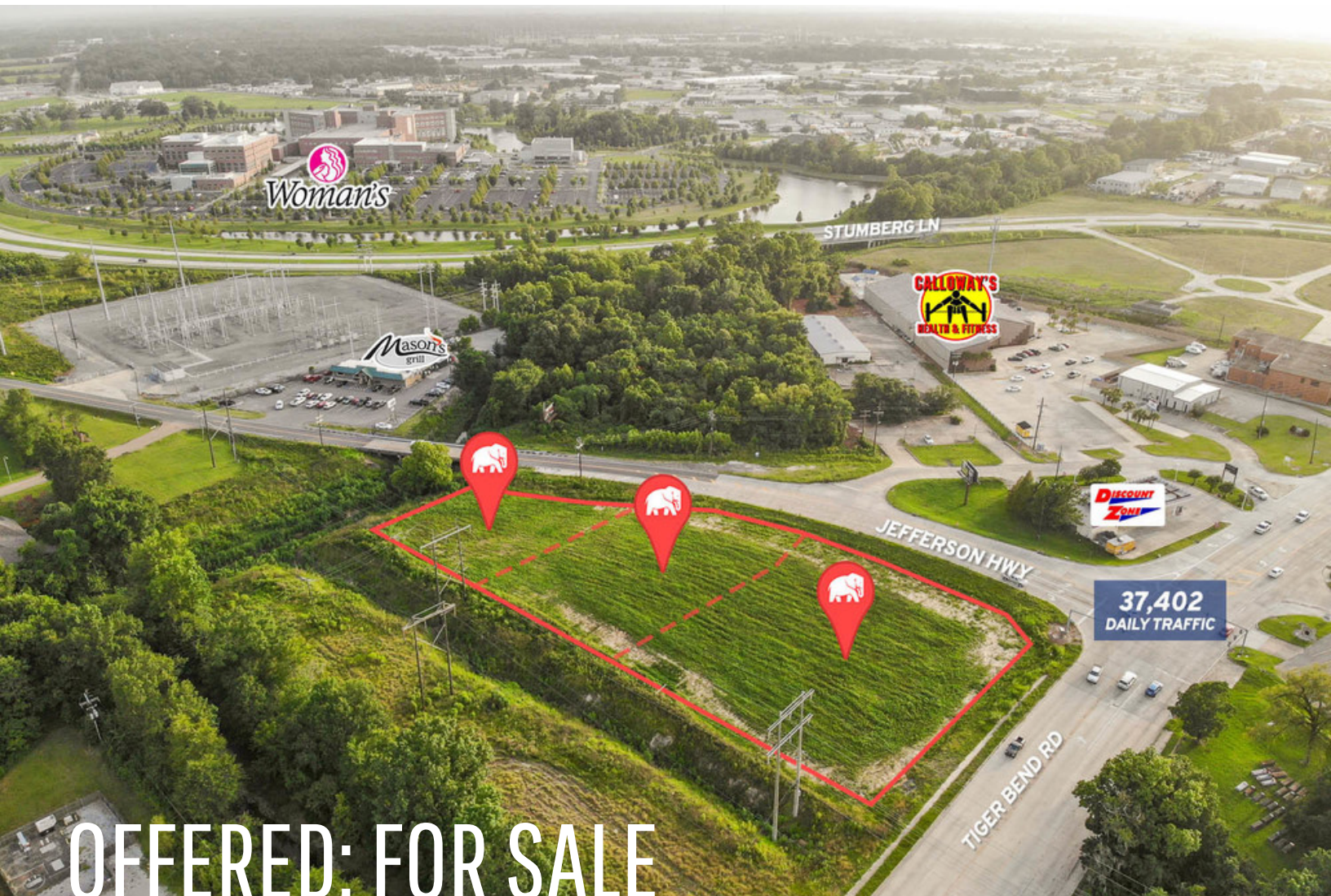




JEFFERSON HWY HARD CORNER WITH 37,000+ DAILY TRAFFIC

TIGER BEND RD BATON ROUGE, LA 70817



OFFERED: FOR SALE

SALE PRICE: \$300,000 - \$1,455,000

±0.46 - 2.022 ACRES

- 3 Lots Available - Can be combined for total of ±2.022 acres
- Fill dirt added. Lot has been graded. All utilities on site.
- 37,402 VPD - Significant development in surrounding area - Near Woman's Hospital.
- Ground lease and Build to Suit also available. Terms negotiable.

