

DEVELOPMENT TRACT ADJACENT TO ROUSES MARKET IN PRAIRIEVILLE



OFFERING SUMMARY

Sale Price:	\$1,566,691
Lot Size:	4.73 Acres
Zoning:	PUD-RETAIL
Market:	LA-Baton Rouge
Price / SF:	\$7.60

PROPERTY OVERVIEW

Located directly across the street from Rouses Market, this ±4.73 acre development tract is perfectly positioned at the corner of Hwy 42 and Hwy 929 and features dual frontage to both roads. Anchored by a Walgreens and a new Auto Zone, this property is ideal for retail or mixed-use development. The tract can be subdivided into smaller parcels, and there are currently two access roads running through a portion of the lot. The surrounding area is rapidly growing with recent additions like Walmart and Rouse's Market. Hwy 42 carries 16,720 cars by the property daily and is currently being widened to a four-lane roadway.

PROPERTY HIGHLIGHTS

- Up to ±4.73 Acres with dual frontage
- Can be subdivided
- 16,720 Daily Traffic

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OF LOTS | 1 - 3

TOTAL LOT SIZE | 25,114 - 141,126 SF

TOTAL LOT PRICE | \$326,485 - \$846,756

BEST USE | Retail / Mixed-Use



STATUS	LOT #	SUB-TYPE	SIZE	PRICE	PRICE/SF
Available	Parcel 1	Retail	25,114 SF	\$326,485	\$13 / SF
Available	Parcel 2	Retail	39,345 SF	\$393,450	\$10 / SF
Available	Parcel 3	Retail	141,126 SF	\$846,756	\$6 / SF

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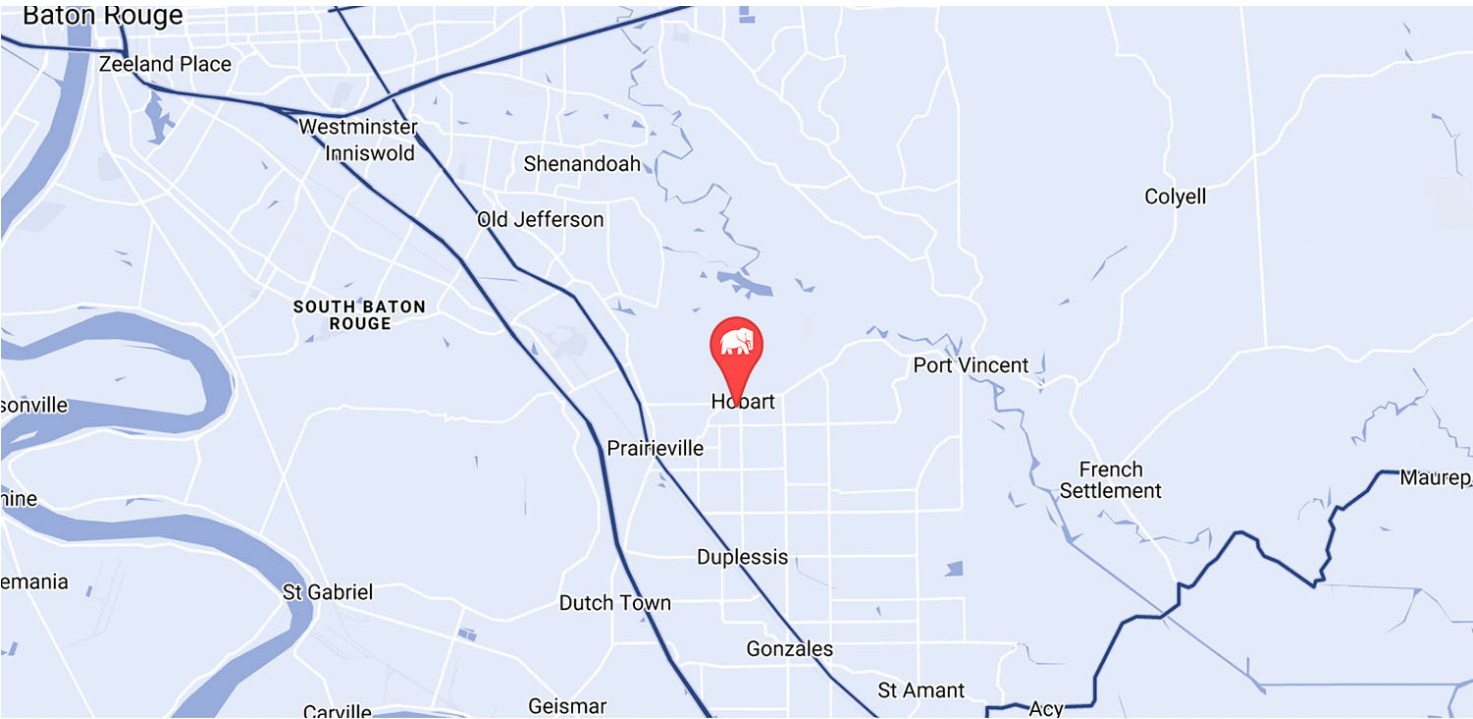


