



±5.12 ACRE INDUSTRIAL LOT WITH INFRASTRUCTURE ON MAMMOTH AVE

LOT 116-A MAMMOTH AVE BATON ROUGE, LA 70814



FOR SALE

SALE PRICE: \$780,000 (\$3.50/SF)

5.12 ACRES

- Shovel-ready land in an industrial-dense area
- Equipped with a built road, along with sewer and electrical infrastructure
- Build-to-suit also available

CONTACT:

ALEX RUCH
225.485.0238

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 available for sale, Lot 116-A on Mammoth Ave offers a total of ± 5.12 acres of shovel-ready land in an industrial-dense area.
- The property is equipped with a built road, along with sewer and electrical infrastructure, allowing for immediate development.
- Build-to-suit also available.
- Located with ± 5 -minute access to Airline Hwy, a major thoroughfare from Opelousas through Baton Rouge to New Orleans, this property offers excellent connectivity.
- Zoned M1 – Light Industrial.

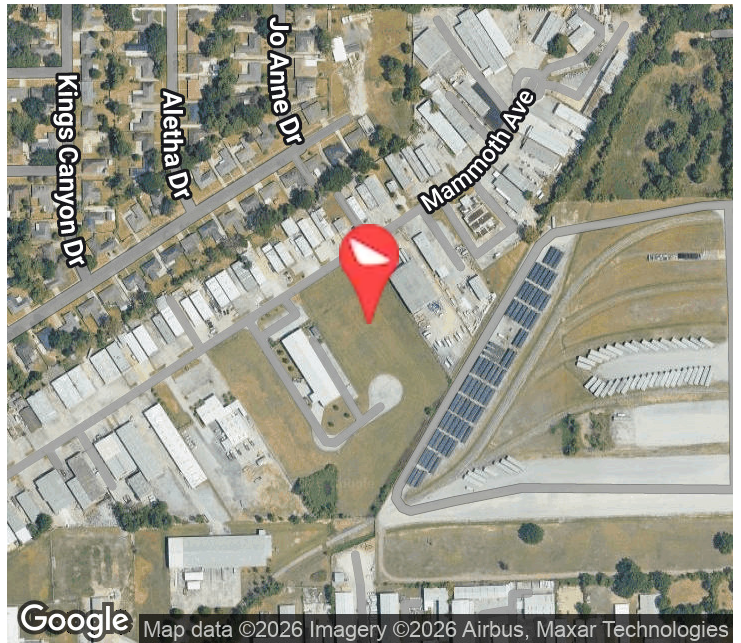
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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	Lot 116-A Mammoth Ave
City, State, Zip	Baton Rouge, LA 70814
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Subdivision	South Park Forest
Location Description	Lot 116-A
Township	6S
Range	1E
Section	36
Side Of The Street	South
Road Type	Paved
Nearest Highway	Hwy 190 (Florida Blvd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Land
Zoning	M1 – Light Industrial
Lot Size	±5.12 Acres
APN #	1097970

