



NEW CONSTRUCTION MULTI-TENANT INDUSTRIAL OPPORTUNITY

20610, 20630 PLANK RD ZACHARY, LA 70791



OFFERED: FOR SALE

SALE PRICE: \$2,000,000 (\$125/SF)

16,000 SF

- 8 individual units for lease
- ±12,447 vehicles per day

CONTACT:

ALEX RUCH PETER LAVILLE
225.485.0238 225.276.7561

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, 20610, 20630 Plank Rd offers a multi-tenant industrial development in progress
- The planned development will measure $\pm 16,000$ SF (Building 1).
- The building will be split into eight $\pm 2,000$ SF units for lease at \$12/sf.
- The site features frontage along Plank Rd seeing $\pm 12,447$ vehicles per day. Plank Rd is a heavily traveled road for residents and companies operating between Baton Rouge, northern EBR Parish, and the Felicianas.
- Zoned CG – Commercial General.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	20610, 20630 Plank Rd
City, State, Zip	Zachary, LA 70791
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Township	04S
Range	01E
Section	050
Side Of The Street	East
Nearest Highway	Plank Rd - LA 67
Nearest Airport	Baton Rouge Metropolitan - BTR

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	CG – Commercial General
Lot Size	±2.36 Acres
Lot Frontage	±183 ft
Lot Depth	±648 ft
Traffic Count	±12,447

BUILDING INFORMATION

Building Size	±16,000 SF
Tenancy	Multiple
Parking Type	Surface
Free Standing	Yes

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SURVEY

NO ATTEMPT HAS BEEN MADE BY GULF COAST SURVEY SOLUTIONS, L.L.C. TO VERIFY THE ACTUAL LEGAL OWNERSHIP, SERVICES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT SHOWN ON MAPS OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. BE AWARE THAT OTHER SERVICES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT, MAY AFFECT THE SUBJECT PROPERTY.



SUBSURFACE UTILITY LOCATES WERE NOT REQUESTED AND ARE NOT INCLUDED IN THIS SURVEY. GULF COAST SURVEY SOLUTIONS L.L.C. STRONGLY ADVISES OWNERS AND CONTRACTORS TO CONTACT LA ONECALL BEFORE DIGGING.

REFERENCE DOCUMENTS:

1. "MAP SHOWING RESUBDIVISION OF TRACT G-1-A," BY MICKEY ROBERTSON, P.L.S., DATED 8/21/20.

NOTES:
ACCORDING TO F.I.R.M. 2203300085F, DATED 06-19-12, THIS PROPERTY LIES IN FLOOD ZONE "X".

BASE FLOOD ELEVATION(S) ARE SUBJECT TO CHANGE. CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

CONTOURS SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE. A TOPOGRAPHIC SURVEY WAS NOT PROVIDED AS PART OF THIS SURVEY.

A WETLAND DETERMINATION WAS NOT REQUESTED AND IS NOT PROVIDED AS PART OF THIS SURVEY.

FIELD SURVEY CONDUCTED ON 1/1/25

TOTAL ACREAGE: 4.588

LOTS: 1 INTO 2

CURRENT ZONING: RE

FRONT SETBACK = 40'

SIDE SETBACK = 20'

REAR SETBACK = 50'

FUTURE LAND USE: AF

EXISTING LAND USE: UND

CITY COUNCIL DISTRICT 4

SCHOOL DISTRICT: ZACHARY-9

FIRE DISTRICT: ZACHARY CITY FIRE

SEWAGE DISPOSAL: PRIVATE

WATER: CITY OF ZACHARY

GAS: CITY OF ZACHARY

ELECTRICITY: DEMCO

BASES OF BEARINGS DERIVED FROM RTN GPS OBSERVATIONS MADE AT THE PROJECT SITE. THESE OBSERVATIONS WERE MADE UTILIZING LSU C4G NET RTN.

CONTROLLING STATION: ZACHARY, LA (ZACH)
ZACHARY, LOUISIANA (ZACH)
LAT: 30°38'33.30592" N
LON: 91°10'33.34922" W

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GRID AND REFERENCED TO LA SOUTH ZONE 1702 (NAD83) (2011) (EPOCH: 2010.00) (ELLIPSOID: GRS80).

