



±13.35 ACRES WITH FRONTAGE ON HWY 19

3200 - 3300 HWY 19 BAKER, LA 70714



OFFERED: FOR SALE

SALE PRICE: \$400,000 (\$0.69/SF)

13.35 ACRES

- ±478 ft frontage
- Potential office or industrial park development

CONTACT:

PETER LAVILLE
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, this ±13.35-acre parcel is situated along Hwy 19 in Baker, LA.
- The property features ±478 ft of frontage with excellent visibility for potential development.
- Significant potential for use as an office or industrial park.
- Located in the northern region of Baker, the property benefits from easy access to both Baton Rouge and Zachary, making it ideal for businesses seeking regional connectivity.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	3200 - 3300 Hwy 19
City, State, Zip	Baker, LA 70714
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Township	05S
Range	01W
Section	013
Side Of The Street	East
Road Type	Highway
Nearest Highway	Main St - Hwy 19
Nearest Airport	Baton Rouge Metropolitan - BTR

PROPERTY INFORMATION

Property Type	Land
Lot Size	±13.35 Acres
APN #	179655
Lot Frontage	±478 ft
Lot Depth	±567 ft

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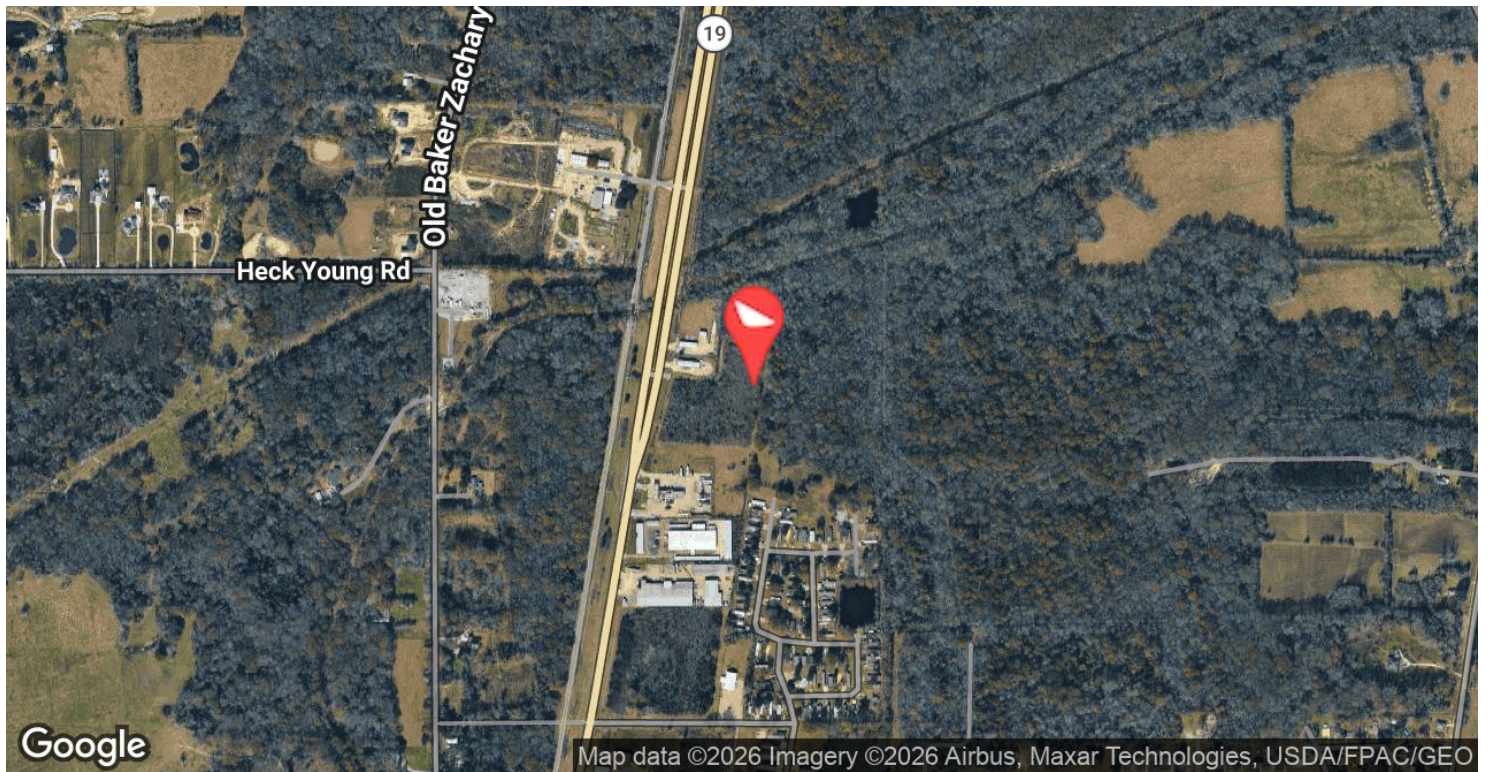
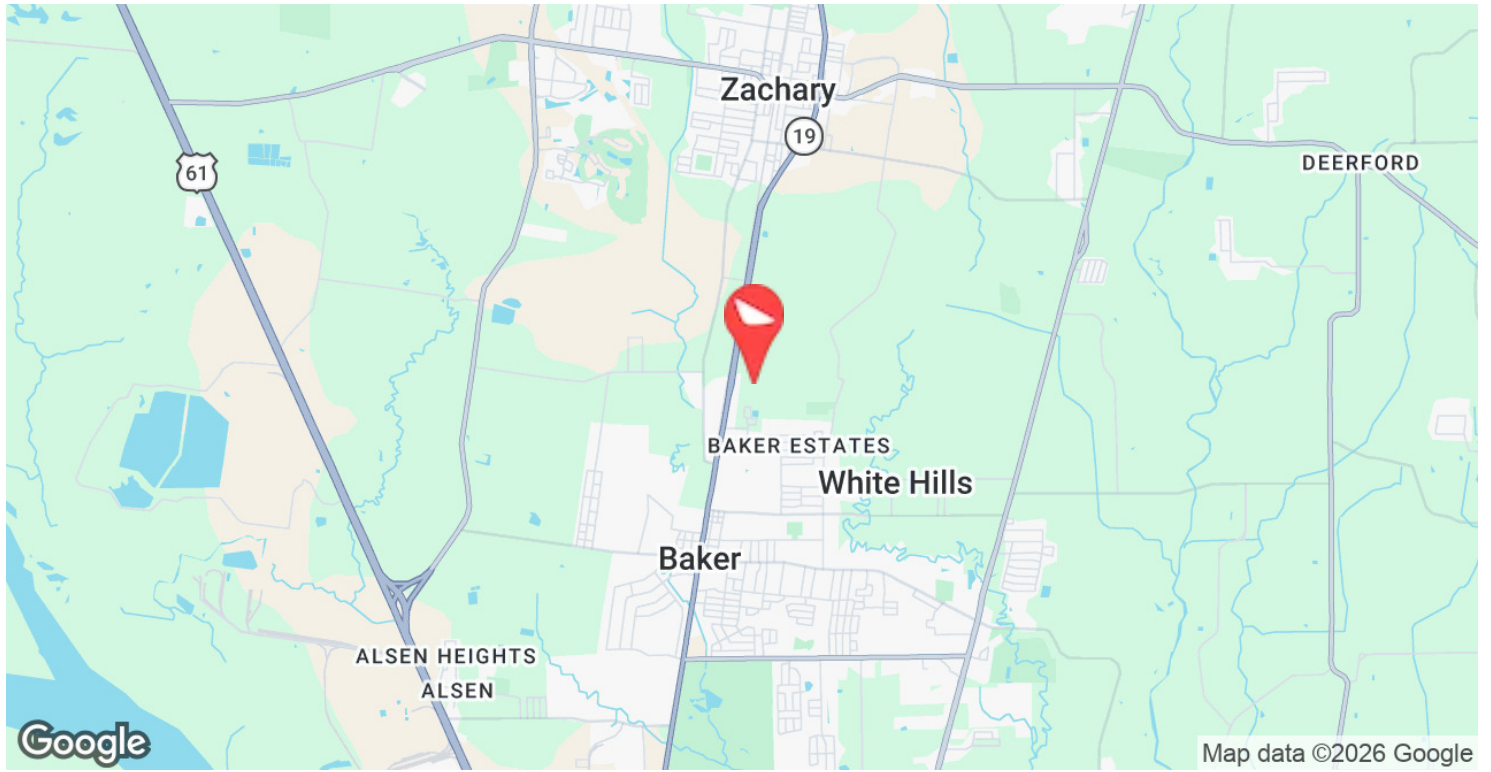
ADDITIONAL PHOTOS



