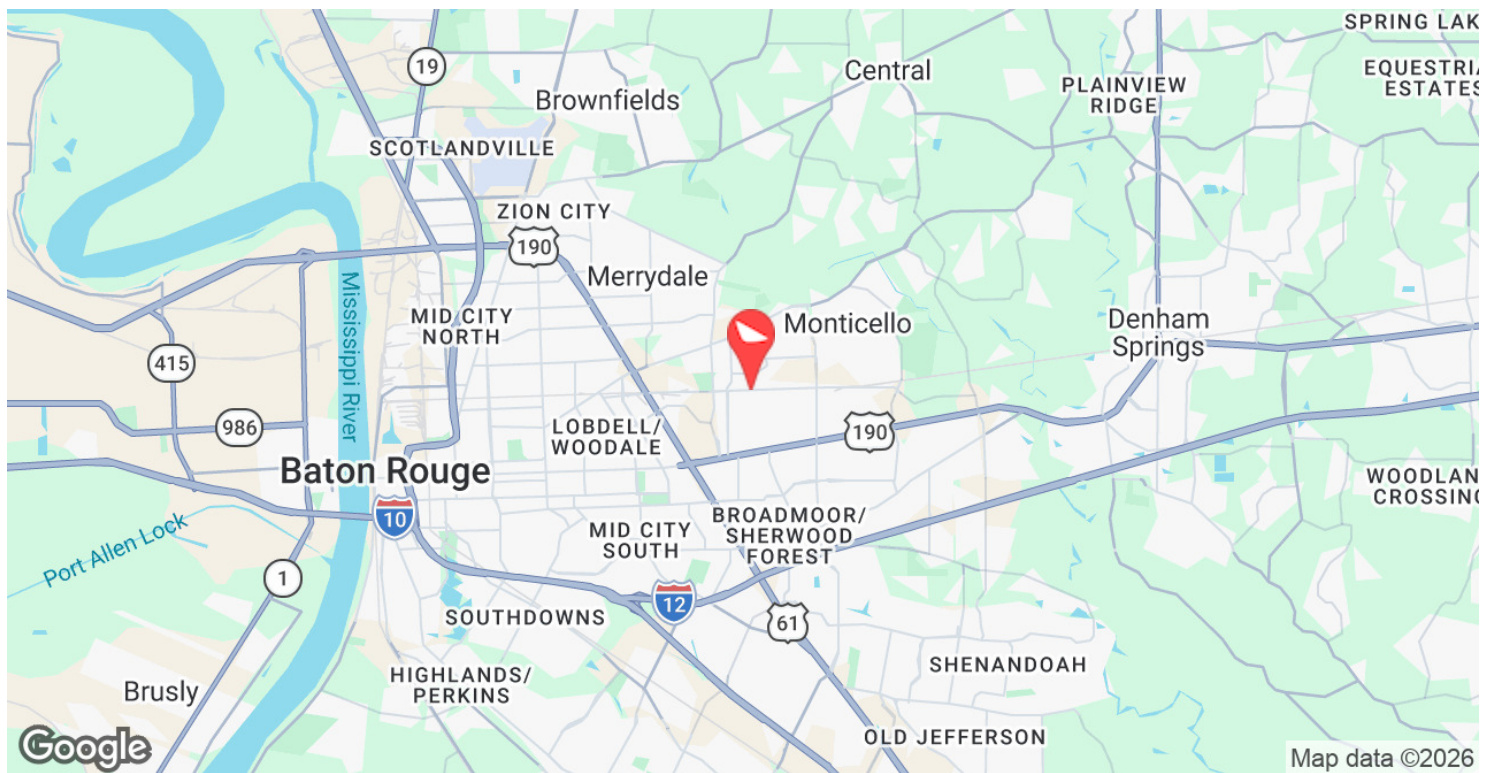
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LOCATION MAPS