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ADDITIONAL PHOTOS

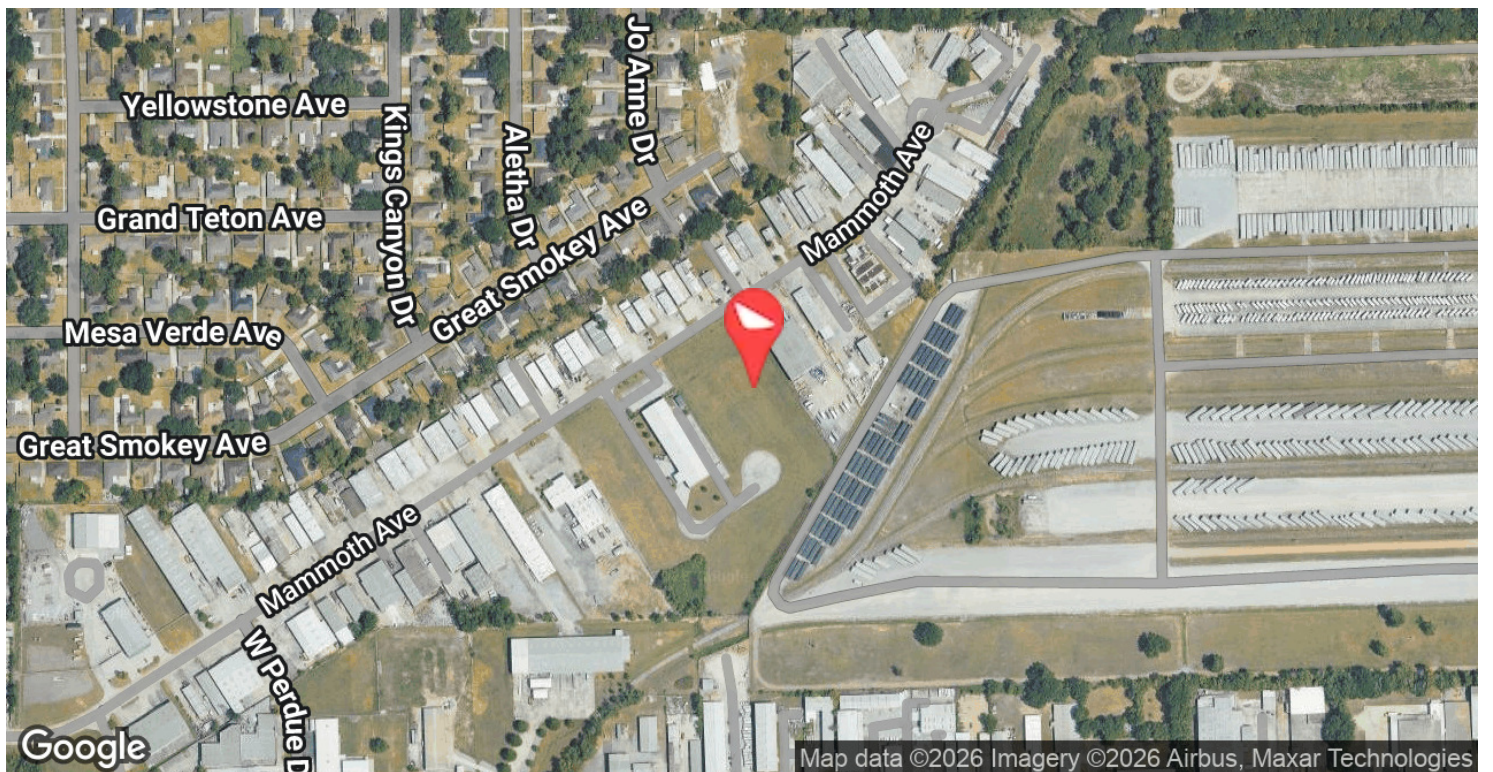
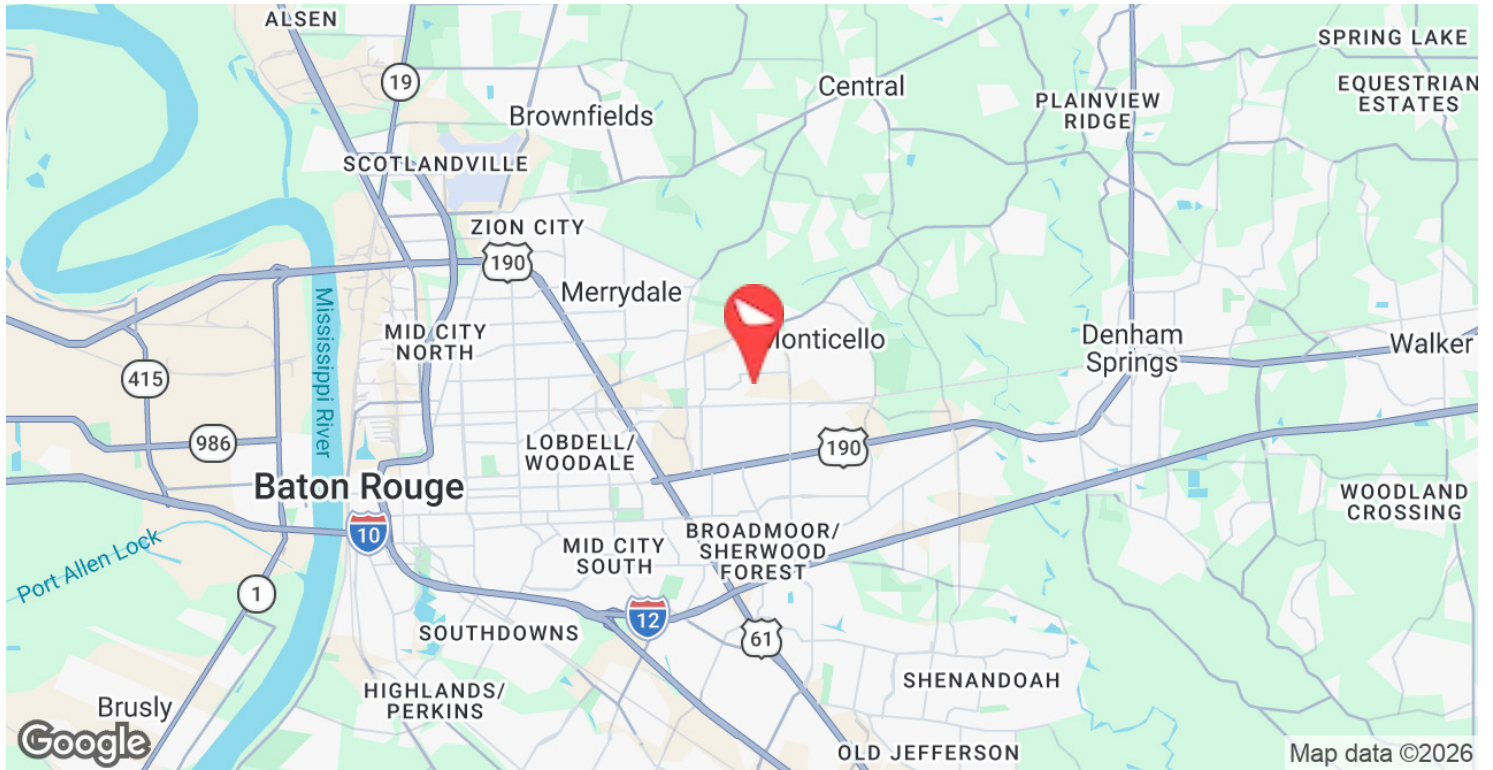
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LOCATION MAP