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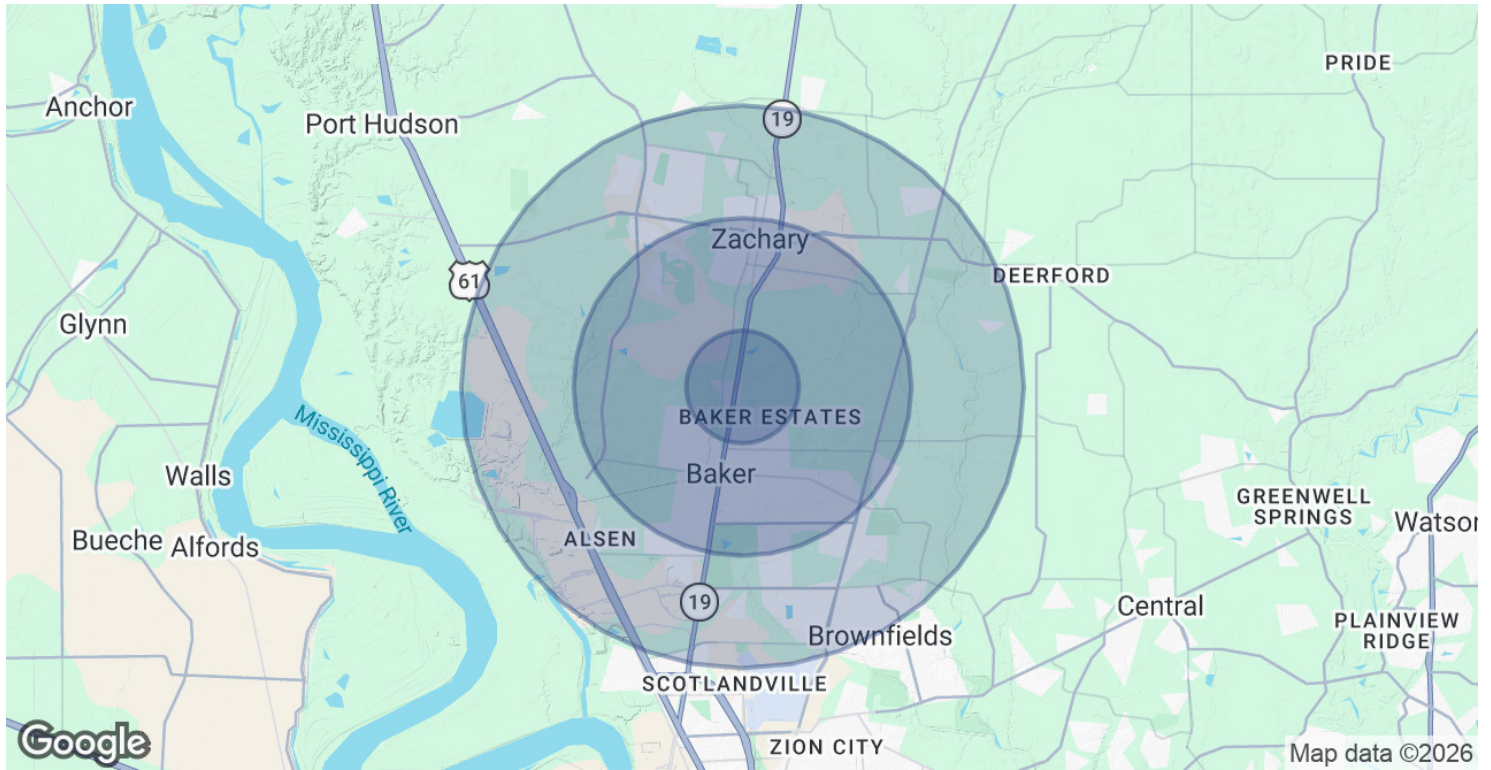
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,530	20,275	46,174
Average Age	37	40	39
Average Age (Male)	36	38	37
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	593	7,618	16,737
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$55,300	\$80,212	\$79,428
Average House Value	\$152,313	\$230,361	\$236,943

2020 American Community Survey (ACS)

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