



LAND SURROUNDING NEW AMAZON FULFILLMENT CENTER

CORTANA PLACE BATON ROUGE, LA 70815



OFFERED: SALE / LEASE / BUILD-TO-SUIT UP TO 16.12 ACRES

- Multiple lots available (Ranging in size from 1 acre on up)
- At intersection of Florida Blvd (HWY 190) & Airline Hwy (HWY 61)
- 100,000+ Daily Traffic
- "Development Ready" with utilities and infrastructure already in place

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.



PARCEL #	SIZE		PRICE
	ACRES	SF	
1	-	-	SOLD
2	1.39	60,548	Contact Broker
3	-	-	SOLD
4	1.96	85,378	Contact Broker
5	7.19	313,196	Contact Broker
6	1.55	67,518	Contact Broker
7	2.87	125,017	Contact Broker
8	-	-	SOLD
9	1.16	50,530	Contact Broker
TOTAL/AVG.	16.12	702,187	Contact Broker

INTERIOR PHOTOS



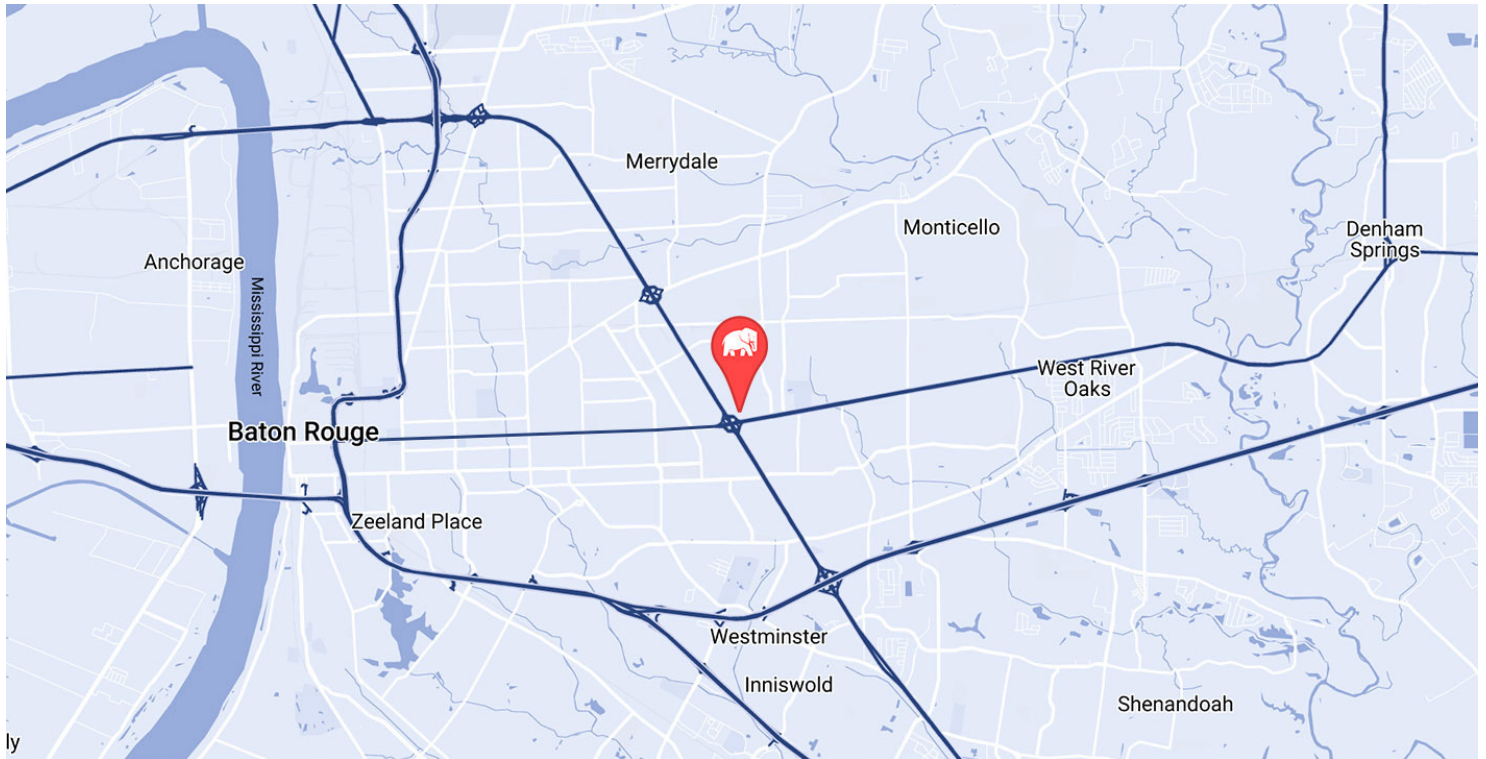
CONTACT:

WILL CHADWICK, MBA
225.368.7667

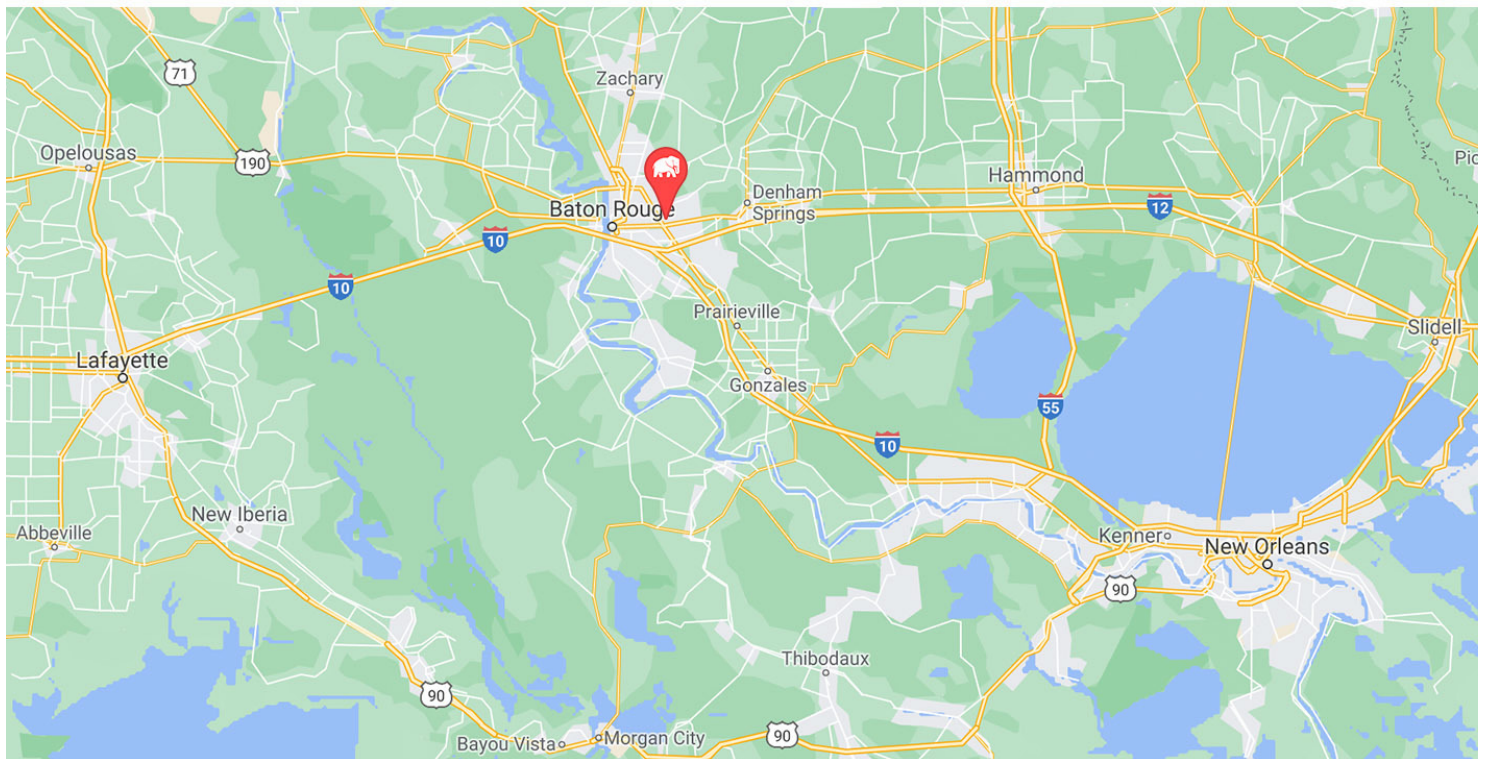
800.895.9329 | <https://elifinrealty.com> | March 2024

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.