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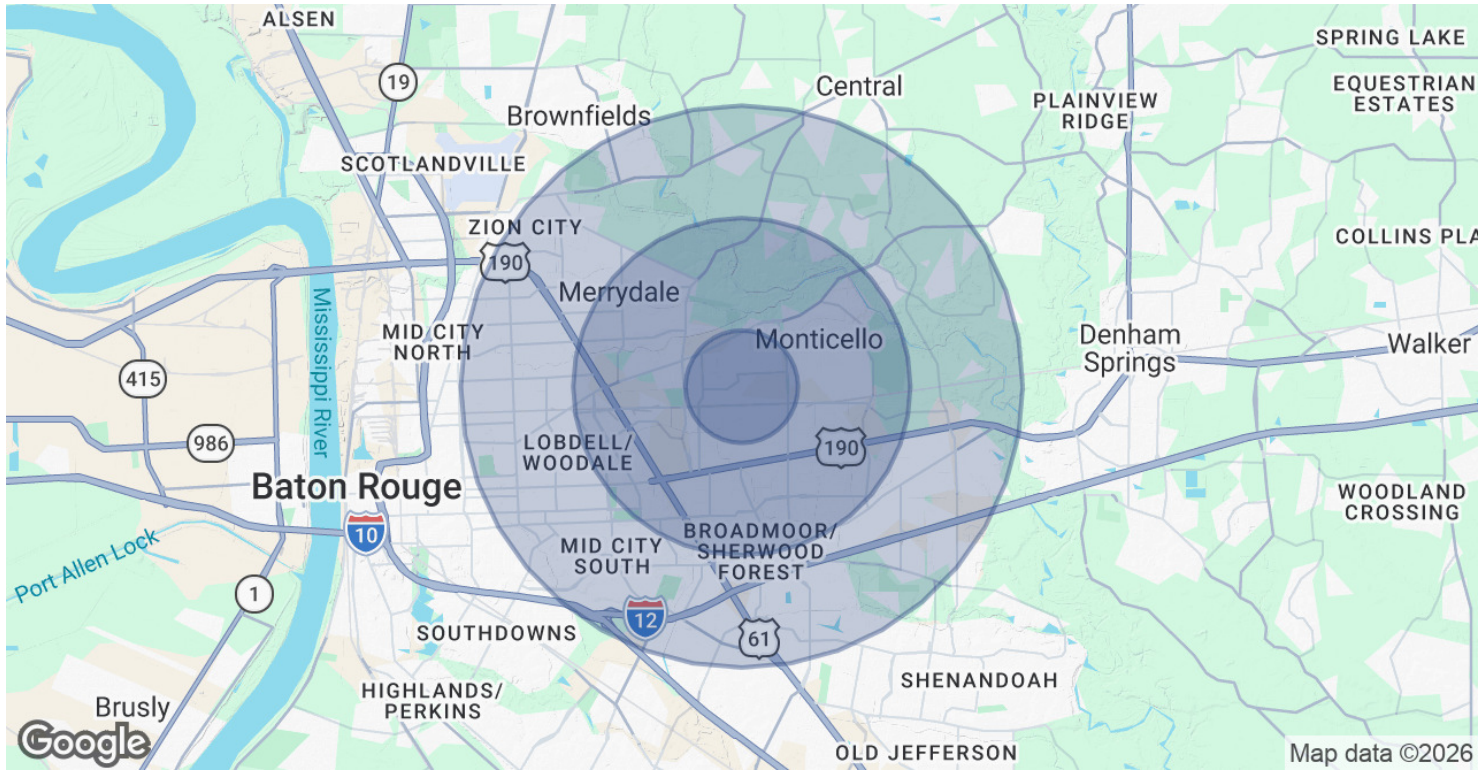
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,591	53,482	164,814
Average Age	41	39	39
Average Age (Male)	39	37	38
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,770	20,175	66,639
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$65,186	\$71,730	\$74,406
Average House Value	\$189,862	\$211,061	\$245,333

