



VACANT LOT AT ENTRANCE TO COPPER MILL ELEMENTARY

LOT Z-1-A-1-B HWY 964 ZACHARY, LA 70791



OFFERED: FOR SALE

SALE PRICE: \$295,000

- Near Copper Mill Elementary and Golf Community
- High visibility lot

CONTACT:

MARK SEGALLA MATHEW LABORDE
504.430.8822 800.895.9329

800.895.9329 | elifinrealty.com | June 2021
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- This ±0.798 acre vacant tract is cleared and ready for development.
- It is positioned amid office developments and in front of Copper Mill Elementary and Copper Mill Golf Community.
- The lot has ±159' of frontage along Highway 964 with an existing pedestrian sidewalk running along the western side of the property.
- The property sees approximately 13,243 vehicles pass per day and Highway 964 is a common thoroughfare for commuters traveling to and from the greater Baton Rouge area.

LOCATION SUMMARY

- Located on Highway 964 near the intersection of Independence Blvd and in front of the Copper Mill school and community developments.
- This corridor of Highway 946 consists of numerous office parks, retail centers, and residential neighborhoods.

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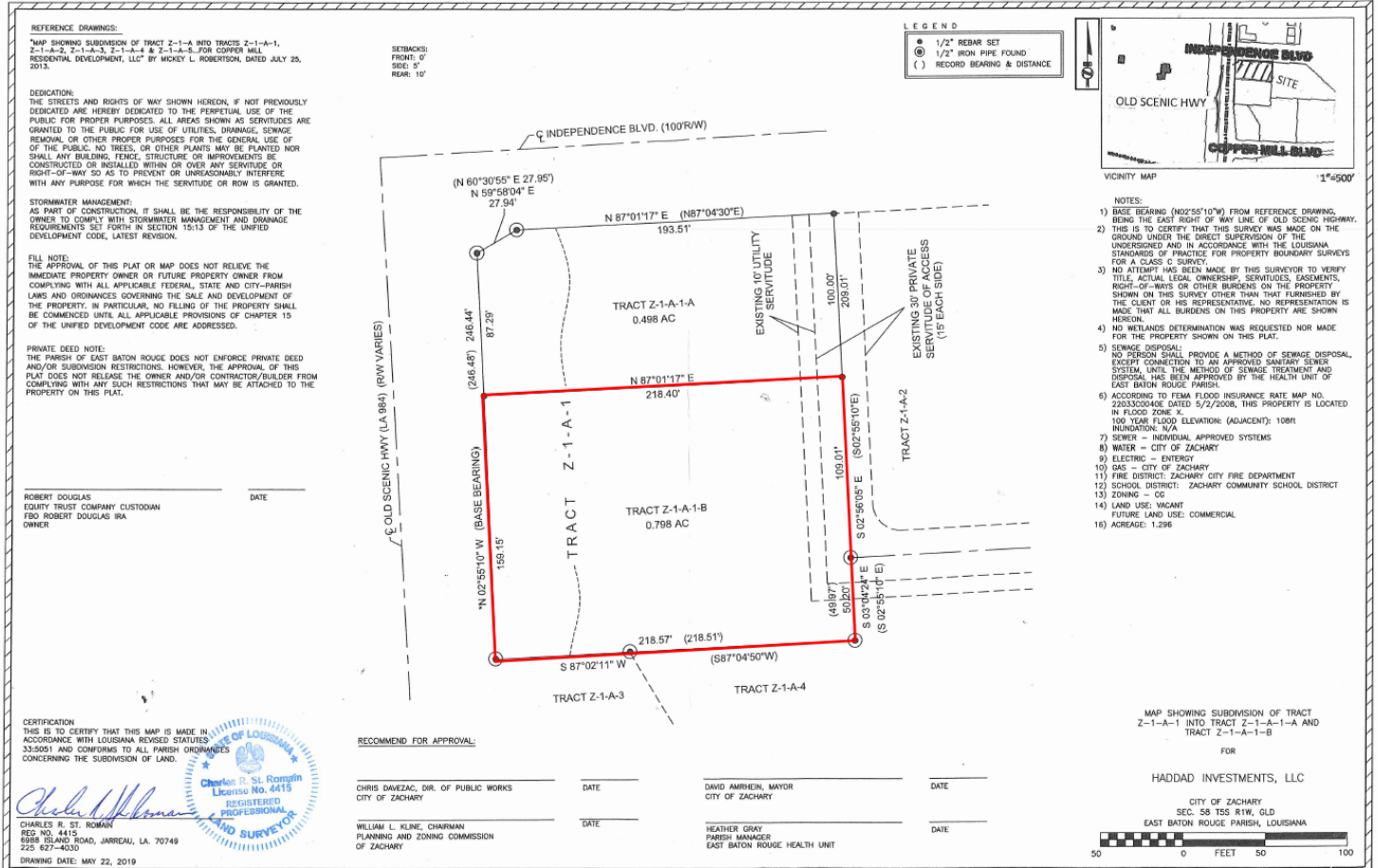
ADDITIONAL PHOTOS

