



DEVELOPMENT LOT FRONTING AIRLINE HIGHWAY

AIRLINE HWY BATON ROUGE, LA 70817



OFFERED: FOR SALE

SALE PRICE: \$24/SF (\$1,836,000)

CONTACT:

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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 parcel sits just off of the intersection of Airline Hwy and Baringer Foreman Rd and directly in front of a new Office/Retail development, Barringer Block.
- With the active development underway immediately adjacent to the property and substantial investment made in 88 acres across Airline Highway, this parcel presents a clear opportunity for a developer to take advantage of the momentum in the area.
- The access road from Airline Highway is already constructed with dual access from Baringer Foreman Rd via Barringer Block.
- High visibility and generous frontage to the 32,300 vehicles passing per day.
- This property's C2 (Heavy Commercial) zoning allows for a multitude of business uses.

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INTERIOR PHOTOS

**CONTACT:**

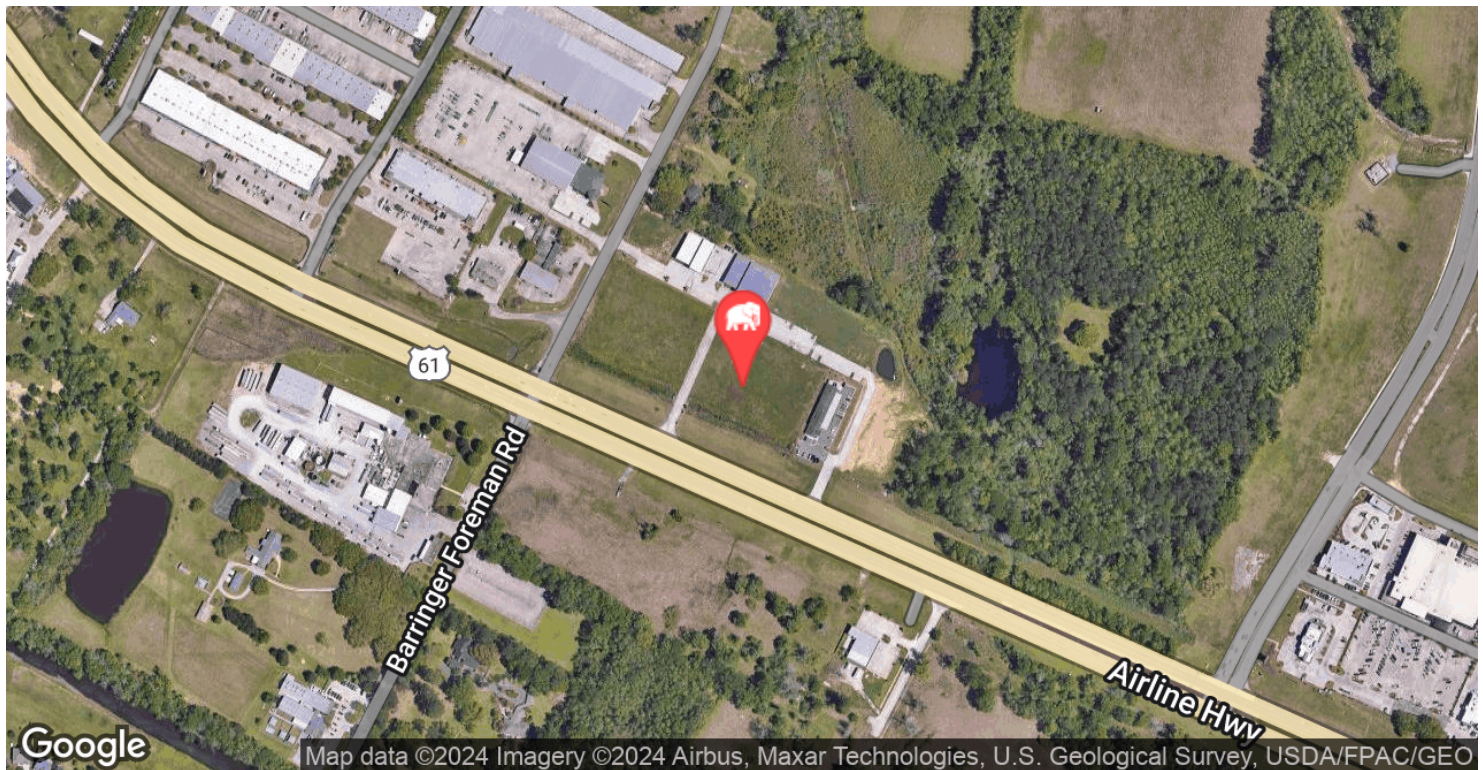
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LOCATION MAP