CONTACT:

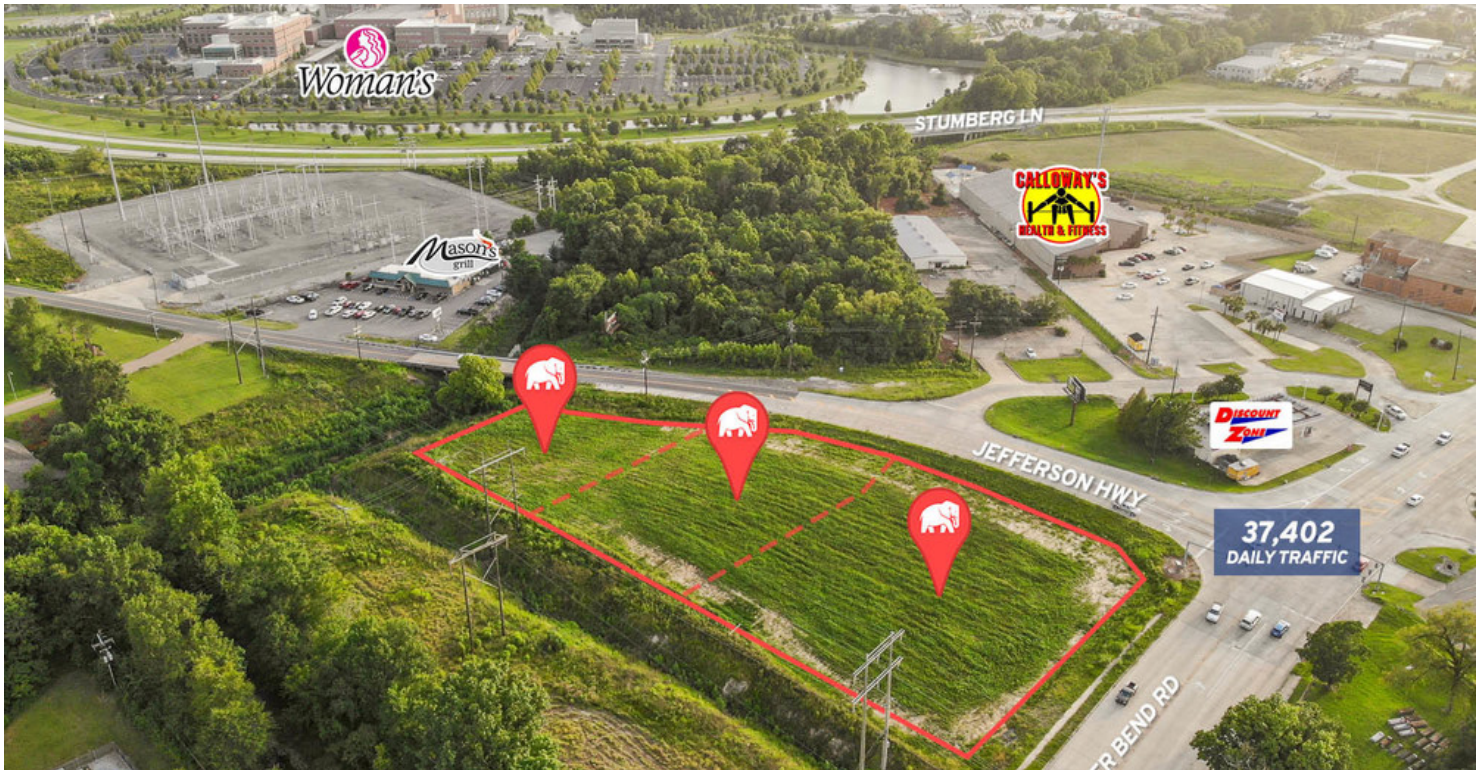
WILL CHADWICK, MBA
225.368.7667

800.895.9329 | <https://elifinrealty.com> | March 2024

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

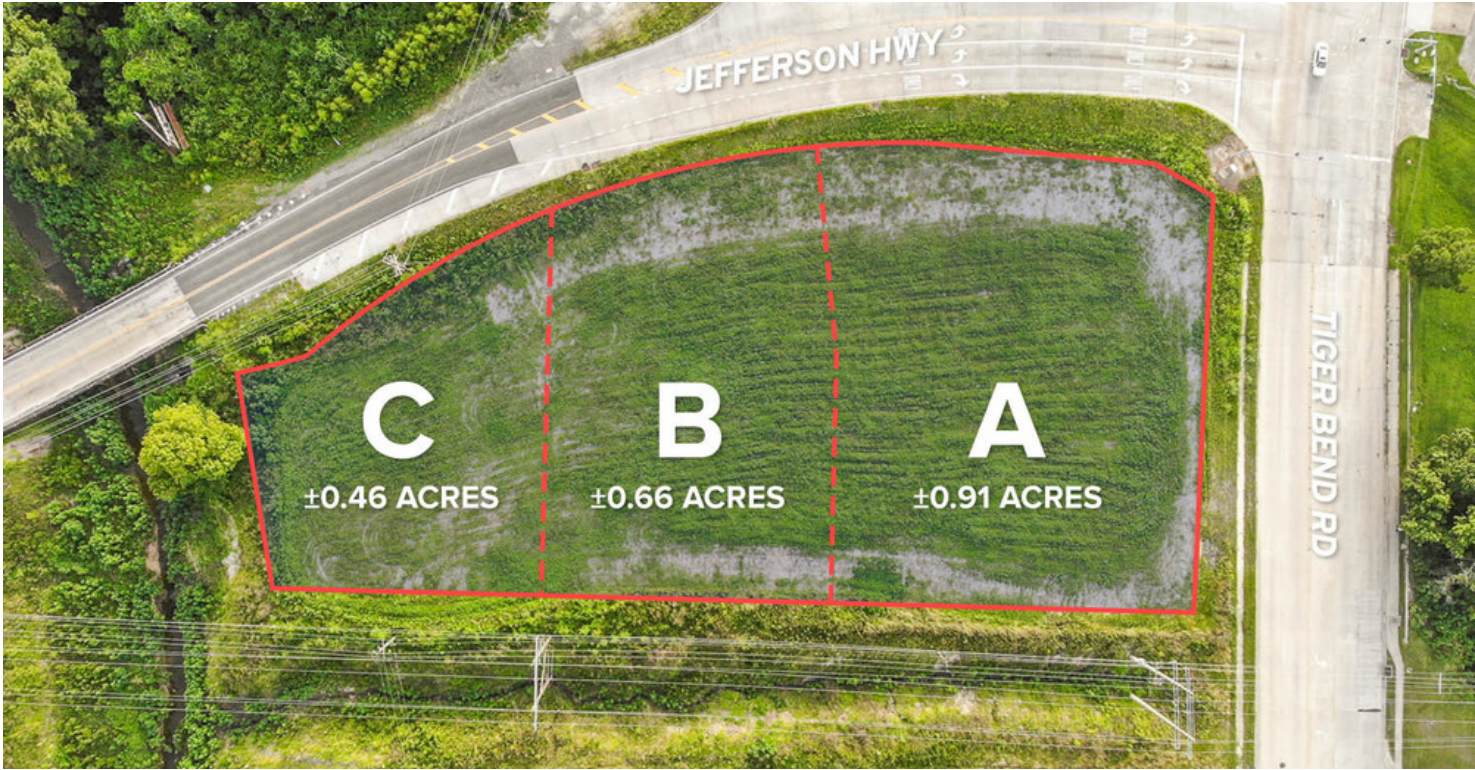
- This prime hard corner property is located at the signalized intersection of Tiger Bend Rd and Jefferson Hwy near the new Woman's Hospital development.
- The surrounding area has seen significant development in recent years and continues to grow.
- The location is a 2 minute drive from the new Woman's Hospital campus, 1 mile from Airline Hwy, and in close proximity to popular Mason's Grill.
- The nearby Woman's Hospital is a significant driver for traffic and activity. The facility has 252 beds, employs 2,112 people, and delivers 22 babies per day on average.
- There are also 15 schools within a 3-mile radius of the property with a total enrollment of 10,636 students.
- This corner sees approximately 37,402 vehicles per day.
- Three cleared lots are available and can be combined for a total of 2.022 acres. Fill dirt has been added to the property and the lots have been graded.
- All utilities are on site, and sewer capacity has been confirmed.
- Ground lease and Build to Suit also available. Terms negotiable.