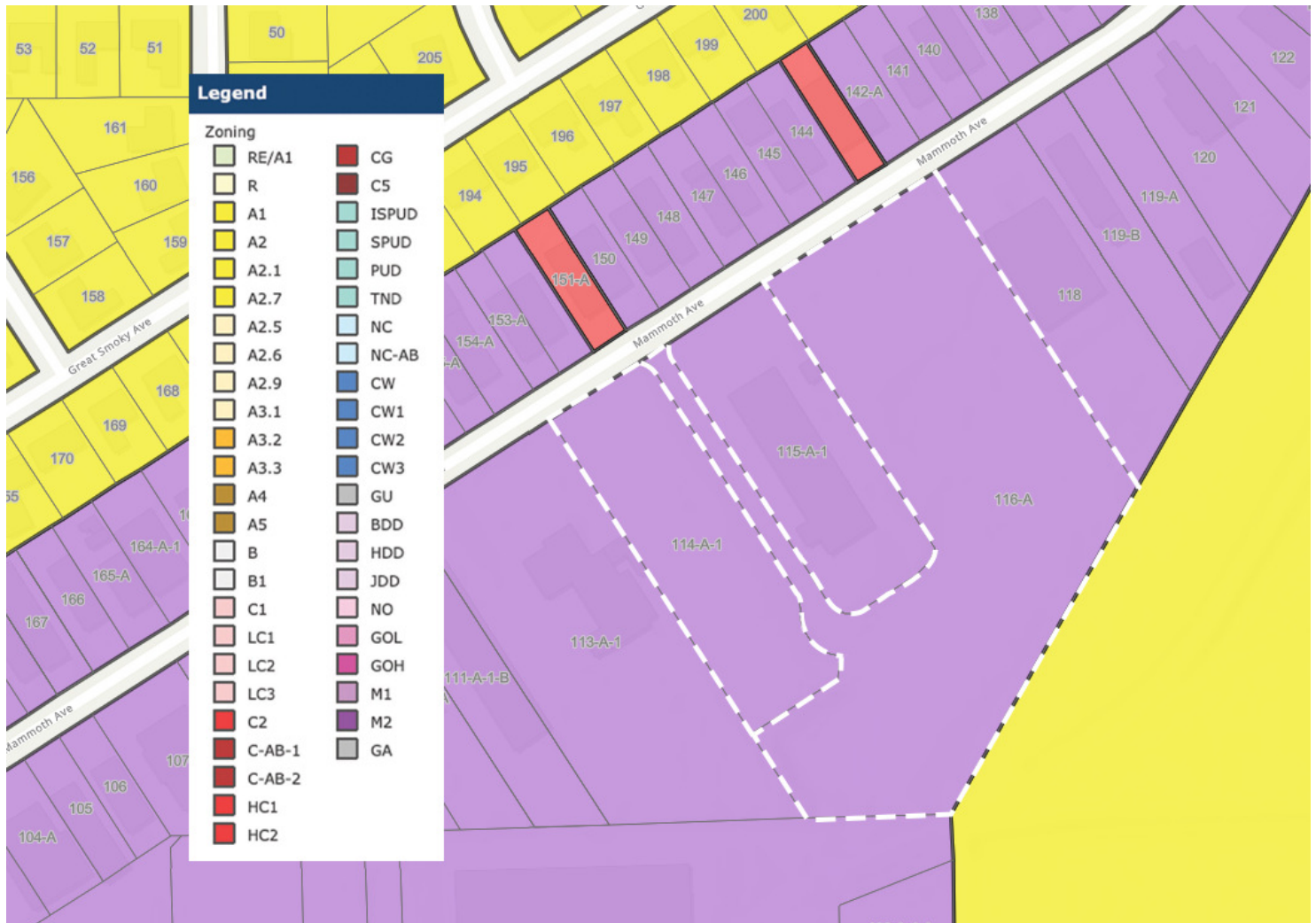
2020 American Community Survey (ACS)

