

28,554 SF
**SALE, LEASE, OR
 BUILD-TO-SUIT**

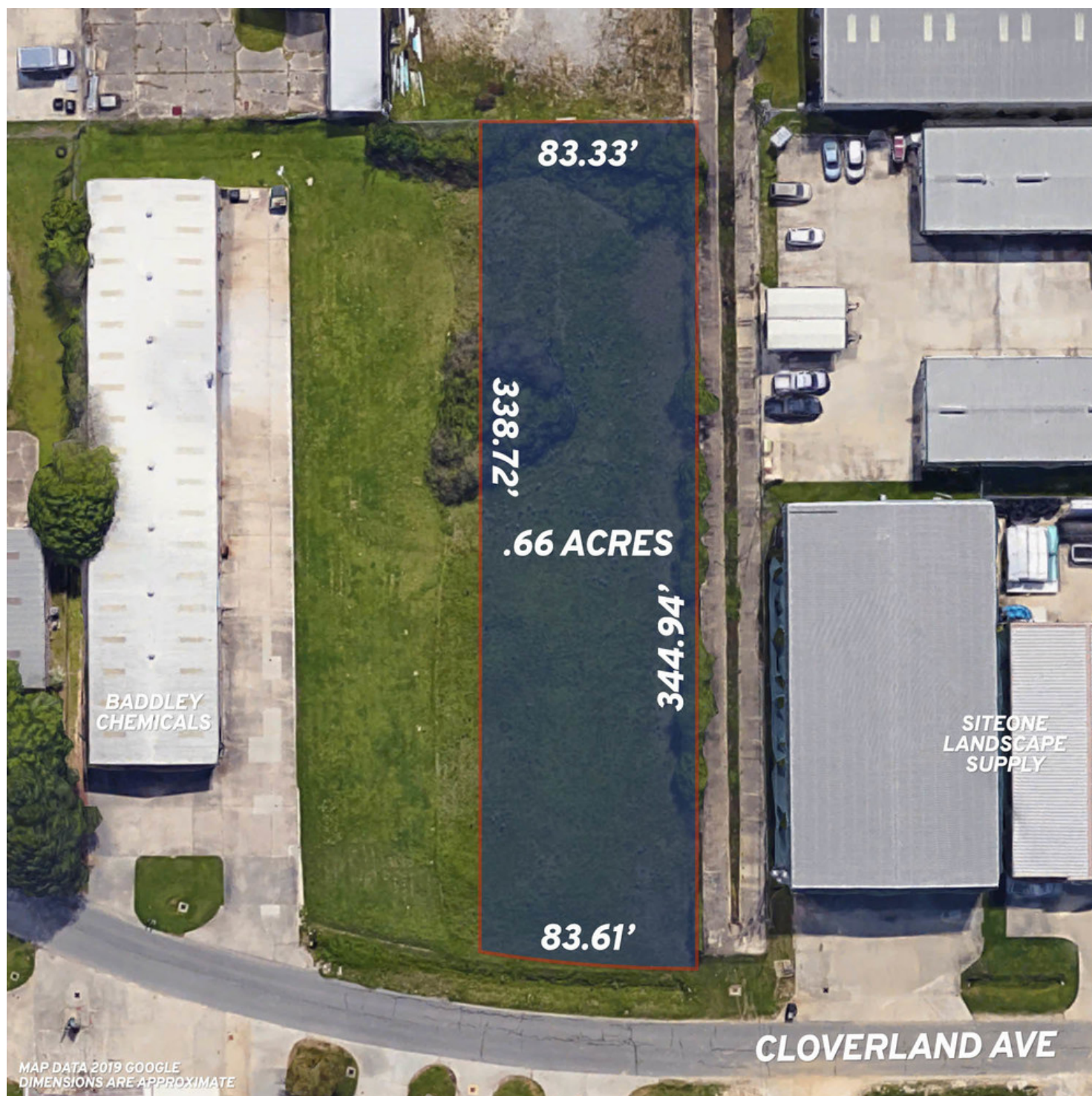
SIEGEN LN

CLOVERLAND AVE

[illegible]

One of the few pieces of green grass left in the Cloverland/Industriplex area. This is an amazing opportunity to develop one of few remaining lots in the hottest industrial corridor in Baton Rouge.