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SURVEY

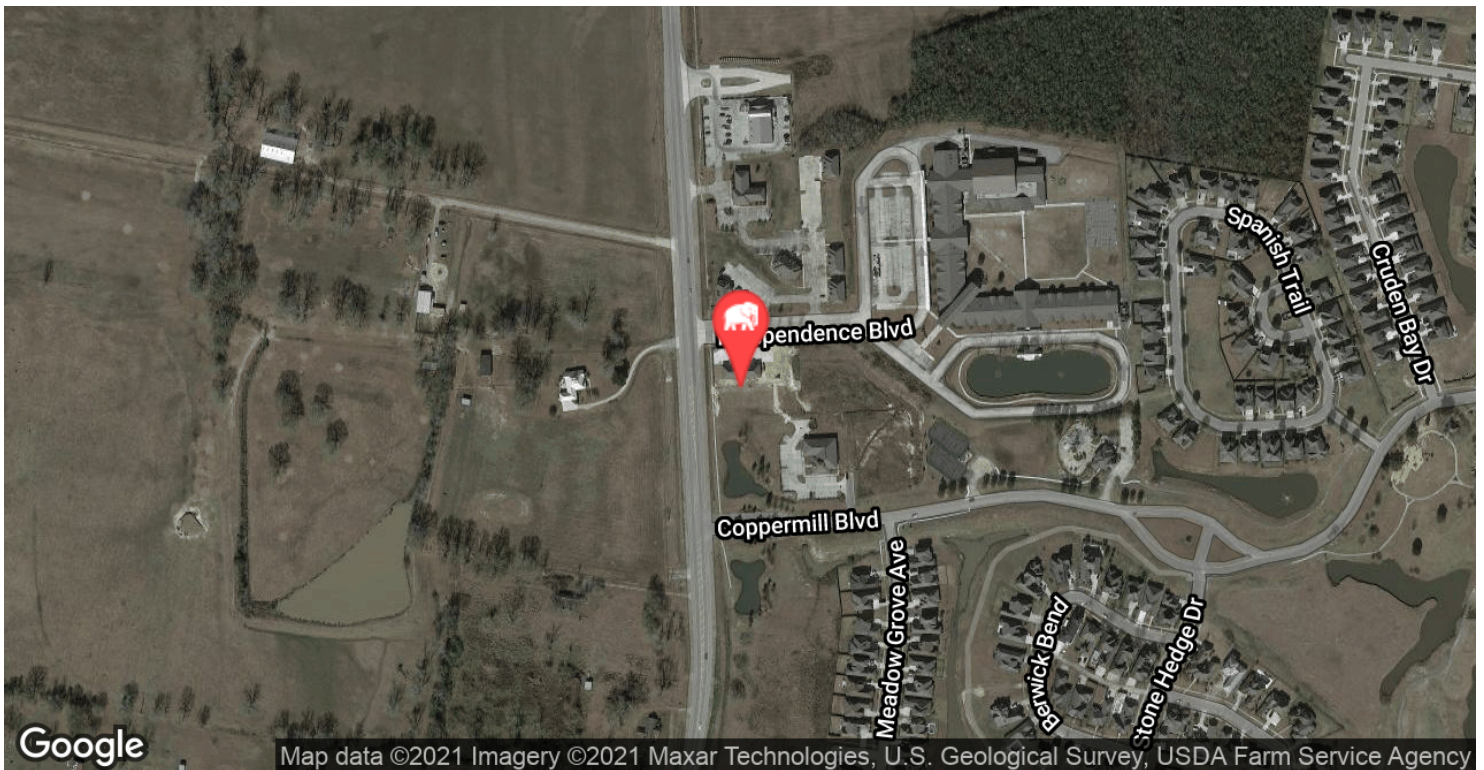
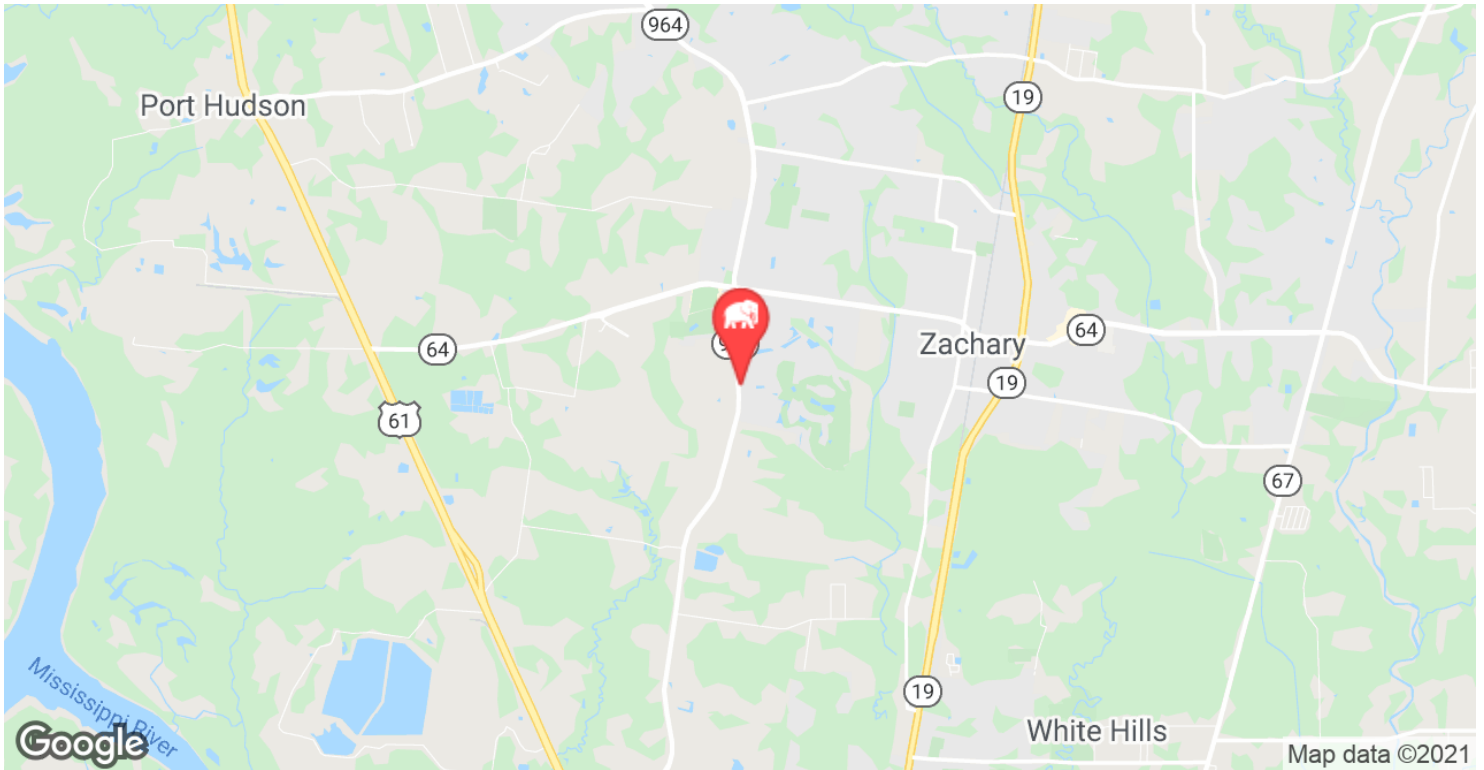