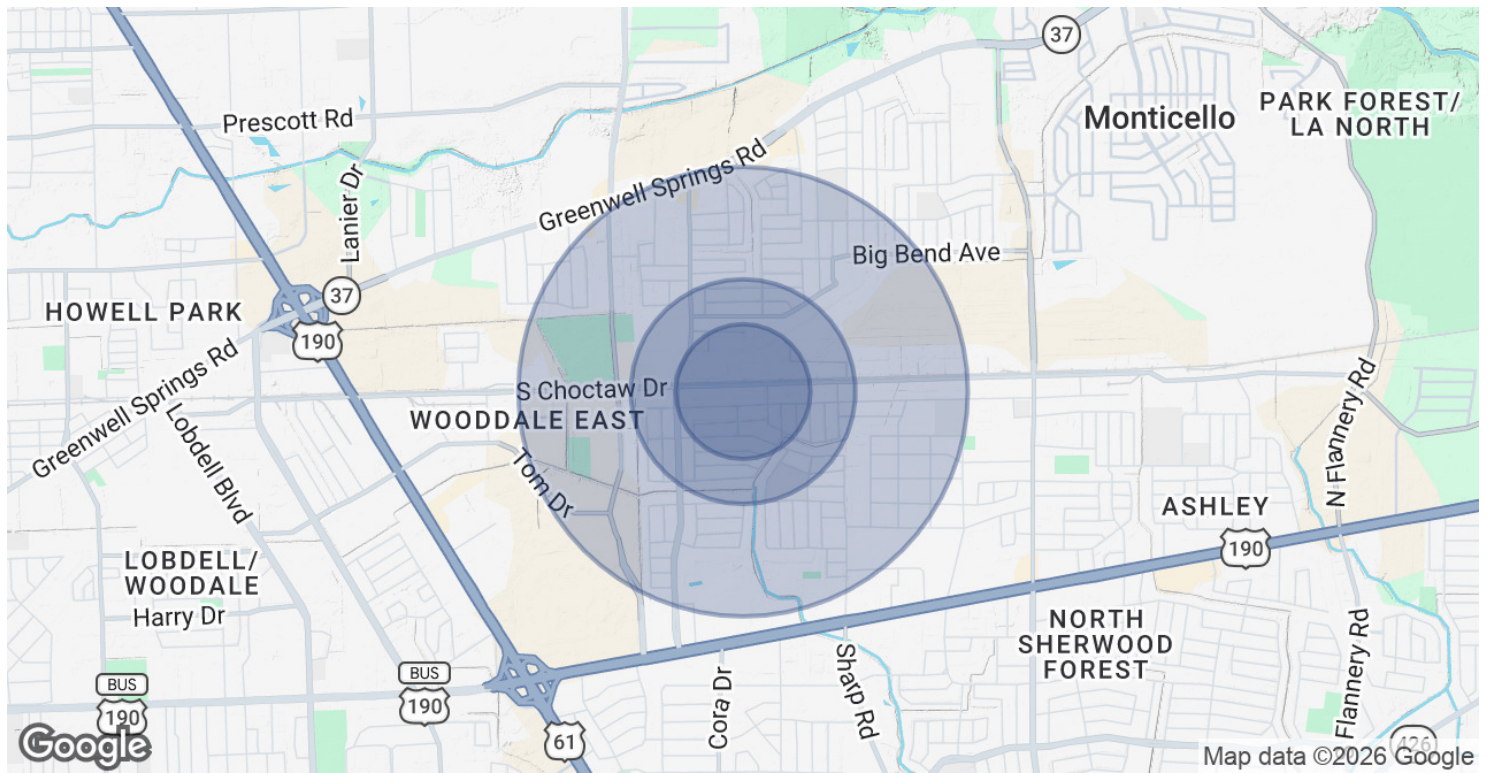
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	525	2,017	7,486
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	44	43	41

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	179	712	2,854
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$62,773	\$62,847	\$56,886
Average House Value	\$194,778	\$195,459	\$187,571