LOCATION MAPS



MAP DATA ©2020 GOOGLE

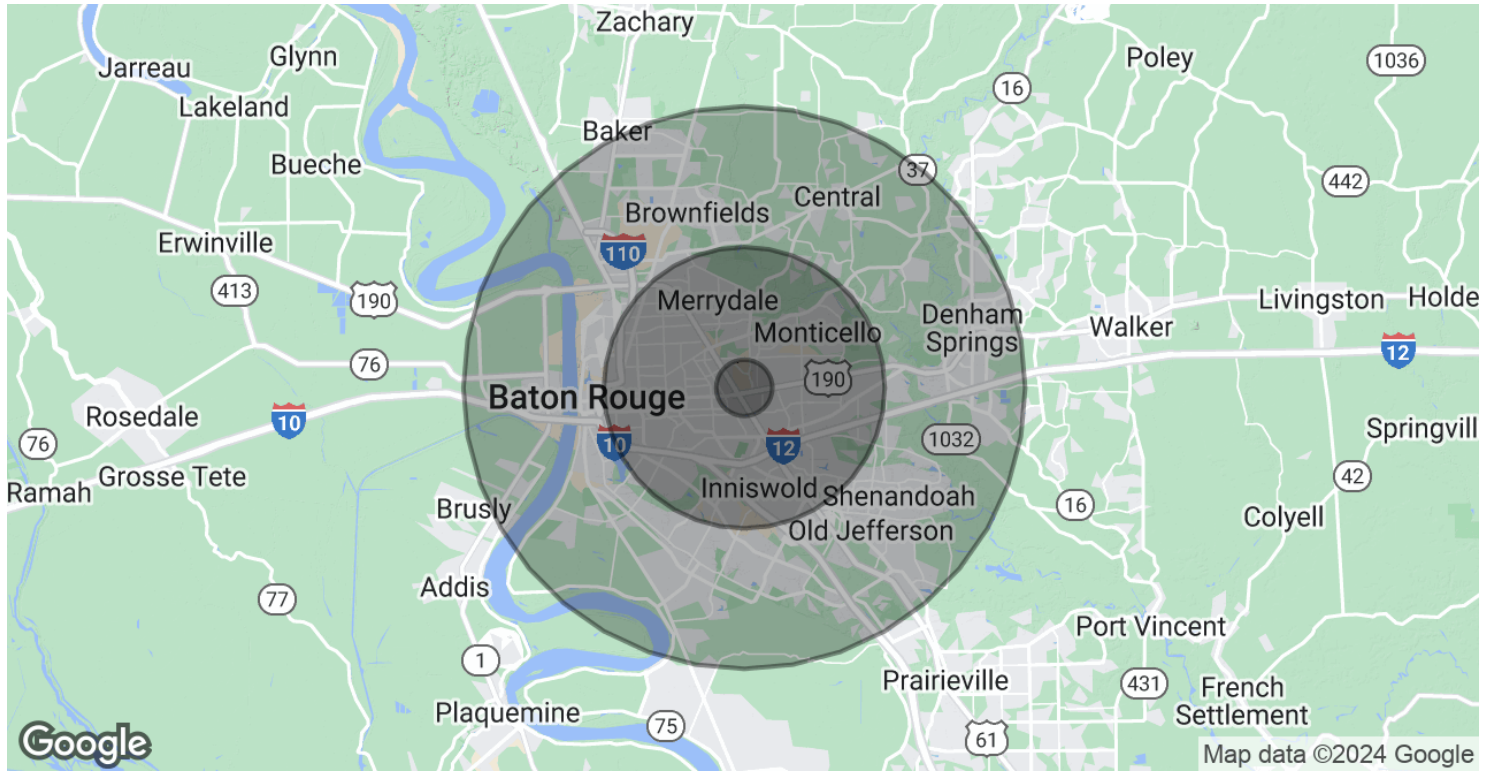
**CONTACT:**

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.