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LOT PRICING



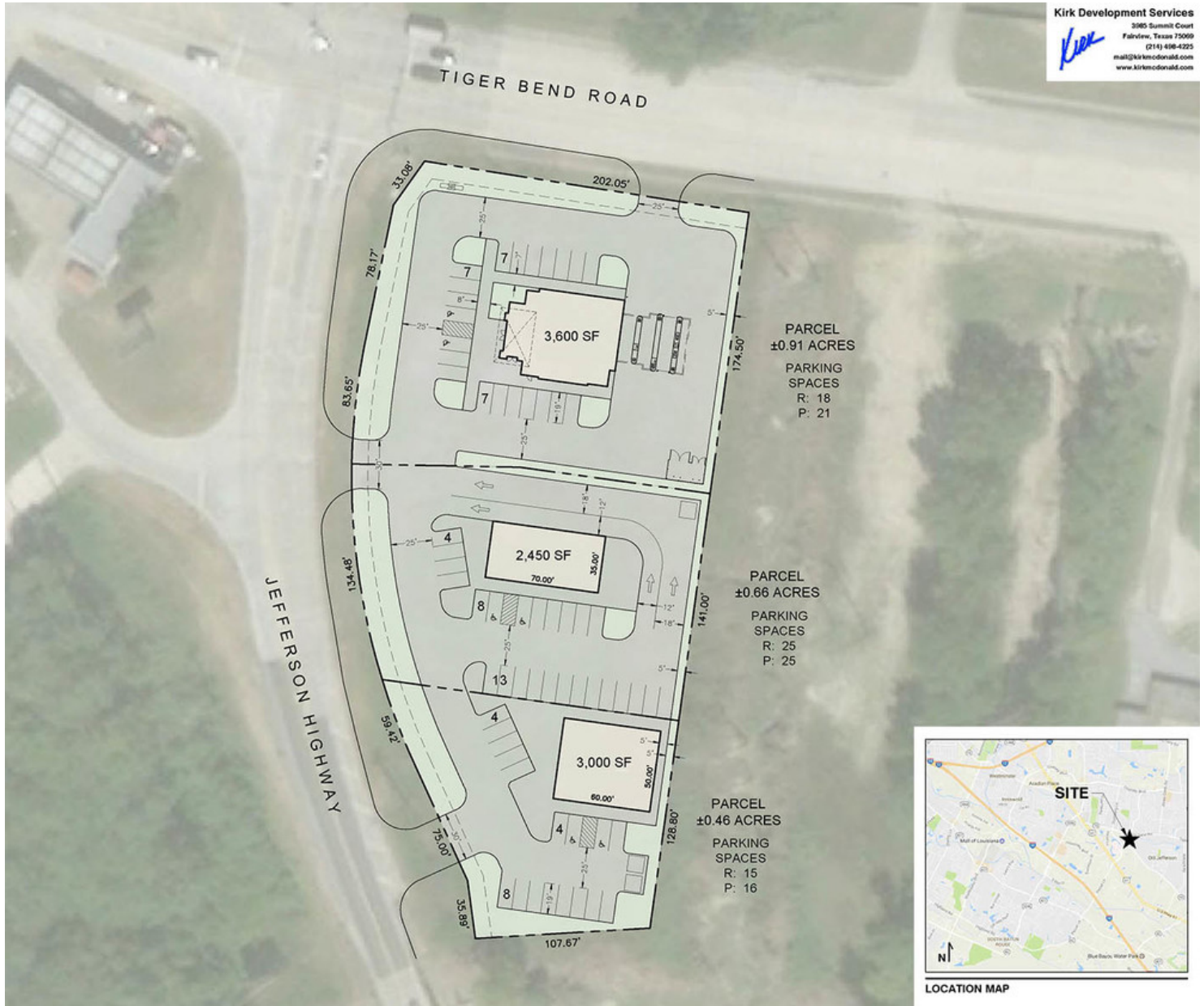
OF LOTS 3 | TOTAL LOT SIZE - | TOTAL LOT PRICE - | BEST USE OFFICE, RESTAURANT, QSR, BANK, RETAIL

STATUS	LOT #	SIZE	PRICE
Unavailable	A	0.91 Acres	\$800,000
Unavailable	B	0.66 Acres	\$460,000
Unavailable	C	0.46 Acres	\$300,000

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SAMPLE SITEPLAN



Kirk Development Services
 2985 Summit Court
 Fairview, Texas 75069
 (214) 496-4225
 mail@kirkdevelopment.com
 www.kirkdevelopment.com

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INTERIOR PHOTOS

**CONTACT:**

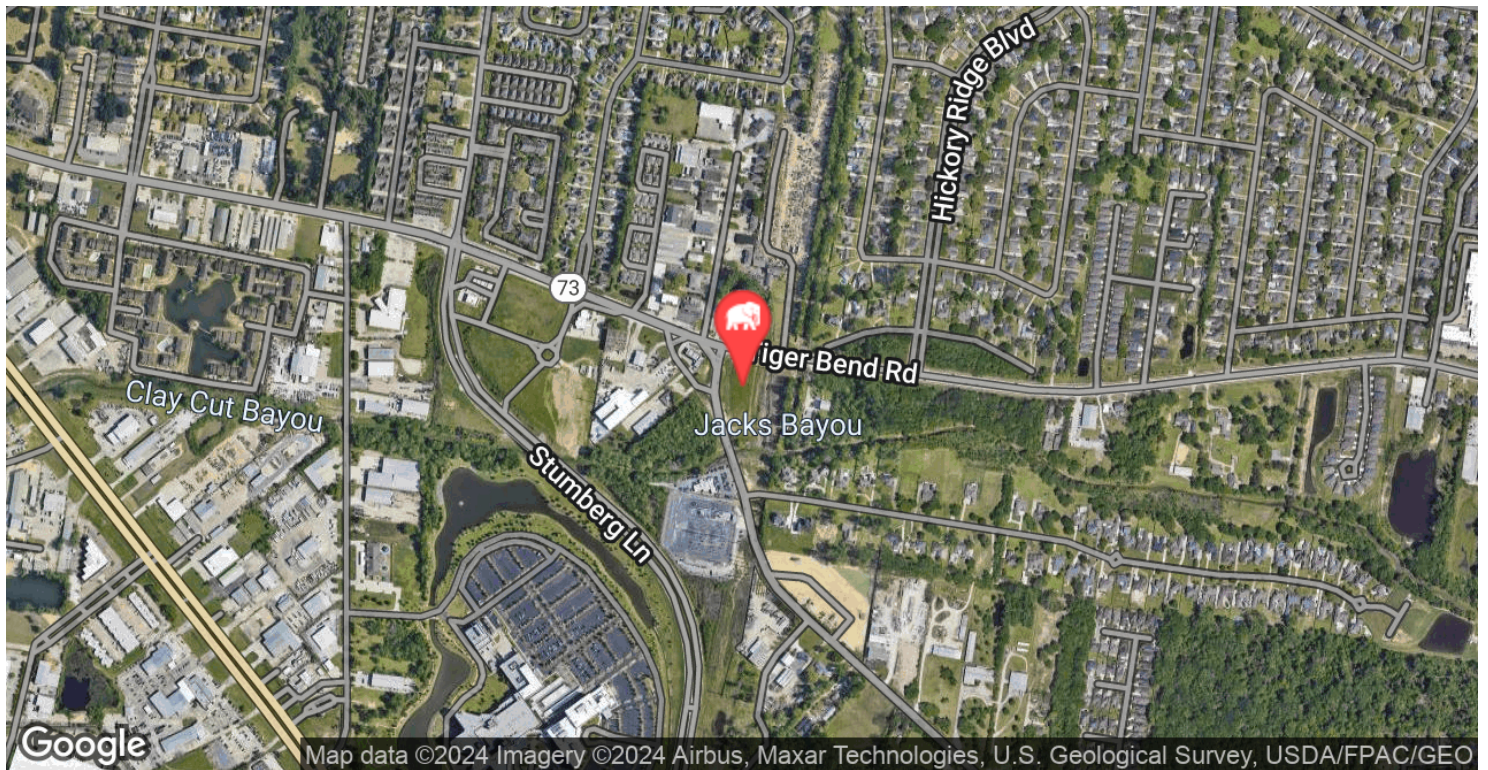
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LOCATION MAPS