TO CONVERT TO GEODETIC BEARINGS USE:
 $\phi = 00^{\circ}06'56"$

TO CONVERT DISTANCES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES USE SCALE FACTOR: 0.99999076

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION AND THAT THIS MAP AND THE FIELD SURVEY ON WHICH IT IS BASED CONFORMS TO THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL BOARD OF ENGINEERS AND LAND SURVEYORS, AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. S.S. 33:3001, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING LAND SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT SHOWN HEREON AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE CERTIFIER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE MADE BY THE CLIENT OR HIS REPRESENTATIVE.

Bradley J. Robertson
BRADLEY J. ROBERTSON, P.L.S.
REG. NO. 5101
2/20/25
DATE



SURVEYING CONSULTANTS
17533 George Orsail Road
Baton Rouge, Louisiana 70817
(225) 485-2419 V.F. No. 636

THE CITY OF ZACHARY AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS, HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY OR THIS PLAT.

THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, CITY, AND PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMPLETED UNTIL ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

STORM WATER MANAGEMENT: AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

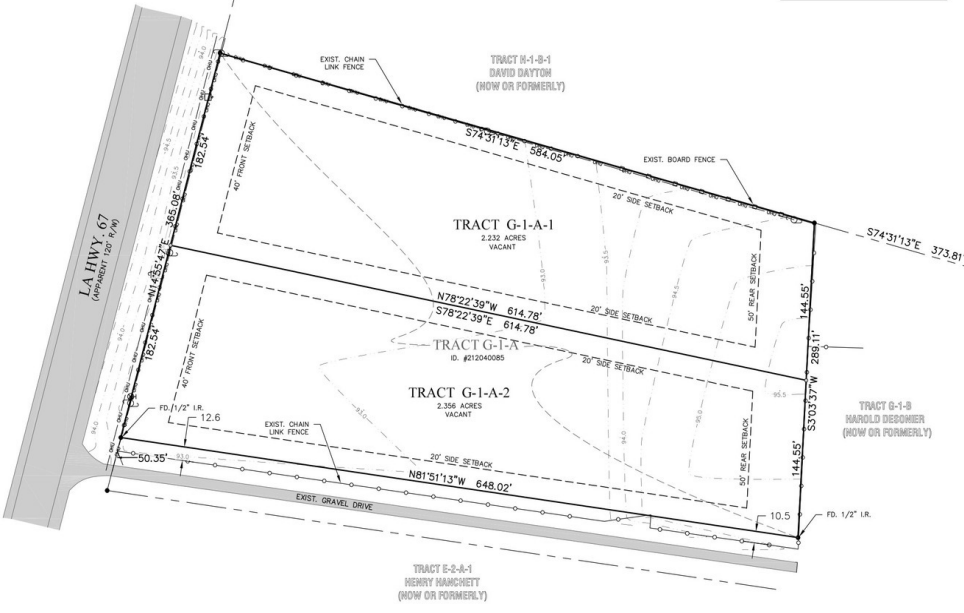
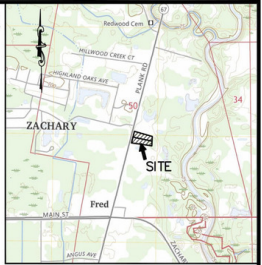
PUBLIC DEDICATION: THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

SEWAGE DISPOSAL: NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED.

● DENOTES 1/2" I.P. UNLESS OTHERWISE NOTED
○ DENOTES SET 1/2" I.R. UNLESS OTHERWISE NOTED

LEGEND

- DROP INLET
- POWER JUNCT. BOX
- TELEPHONE PEDESTAL
- POWER POLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- LIGHT POLE
- OVERHEAD UTILITIES
- WIRE FENCE



APPROVED:
CITY OF ZACHARY

BY: _____
MAYOR, CITY OF ZACHARY
DAVID MCARD

DATE: _____
FILE NO.: _____

APPROVED:
PLANNING COMMISSION
CITY OF ZACHARY

BY: _____
PLANNING DIRECTOR
BRYANT DIXON

DATE: _____
FILE NO.: _____

APPROVED:
PLANNING COMMISSION
CITY OF ZACHARY

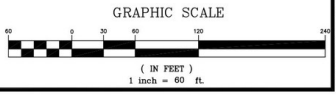
BY: _____
PLANNING AND ZONING CHAIRPERSON
MINY SLAUGHTER

DATE: _____
FILE NO.: _____

LAND OWNER CERTIFICATION:
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATED HEREON, ON THE DATE:

APPROVED: LANDOWNER:
[Signature] 2/20/25
DATE: _____
ABCO HOLDINGS GROUP, LLC
(OR DESIGNEE)

RECORDED _____ ORIG. _____ BDL. _____



MAP SHOWING SURVEY AND DIVISION OF
TRACT G-1-A OF THE IKE BOZEMAN PROPERTY
INTO
TRACTS G-1-A-1 AND G-1-A-2
LOCATED IN SECTION 50, T-4-S, R-1-E, ST. HELENA MERIDIAN,
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LOUISIANA
FOR
ABCO HOLDINGS GROUP, LLC

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AERIAL PHOTOS



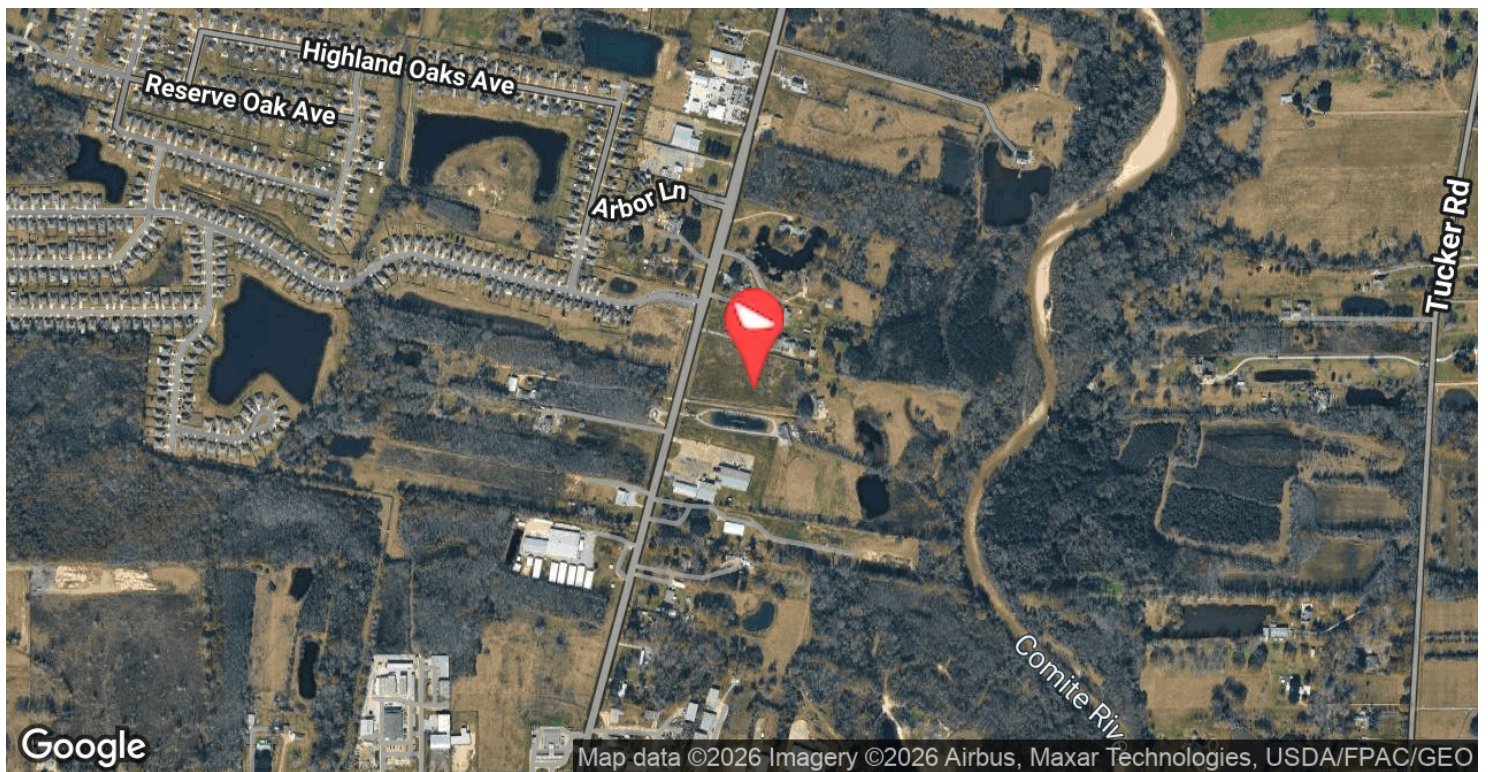
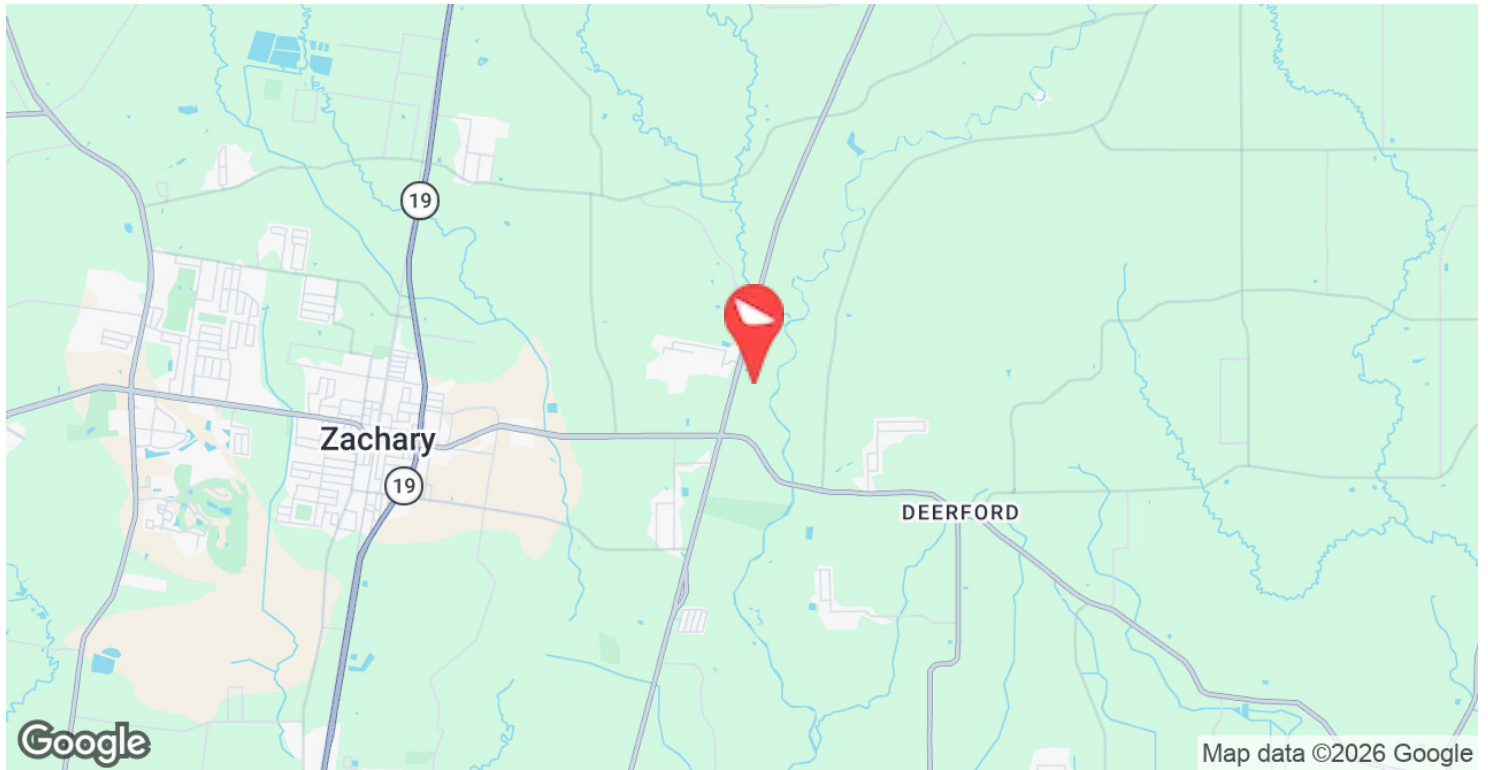
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LOCATION MAPS