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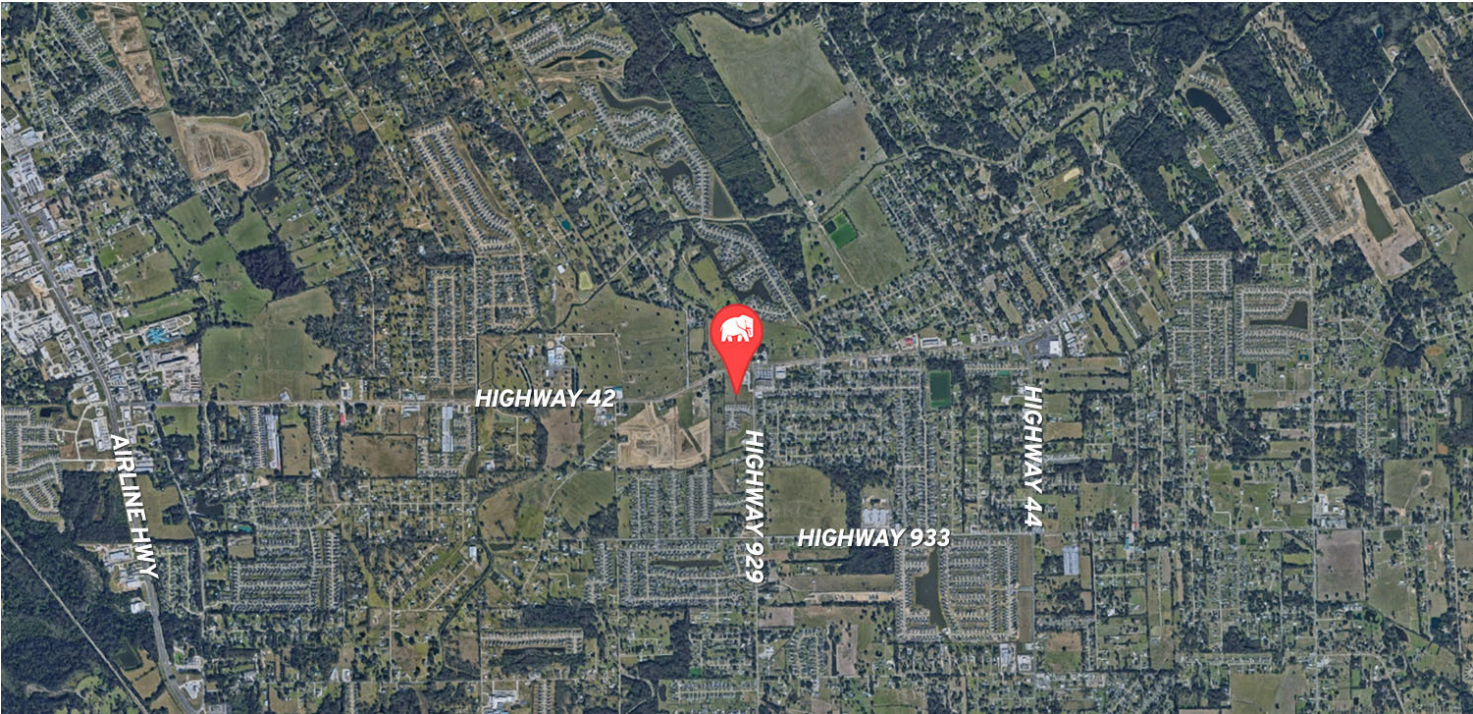
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MAP DATA ©2019 GOOGLE



