



±0.38 ACRE STABILIZED LOT WITH UTILITIES ON JEFFERSON HWY

10526 JEFFERSON HWY BATON ROUGE, LA 70809



FOR SALE AND LEASE

LEASE RATE: \$1,500.00/MO SALE PRICE: \$330,000

±0.38 ACRES | ± 16,583 SF | \$20/SF

- Fenced, gated, and stabilized lot with utilities
- Infill access – Proximity to Airline Hwy, Bluebonnet, and I-12
- Zoned C-2 (Heavy Commercial)
- NNN lease type

CONTACT:

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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 and lease, 10526 Jefferson Hwy offers a ±0.38-acre fenced, gated, and stabilized lot.
- The site includes on-site water and electricity, and is well-suited for uses such as contractor storage, temporary retail, or outdoor product display.
- Positioned just off a signaled intersection near the Jefferson Terrace subdivision and the merge onto Airline Hwy, the property benefits from infill access with proximity to major corridors including Airline Hwy, Bluebonnet, and I-12.
- Zoned C-2 (Heavy Commercial).
- NNN lease type.

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AERIAL PHOTOS



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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	10526 Jefferson Hwy
City, State, Zip	Baton Rouge, LA 70809
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Nearest Intersection	Jefferson Hwy at Cal Rd
Location Description	Lots B-2, A
Township	7S
Range	1E
Section	70
Side Of The Street	South
Signal Intersection	Yes
Road Type	Highway
Nearest Highway	Jefferson Hwy (Hwy 73)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