VACANT LAND ON CLOVERLAND



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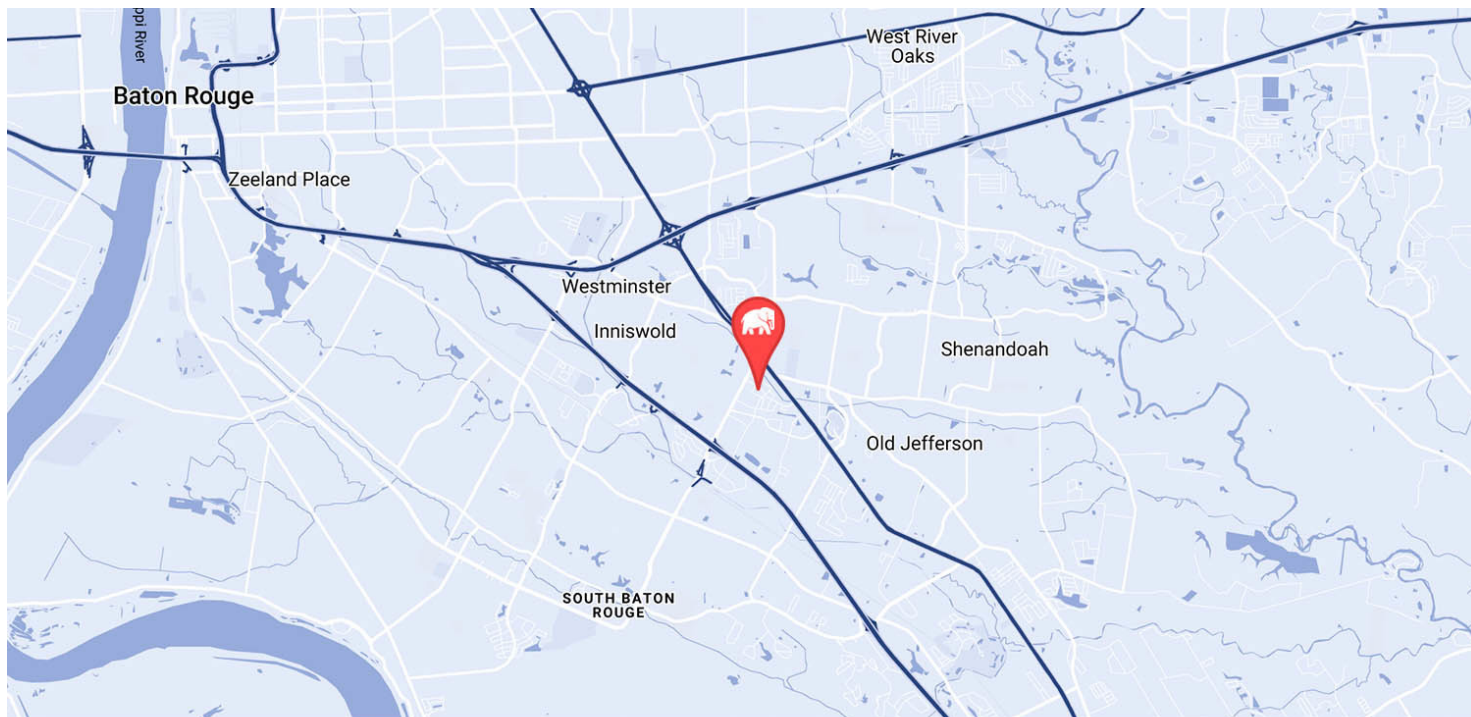


SUMMARY OF COMPARABLE LAND SALES

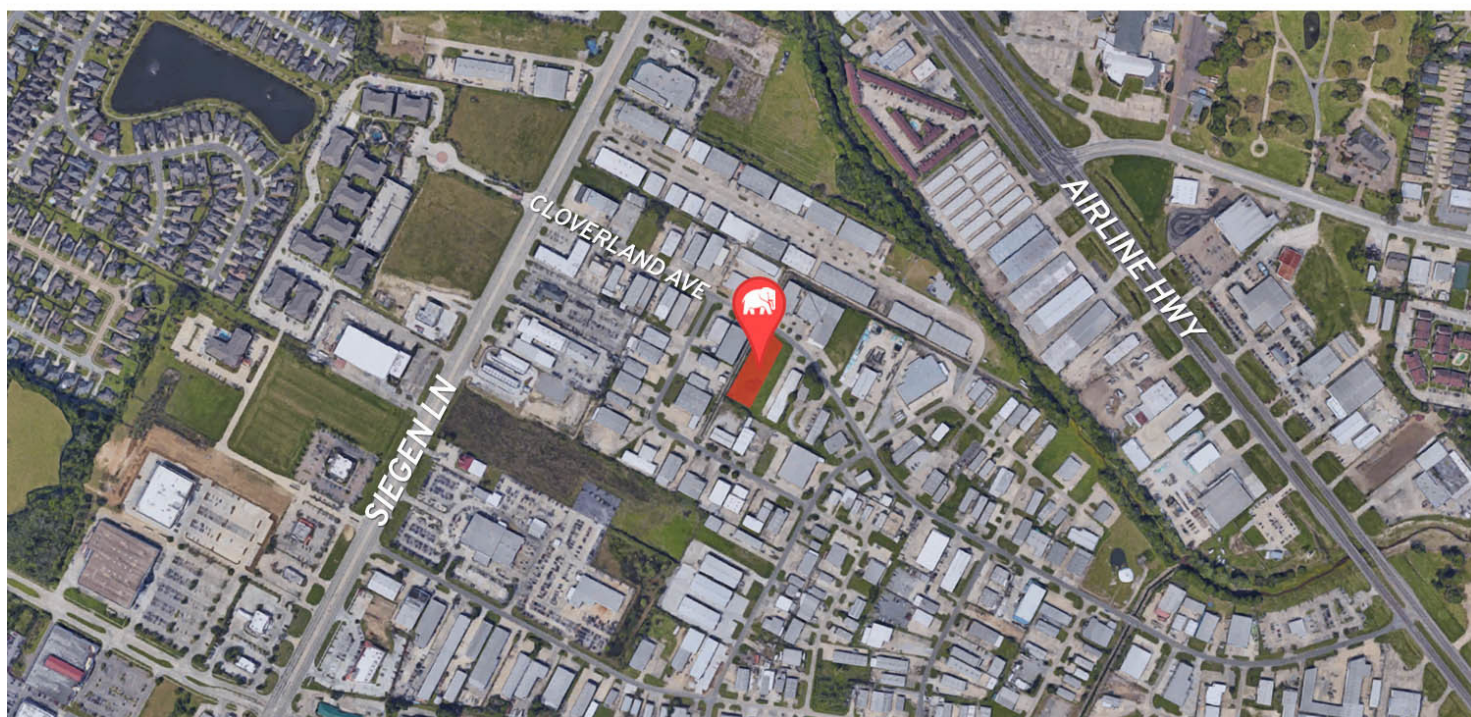
Address	Date	\$/Acre	\$/SF	Flood	Zoning
11651 Investor Ave	8/17/2018	\$465,986	\$10.68	AE	Rural
Investor Ave	8/31/2017	\$511,795	\$11.74	AE	M1