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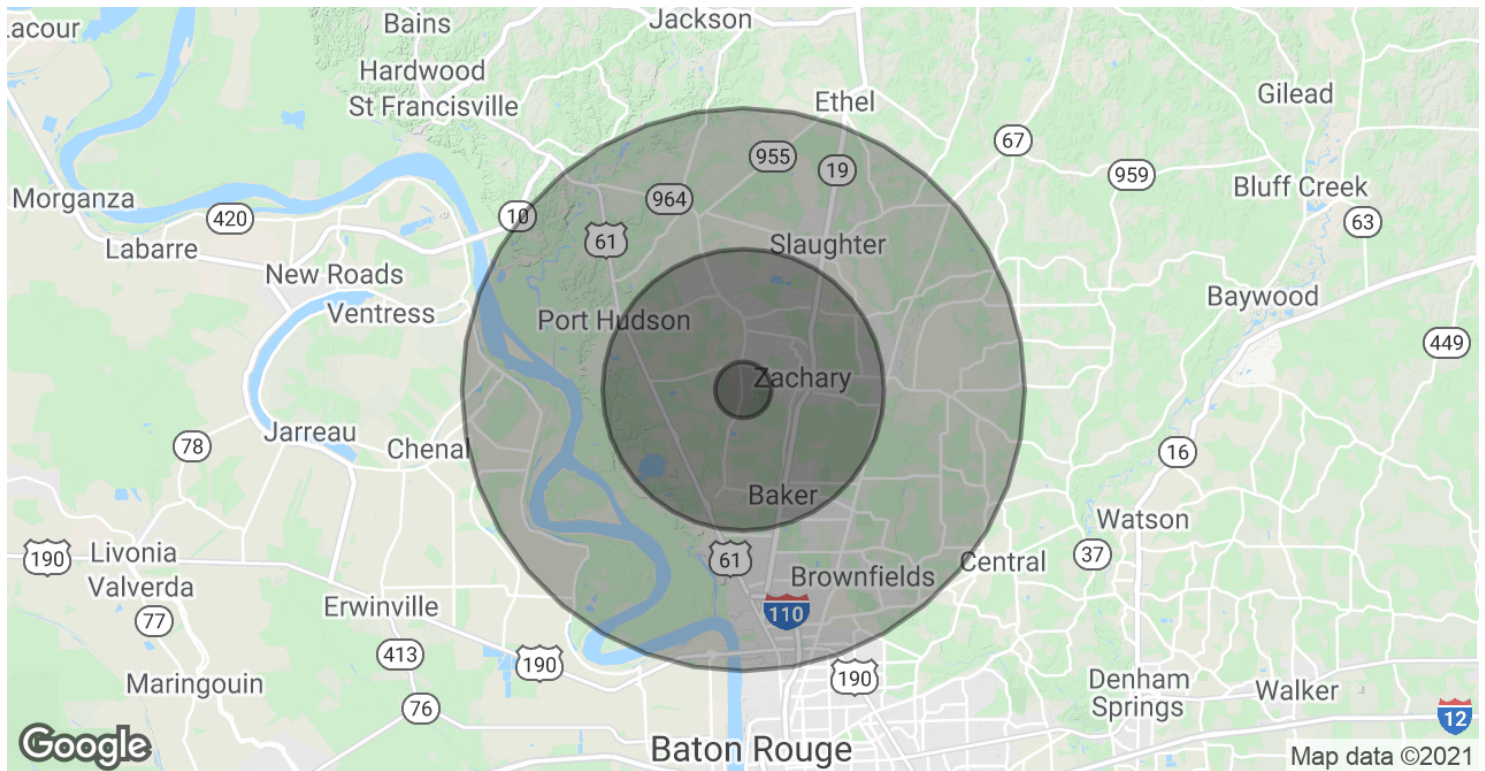
LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