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ZONING MAP



M1 – LIGHT INDUSTRIAL

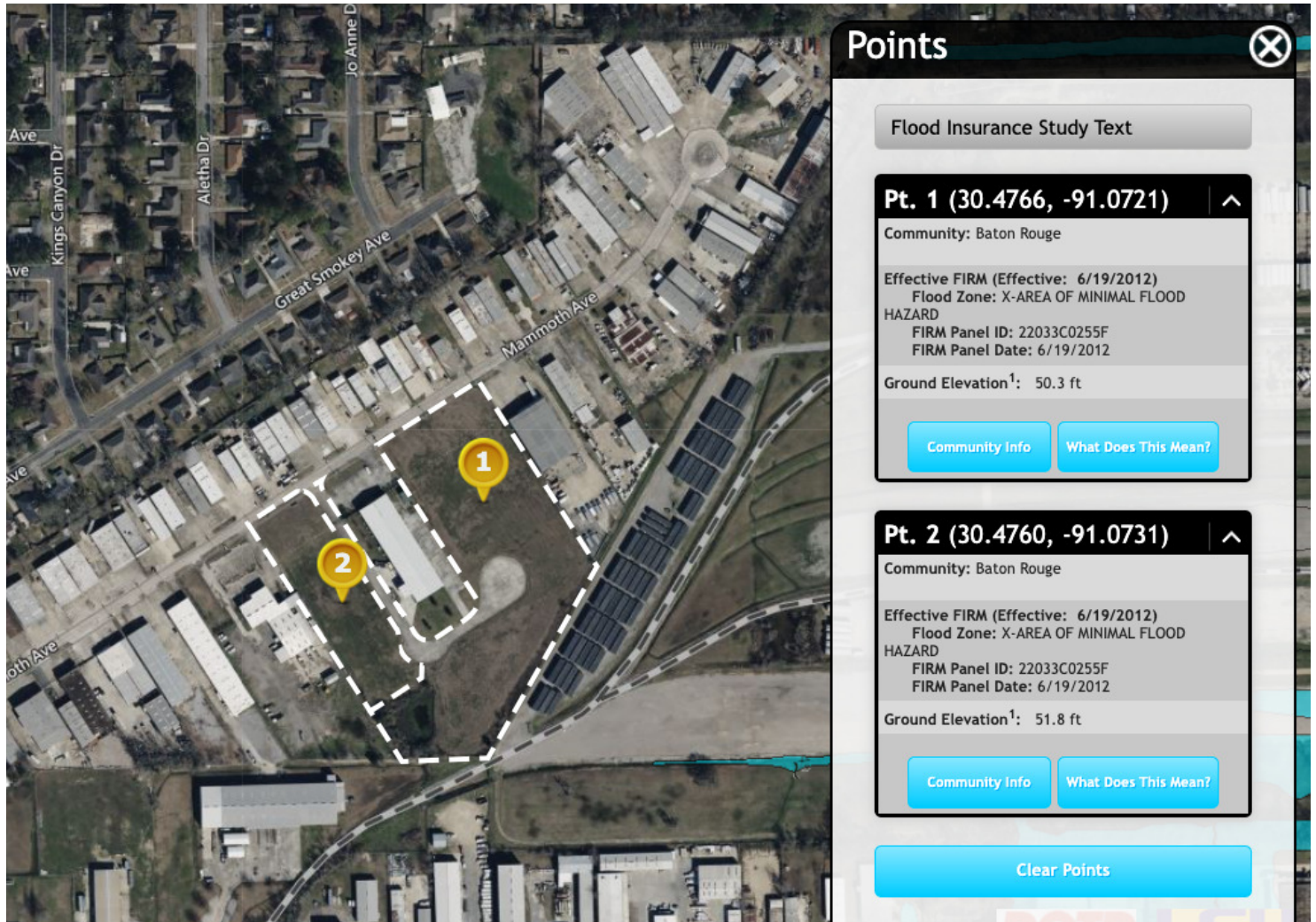
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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