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MAP DATA ©2019 GOOGLE



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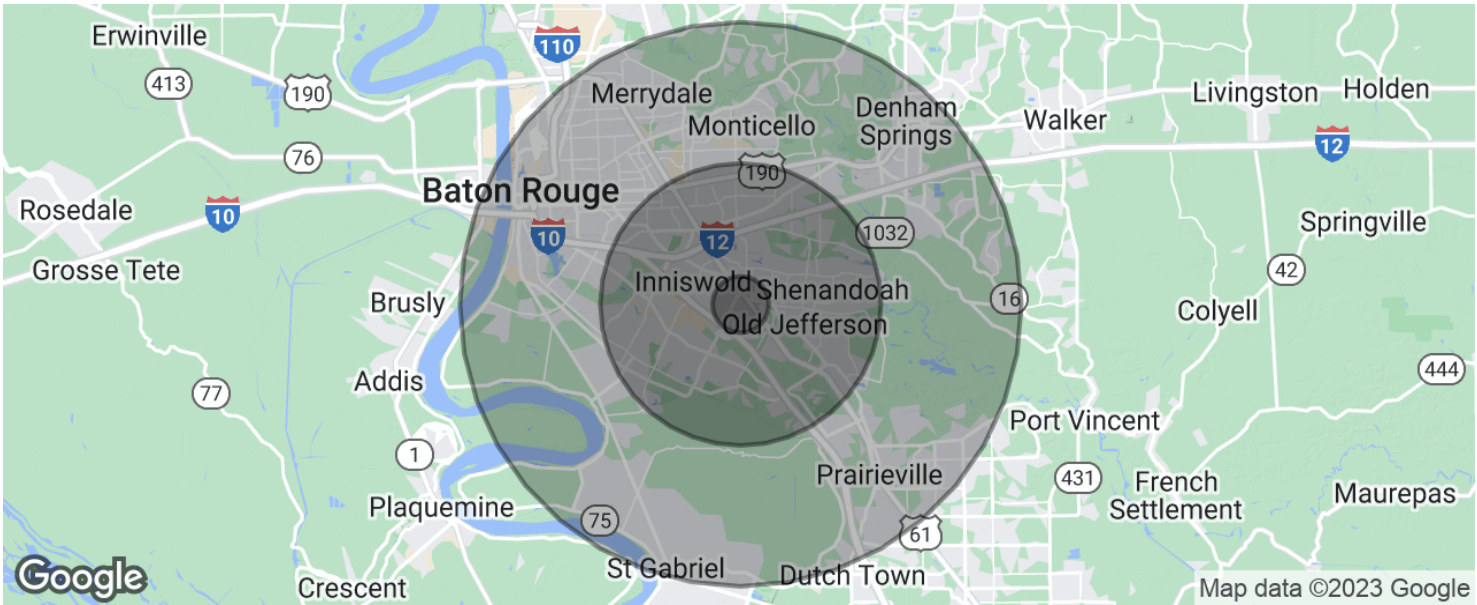


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VACANT LAND ON CLOVERLAND



POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,901	155,901	432,124
Median age	36.1	37.0	34.1
Median age (Male)	35.1	34.6	32.2
Median age (Female)	36.7	39.1	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,384	64,782	166,510
# of persons per HH	2.5	2.4	2.6
Average HH income	\$78,121	\$82,116	\$70,105
Average house value	\$258,817	\$256,949	\$245,450

* Demographic data derived from 2020 ACS - US Census