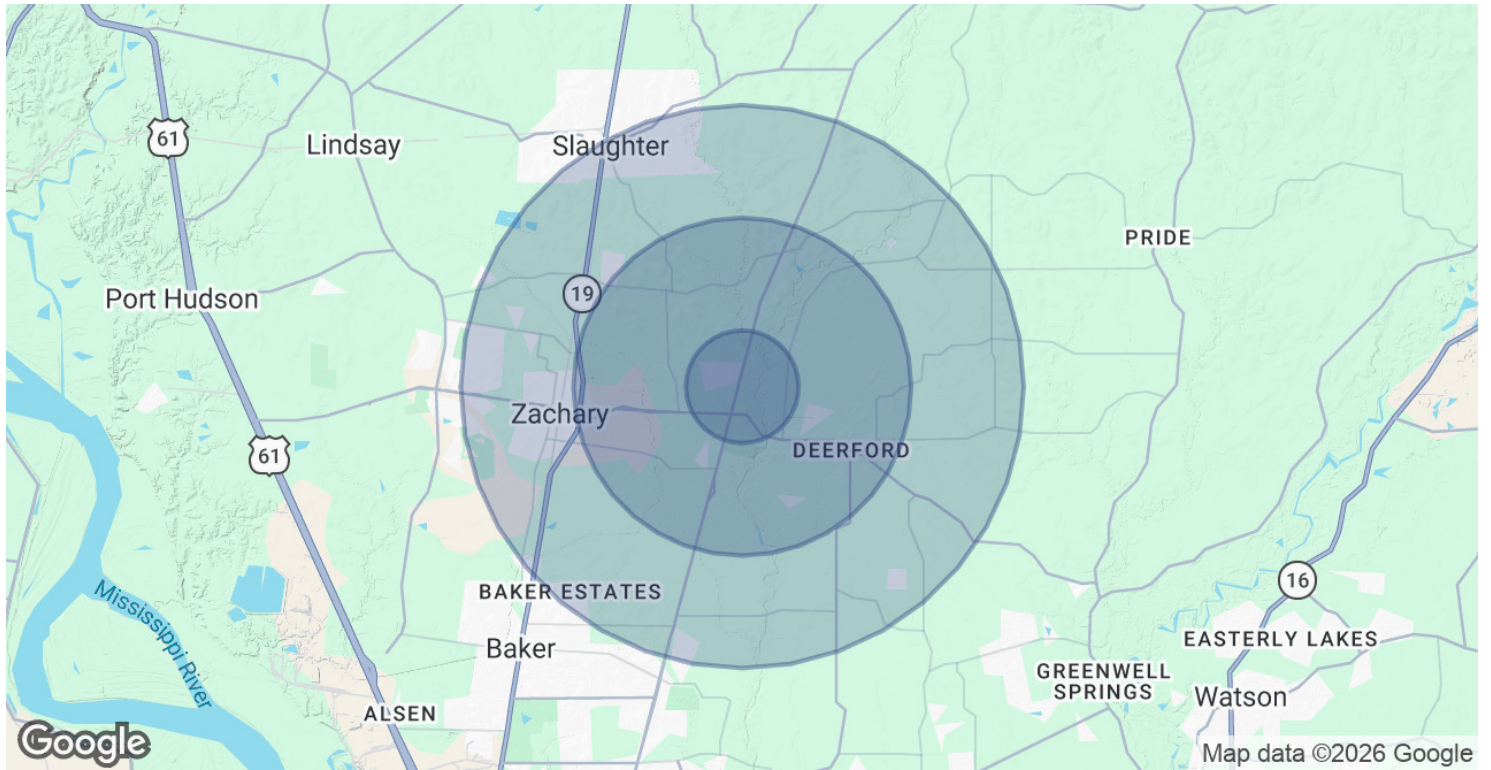


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,506	6,194	25,756
Average Age	36	39	39
Average Age (Male)	35	37	37
Average Age (Female)	37	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	516	2,290	9,376
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$96,137	\$86,399	\$94,389
Average House Value	\$324,170	\$338,777	\$305,890

2020 American Community Survey (ACS)

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