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,696	205,235	465,804
Average age	36.8	34.4	33.9
Average age (Male)	33.6	31.8	32.1
Average age (Female)	40.4	36.8	35.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,668	82,172	179,448
# of persons per HH	2.5	2.5	2.6
Average HH income	\$61,853	\$60,765	\$65,616
Average house value	\$152,623	\$214,365	\$232,725

* Demographic data derived from 2020 ACS - US Census

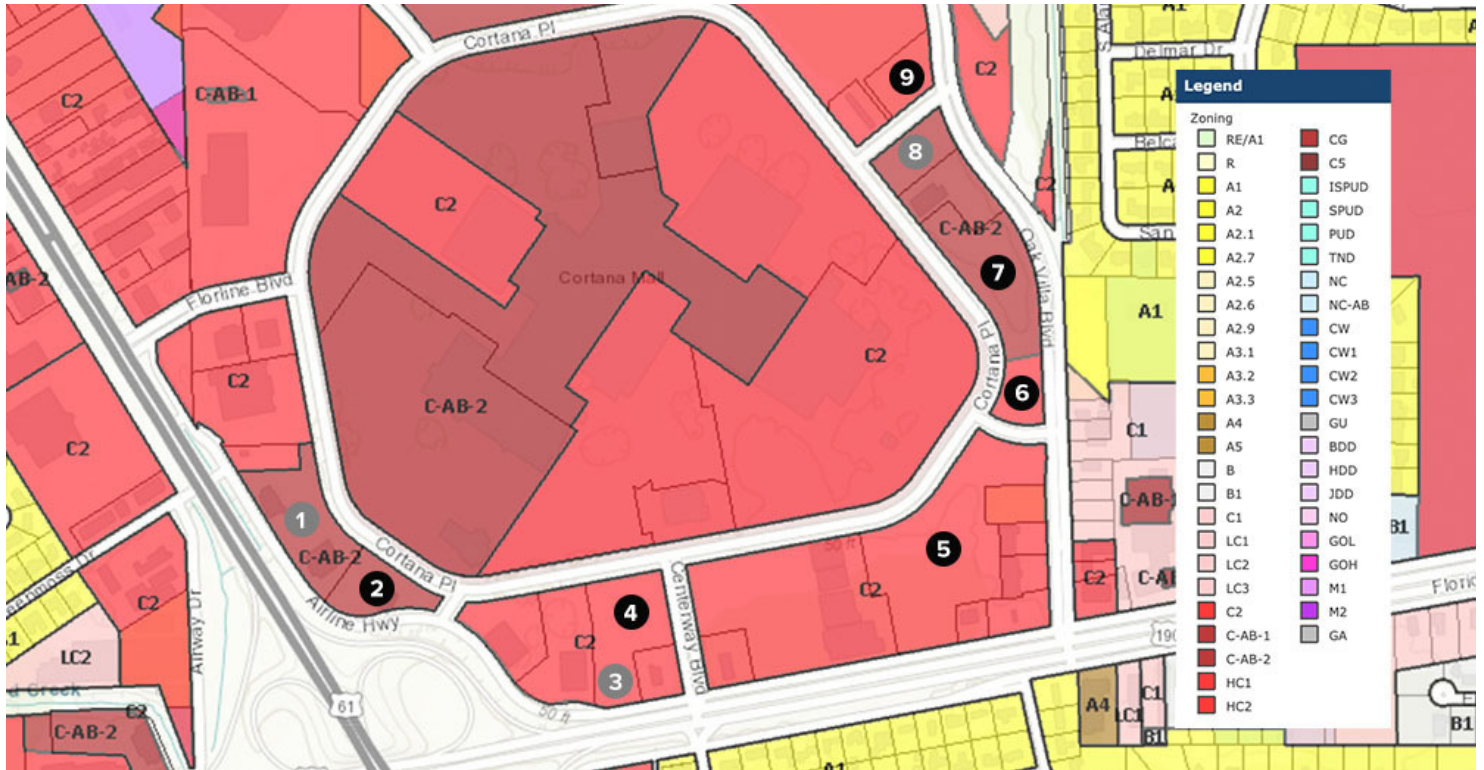
CONTACT:

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.