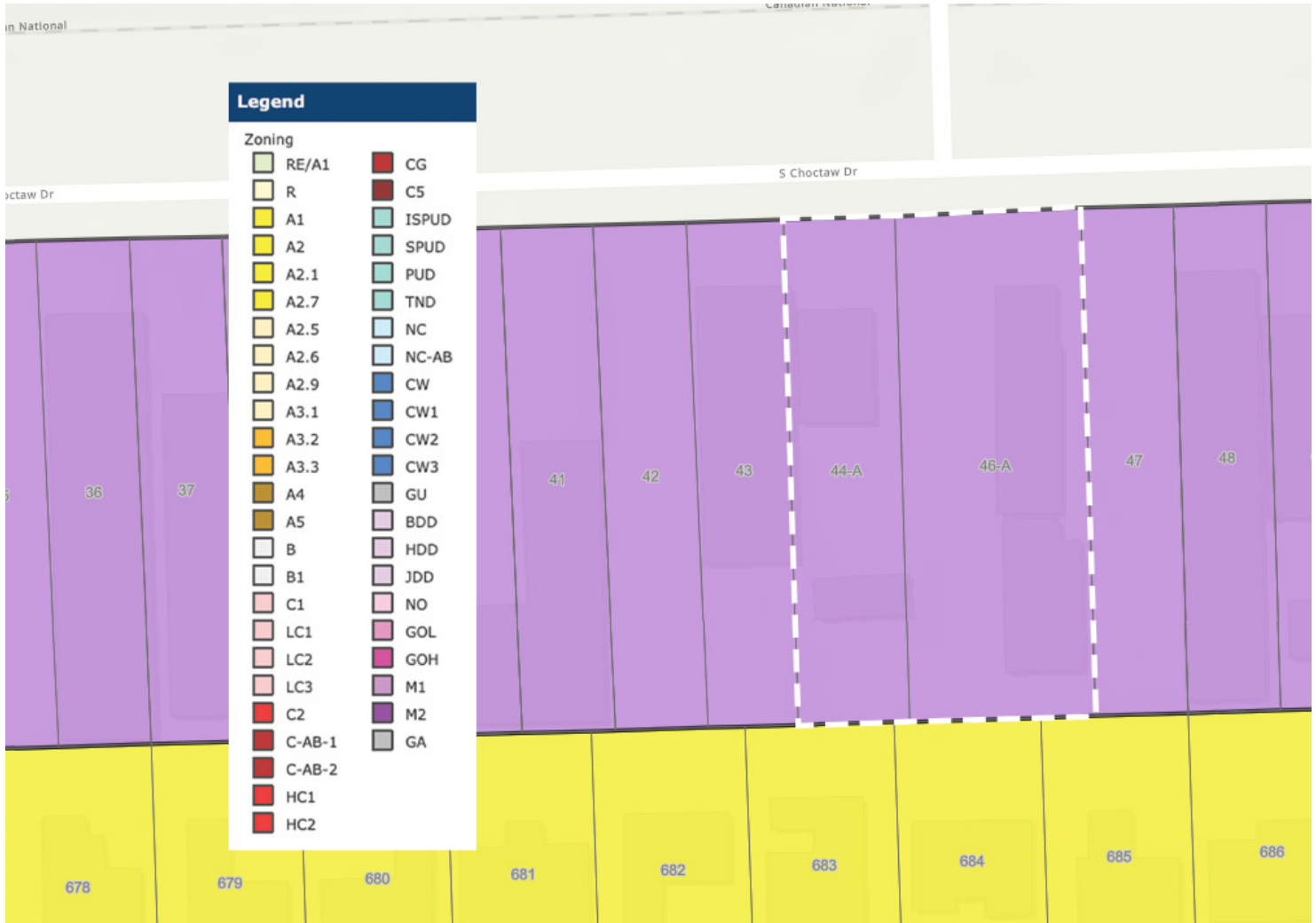
2020 American Community Survey (ACS)