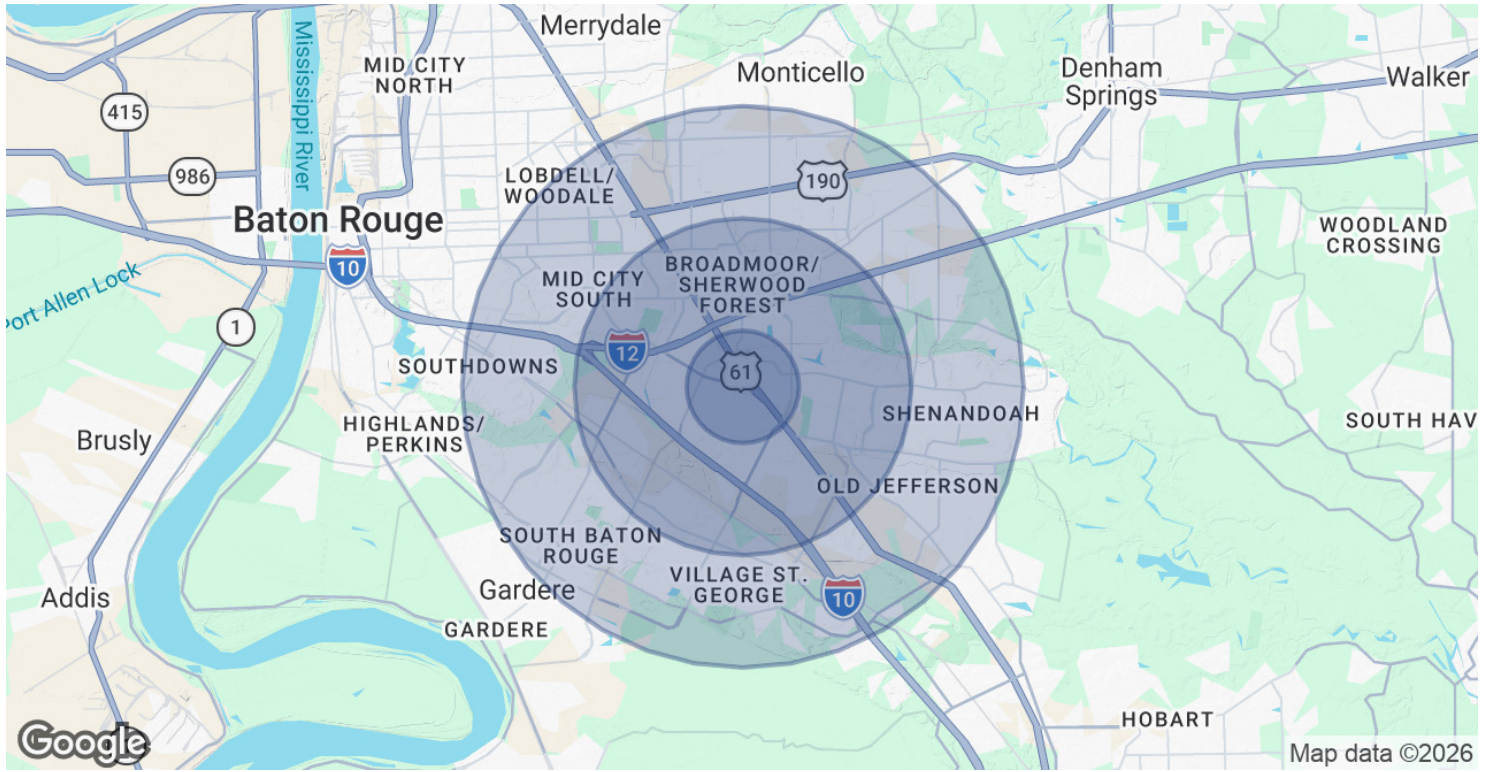
PROPERTY INFORMATION

Property Type	Land
Zoning	C2 - Heavy Commercial
Lot Size	±0.38 Acres
APN #	1976052, 2090201
Lot Frontage	±193.74 ft
Lot Depth	±175 ft

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,019	74,181	192,440
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	42