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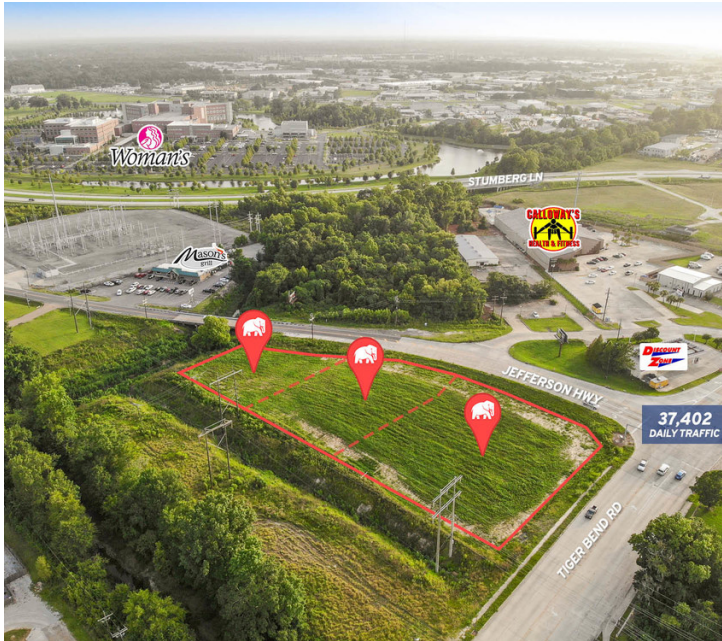
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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	Tiger Bend Rd
City, State, Zip	Baton Rouge, LA 70817
County	East Baton Rouge Parish
Market	LA-Baton Rouge
Cross-Streets	Jefferson Hwy / Tiger Bend Rd
Township	7S
Range	2E
Section	57
Side Of The Street	South
Street Parking	No
Signal Intersection	Yes
Road Type	Highway
Market Type	Large
Nearest Highway	LA-73 (Jefferson Hwy)
Nearest Airport	Baton Rouge Metropolitan