5 MILES

10 MILES

Total Population	1,206	27,471	98,340
Average age	34.7	33.8	34.5
Average age (Male)	34.1	32.4	33.4
Average age (Female)	35.4	34.9	35.6

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	409	9,525	33,434
# of persons per HH	2.9	2.9	2.9
Average HH income	\$81,174	\$67,061	\$54,981
Average house value	\$182,927	\$172,823	\$151,557

* Demographic data derived from 2010 US Census

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BROKER BIOS



MARK SEGALLA

VP - MULTIFAMILY SALES

msegalla@elifinrealty.com

Direct: 504.430.8822

Cell: 504.430.8822

PROFESSIONAL BACKGROUND

Mark Segalla is a Baton Rouge native and lifelong athlete. His local relationships, competitive drive, and winning attitude have helped him to excel in the commercial real estate industry. Prior to joining the Elifin Realty team, Mark worked in the construction industry taking multi-million-dollar projects from the design stage to completion. He has a knack for detail and is very passionate about surpassing every single client's expectations.

Mark is an active member of the Baton Rouge community. He is the lead organizer of "plogging" events for Elifin Realty which have gathered hundreds of people together to pick up over 2,000 pounds of litter off of the streets of Baton Rouge. He is also serves on the A.C. Lewis YMCA Board of Directors and is a weekly volunteer of the Live 2 Serve nonprofit which helps underprivileged youth have fun in a safe environment.

Mark is the head of the Multifamily Division at Elifin and focuses exclusively on advising buyers and sellers of multifamily property. Mark stays up to date on every actively marketed property as well as the details on every sale in the greater Baton Rouge area. Mark is actively reaching out to every multifamily owner in the Baton Rouge area to keep them informed on the current multifamily market trends.



MATHEW LABORDE

PRESIDENT AND CEO

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Cell: 337.326.1368

PROFESSIONAL BACKGROUND

Elifin Realty won the 2020 Business Growth Award given by the Baton Rouge Area Chamber for 200% job growth from 2017 to 2019.

Greater Baton Rouge Association of Realtors

- Board of Directors (2019-current)

Greater Baton Rouge Association of Realtors, Commercial Investment Division (CID)

- Vice President (2019-2020)

- Board of Directors (2017-2020)

Louisiana Commercial Database (LACDB.com)

- Board of Directors (2013, 2019-2020)

Named 40 under 40 by the Baton Rouge Business Report (2017)

Founded Elifin Realty (2016)

Hired as Master broker by \$30+ billion financial institution to right size their facilities portfolio through dispositions, sale leasebacks, lease-up of vacant space (Florida, Tennessee, Arkansas, Mississippi, Louisiana, Alabama).

Commercial Real Estate Agent at Beau Box Commercial Real Estate

- #1 Top Producer (2015), #3 Top Producer (2014), #3 Top Producer (2013), #2 Top Producer (2012)

Baton Rouge TRENDS in Real Estate Conference, Industrial Committee

- Co-Chair, Co-Presenter (2015-2016), Co-Chair(2014), Committee Member (2011-2013)

Earned CCIM designation at the age of 23, becoming one of the youngest people in the world to do so (2013)

MEMBERSHIPS

Emerge Center - Volunteer Activist Award Recipient (2019)

Baton Rouge Area Foundation - Board Member (2017-2018) & Civic Initiatives Committee Member (2019-current)

South LA Super Region Committee - Member (2016-current)

Alzheimer's Services/Charlie's Place - Board Member (2019-current)

Theatre Baton Rouge - Board Member, Finance Chair (2016-current)

Baton Rouge Area Chamber - Leadership Class Graduate (2017)

Rotary Club of Baton Rouge - Social Media Committee Chair (2018-current)

Forum 35, Young Professionals - President (2017-2018)

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