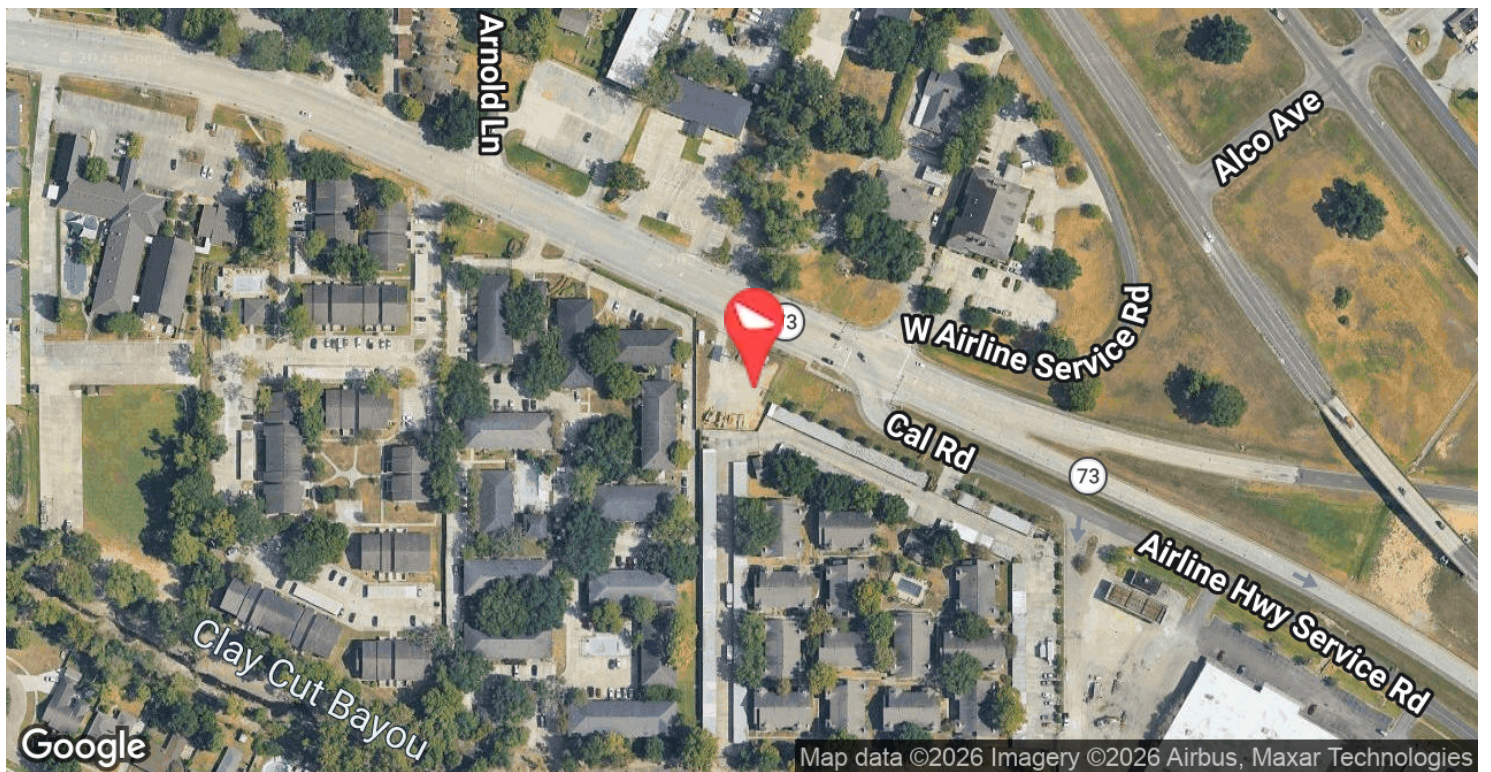
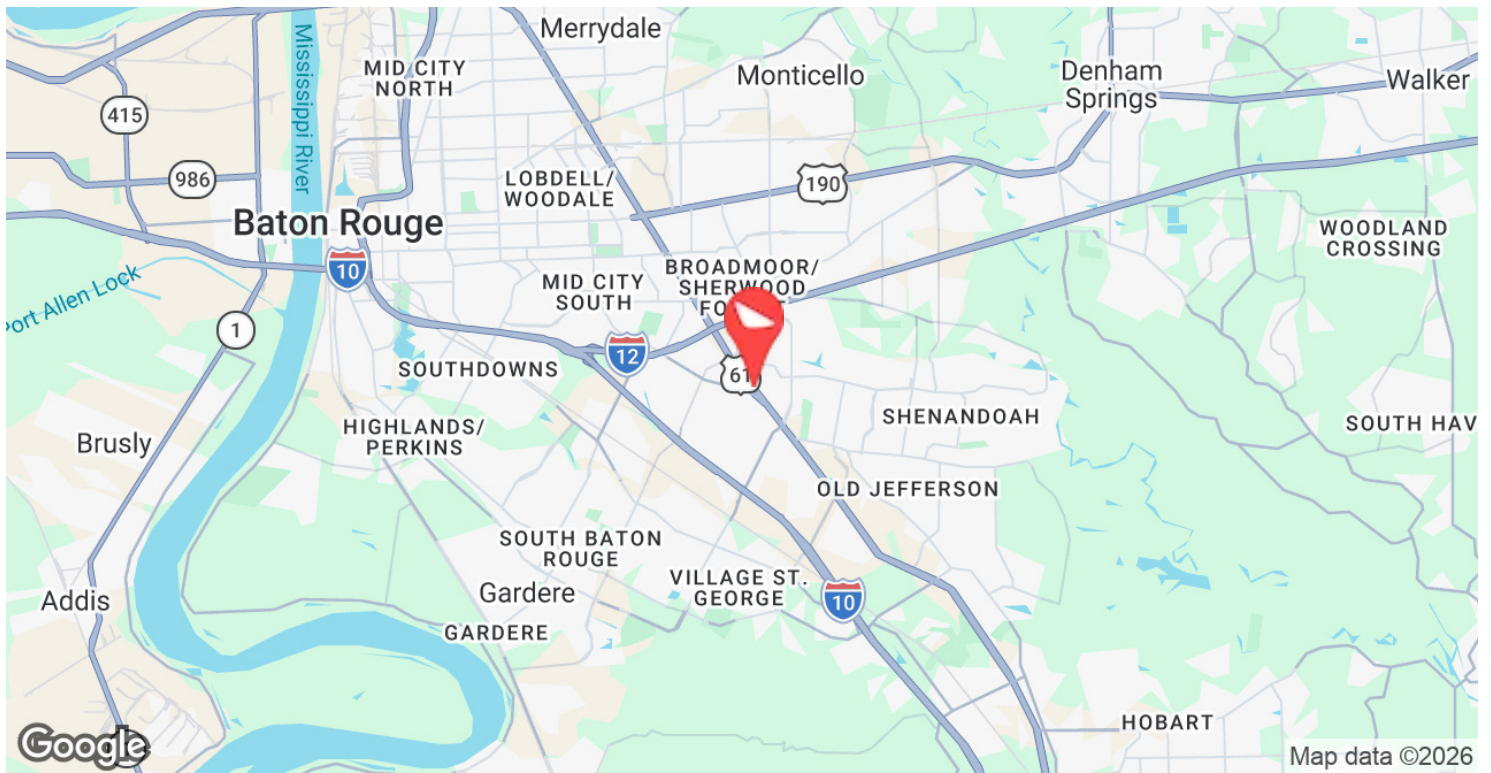
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,079	33,337	82,246
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$98,956	\$96,771	\$100,063
Average House Value	\$254,596	\$319,791	\$337,502

2020 American Community Survey (ACS)

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LOCATION MAP



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