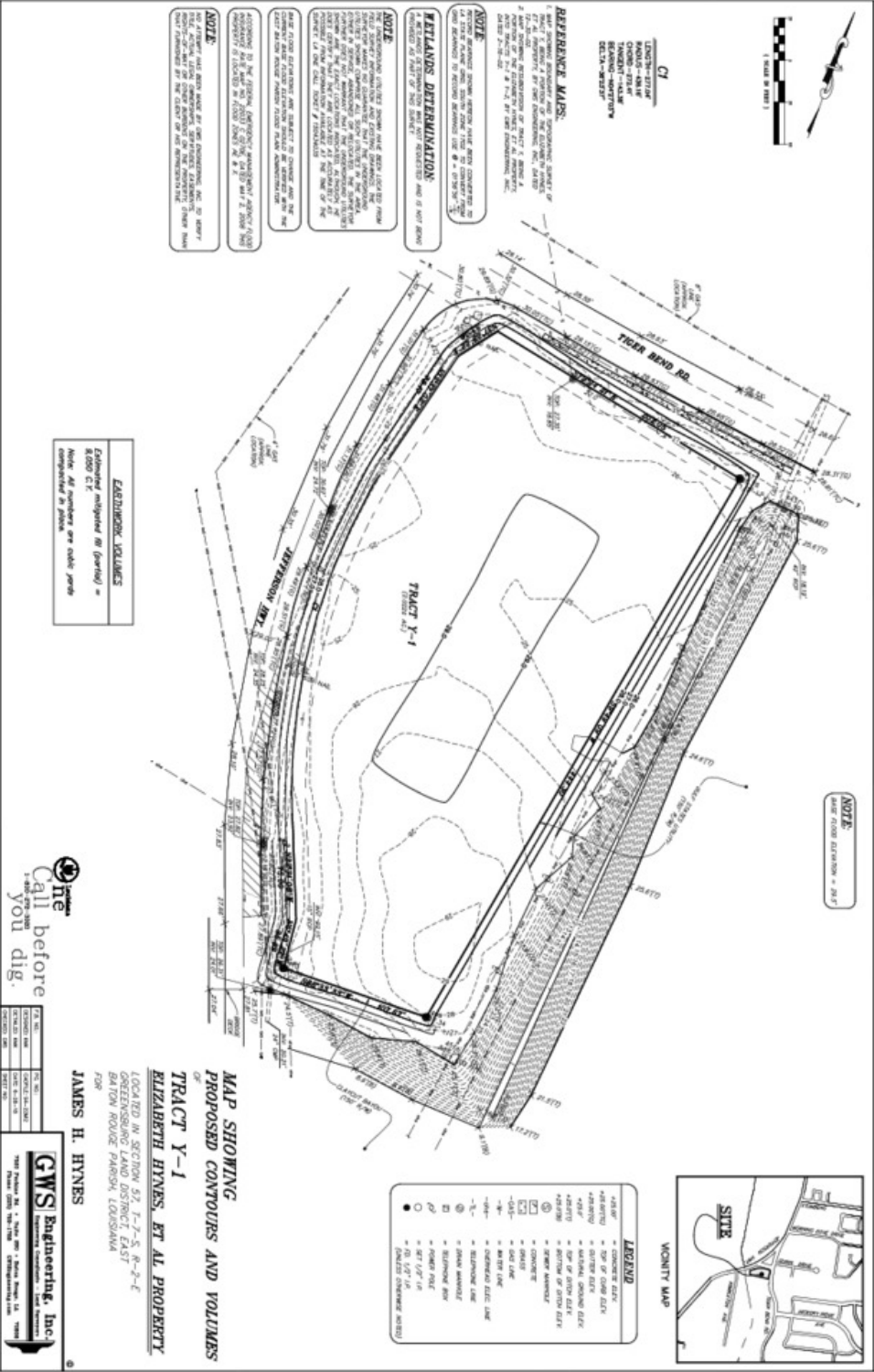
PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail-Pad / Street Retail / Office / Multifamily
Zoning	C2
Lot Size	2.022 Acres
APN #	1455672
Lot Frontage	721 ft
Lot Depth	202 ft
Corner Property	Yes
Traffic Count	37,402
Traffic Count Street	Jefferson Hwy / Tiger Bend Rd Intersection
Traffic Count Frontage	721 ft

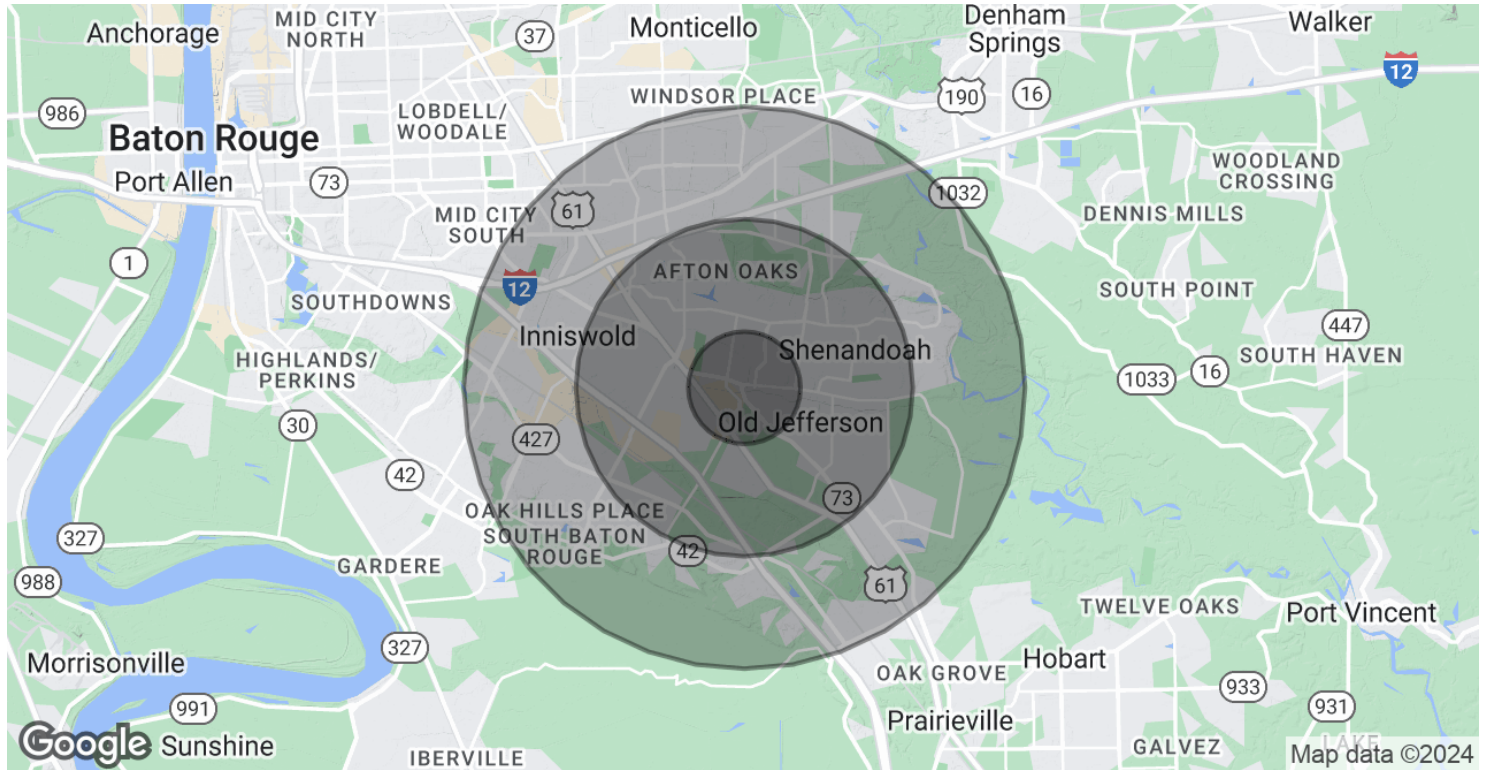
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SURVEY