ZONING MAP



ZONING DESIGNATIONS

#	ZONING CODE	ZONING NAME
1 (SOLD)	(SOLD) C-AB-2	(SOLD) Commercial Alcoholic Beverage
2	C-AB-2	Commercial Alcoholic Beverage
3 (SOLD)	(SOLD) C2	(SOLD) Heavy Commercial
4	C2	Heavy Commercial
5	C2	Heavy Commercial
6	C2	Heavy Commercial
7	C-AB-2	Commercial Alcoholic Beverage
8 (SOLD)	(SOLD) C-AB-2	(SOLD) Commercial Alcoholic Beverage
9	C2	Heavy Commercial

CONTACT:

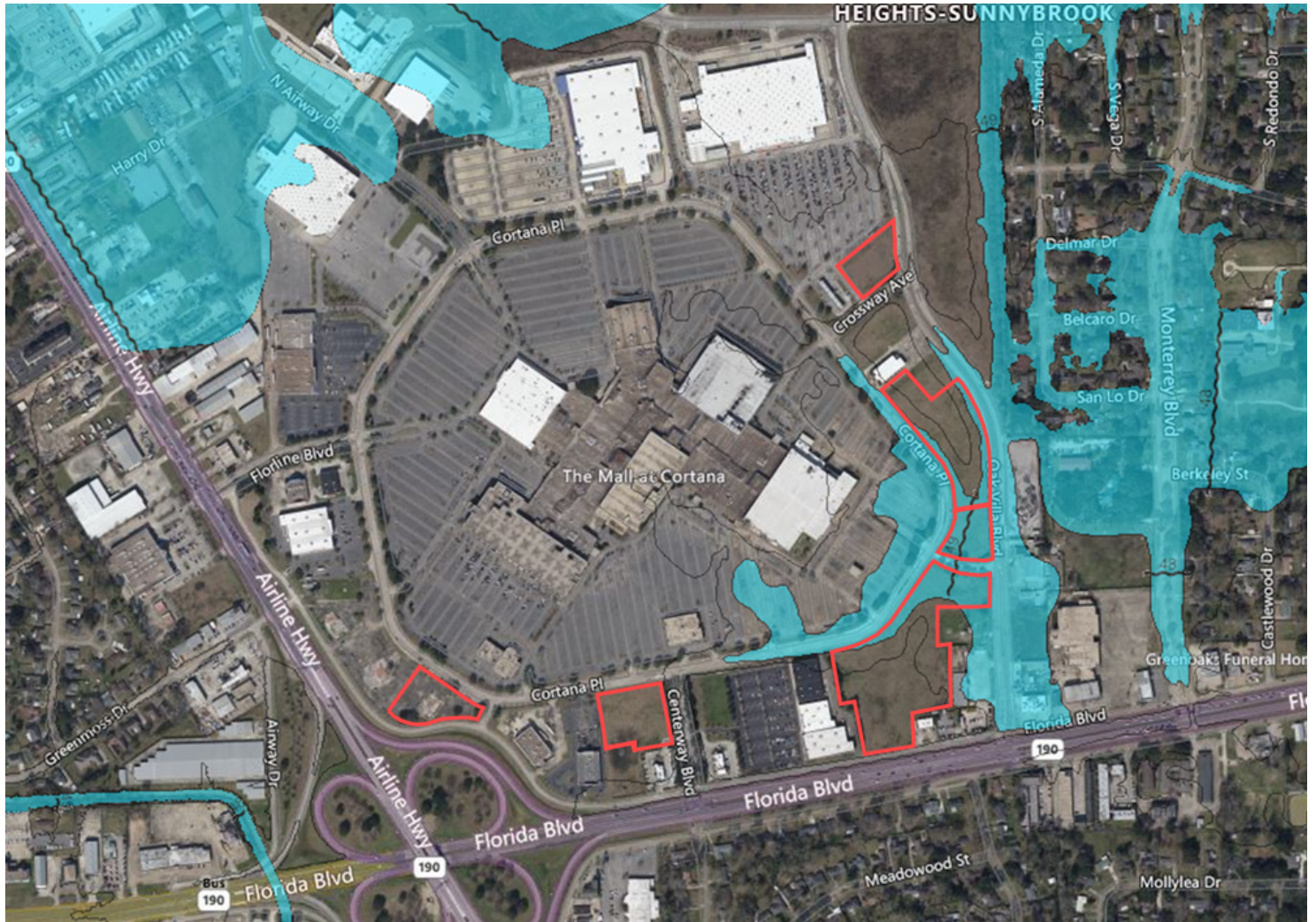
WILL CHADWICK, MBA
225.368.7667

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.

FLOOD ZONE MAP



FLOOD ZONE X & FLOOD ZONE AE

Most of the lots are in Flood Zone X. The easternmost lots near the connection of Cortana Place and Oak Villa Blvd are in Flood Zone AE (blue).

Source: maps.lsuagcenter.com/floodmaps

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.