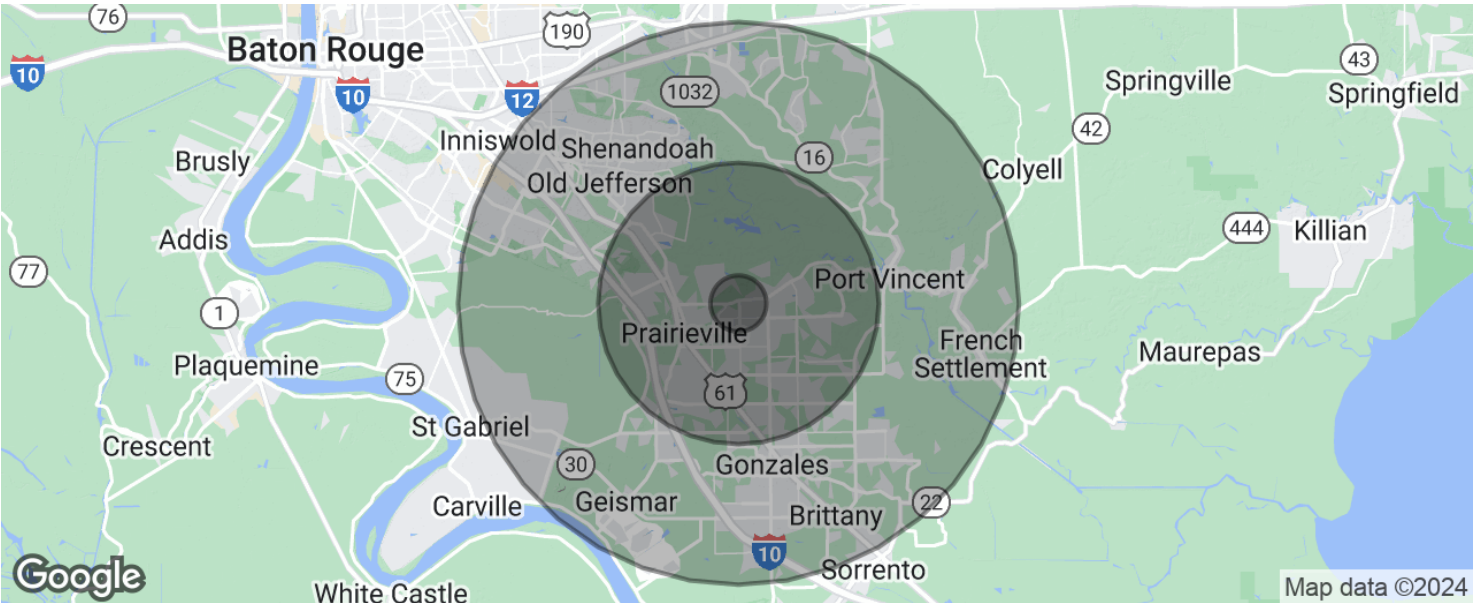
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,372	85,291	329,858
Median age	35.0	37.5	35.3
Median age (Male)	30.0	36.4	33.5
Median age (Female)	37.6	38.4	37.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	916	33,018	128,201
# of persons per HH	2.6	2.6	2.6
Average HH income	\$112,694	\$97,103	\$79,340
Average house value	\$407,743	\$281,973	\$249,429

* Demographic data derived from 2020 ACS - US Census