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,385	55,519	142,403
Average age	38.3	36.7	36.7
Average age (Male)	38.0	35.6	34.7
Average age (Female)	38.6	37.8	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,012	22,881	58,378
# of persons per HH	2.5	2.4	2.4
Average HH income	\$80,227	\$82,465	\$82,062
Average house value	\$183,541	\$247,499	\$247,298

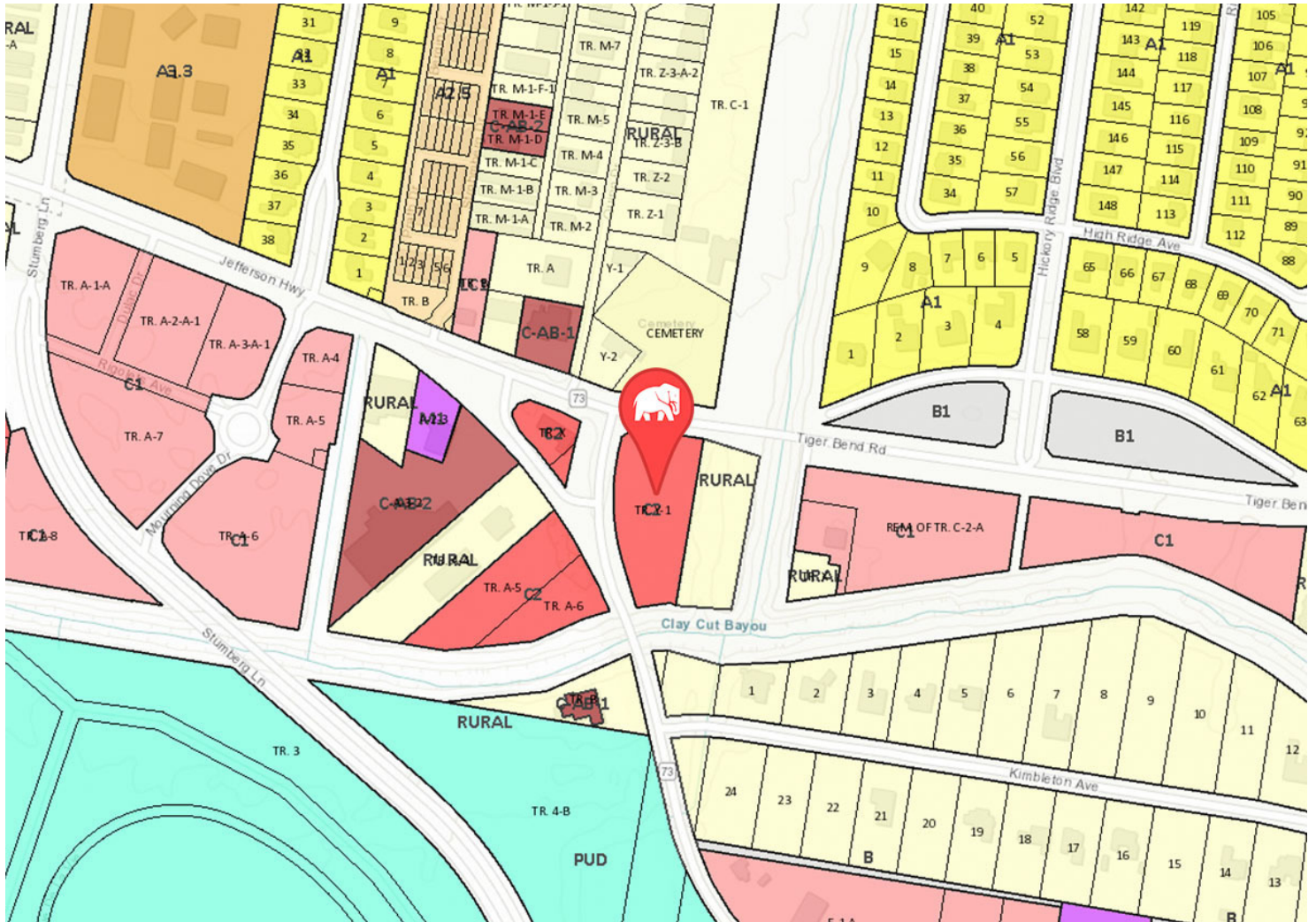
* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