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ZONING MAP



M1 – LIGHT INDUSTRIAL

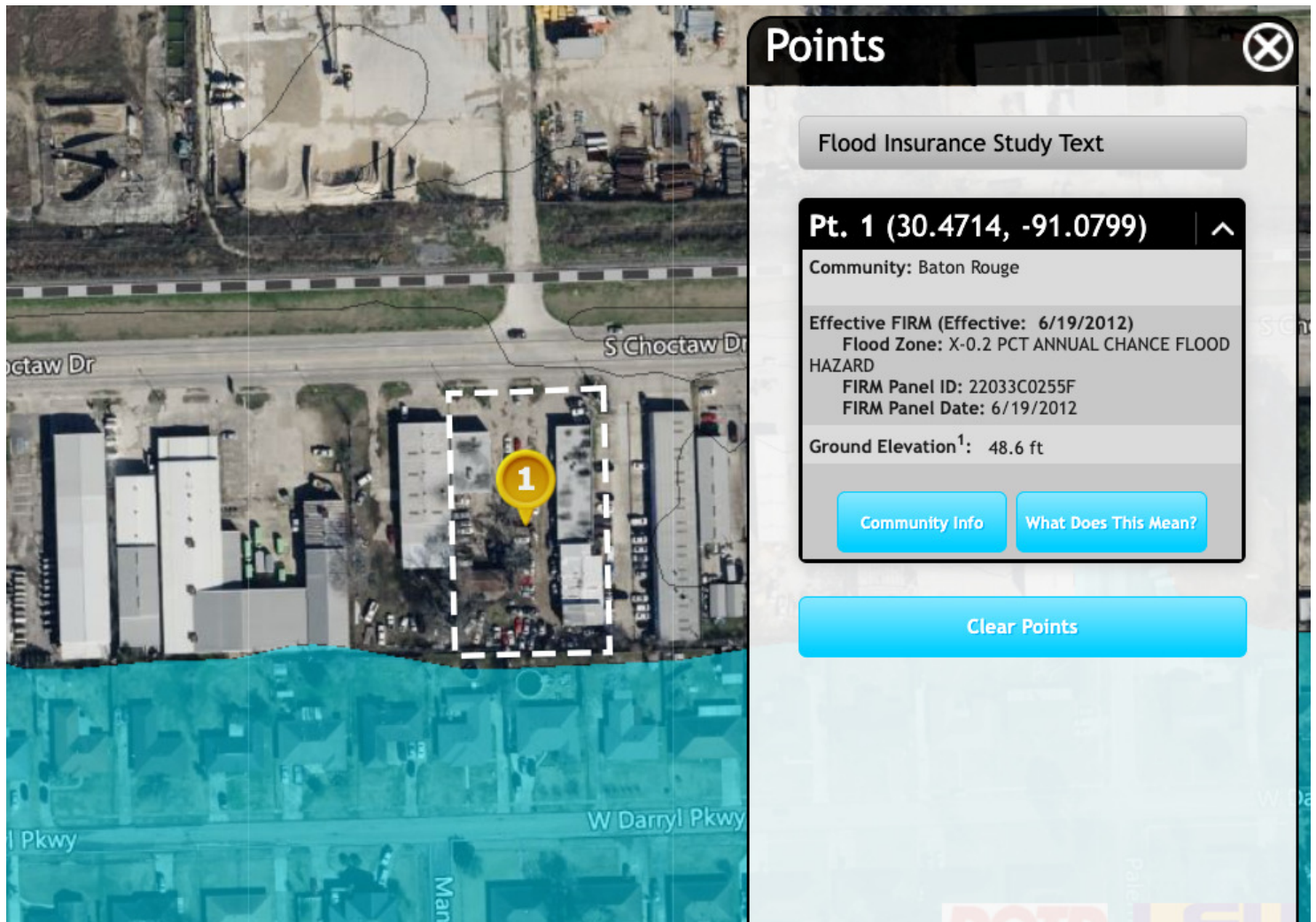
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X-0.2 PCT ANNUAL CHANCE

Source: maps.lsuagcenter.com/floodmaps

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