C2 - HEAVY COMMERCIAL

The purpose of this district is to permit retail commercial uses serving the surrounding region Rezoning of properties to C2 will not be permitted after July 21, 1999.

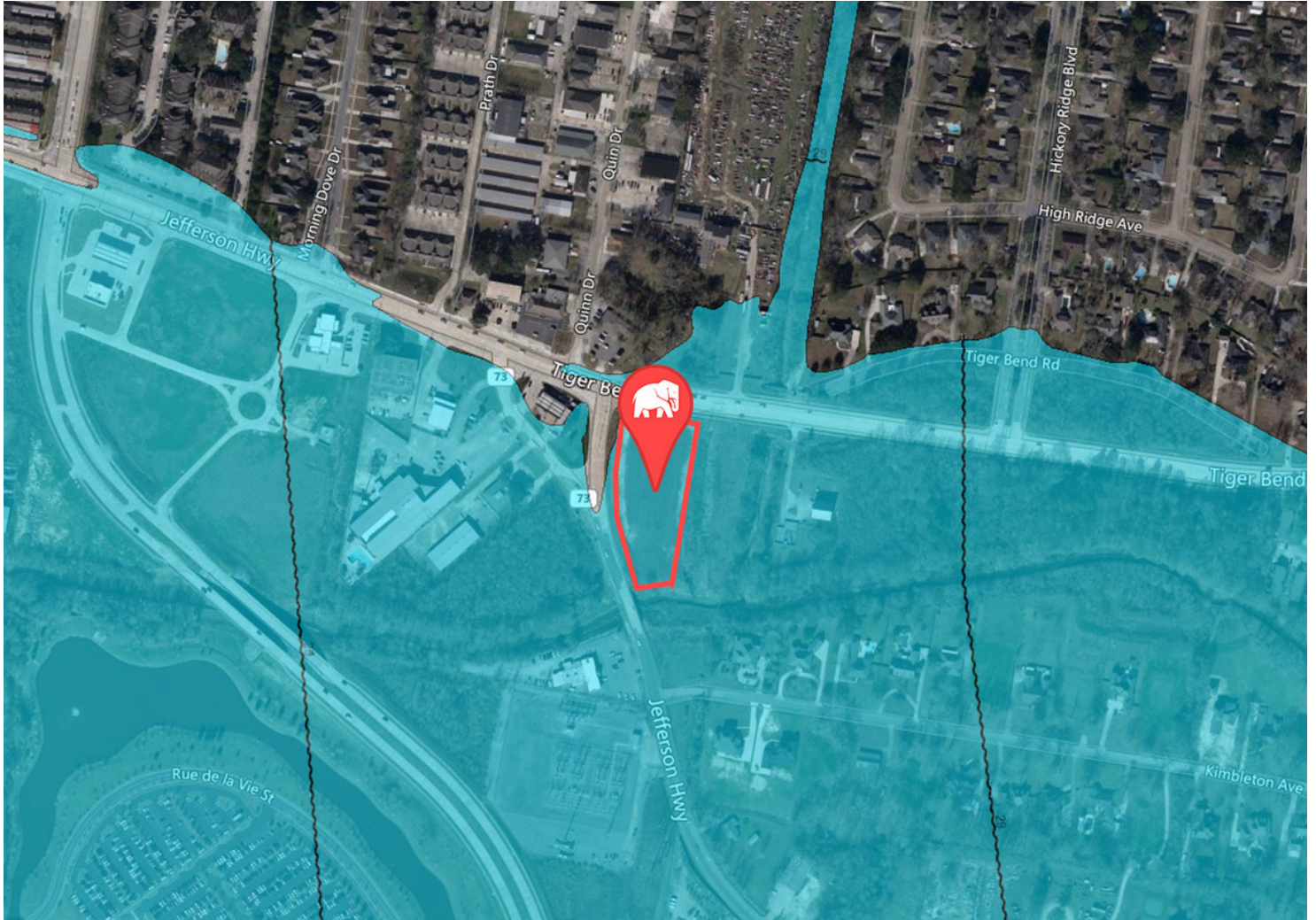
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE AE

The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

Source: maps.lsuagcenter.com/floodmaps

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