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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	Airline Hwy
City, State, Zip	Baton Rouge, LA 70817
County	East Baton Rouge Parish
Market	LA-Baton Rouge
Cross-Streets	Airline Hwy / Baringer Foreman Rd
Township	8S
Range	2E
Section	51
Side Of The Street	Northeast
Street Parking	No
Signal Intersection	Yes
Road Type	Highway
Market Type	Large
Nearest Highway	Hwy 61 (Airline Hwy)
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

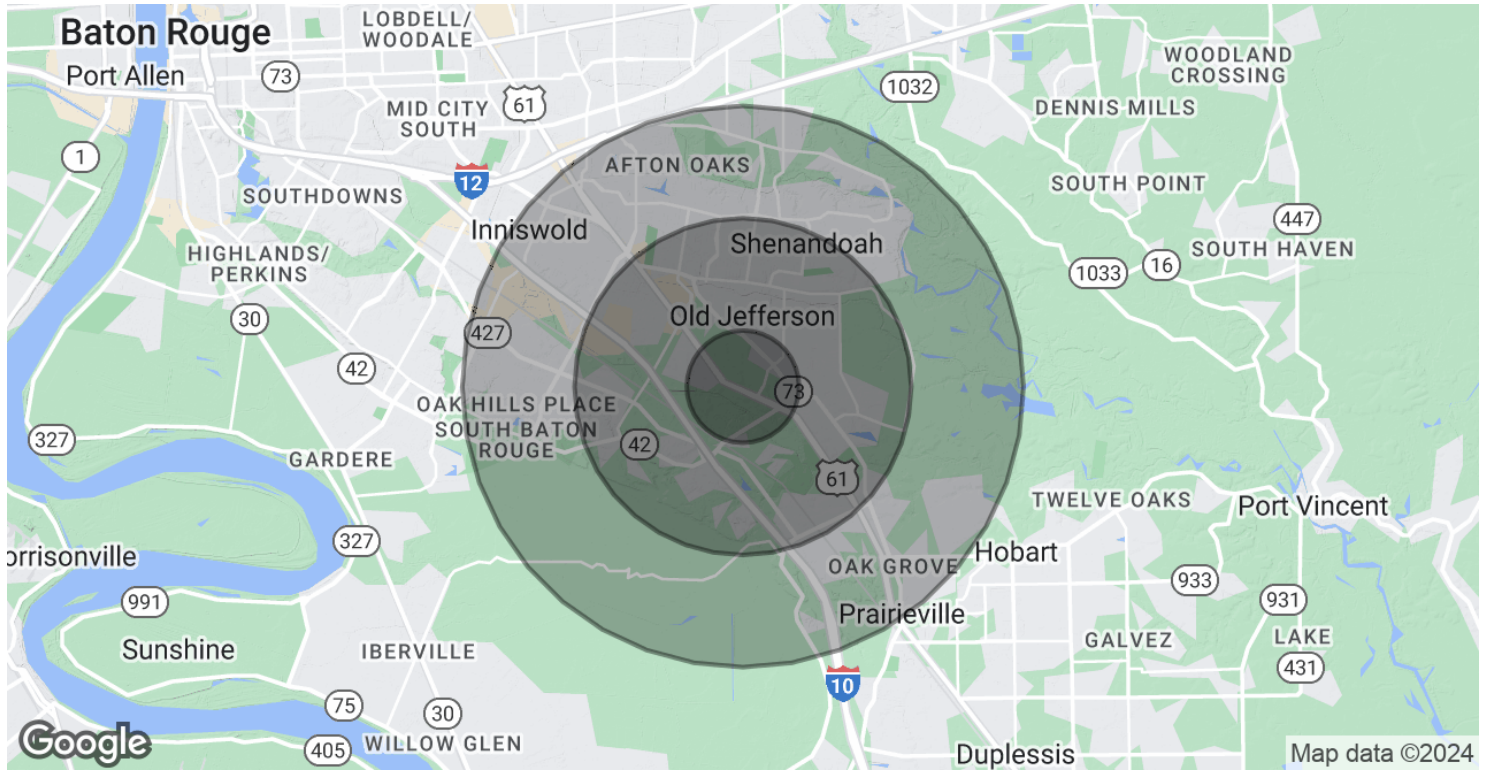
Property Type	Land
Property Subtype	Retail / Office / Multifamily / Other
Zoning	C2
Total Lot Size	1.75 Acres
APN #	30822079
Corner Property	No
Traffic Count	32,300
Traffic Count Street	Airline Hwy

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,595	33,048	98,889
Average age	34.1	36.9	37.0
Average age (Male)	31.7	35.3	35.8
Average age (Female)	35.8	38.3	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,452	12,888	39,099
# of persons per HH	2.5	2.6	2.5
Average HH income	\$86,351	\$96,476	\$91,831
Average house value	\$235,230	\$281,672	\$273,954

* Demographic data derived from 2020 ACS - US Census

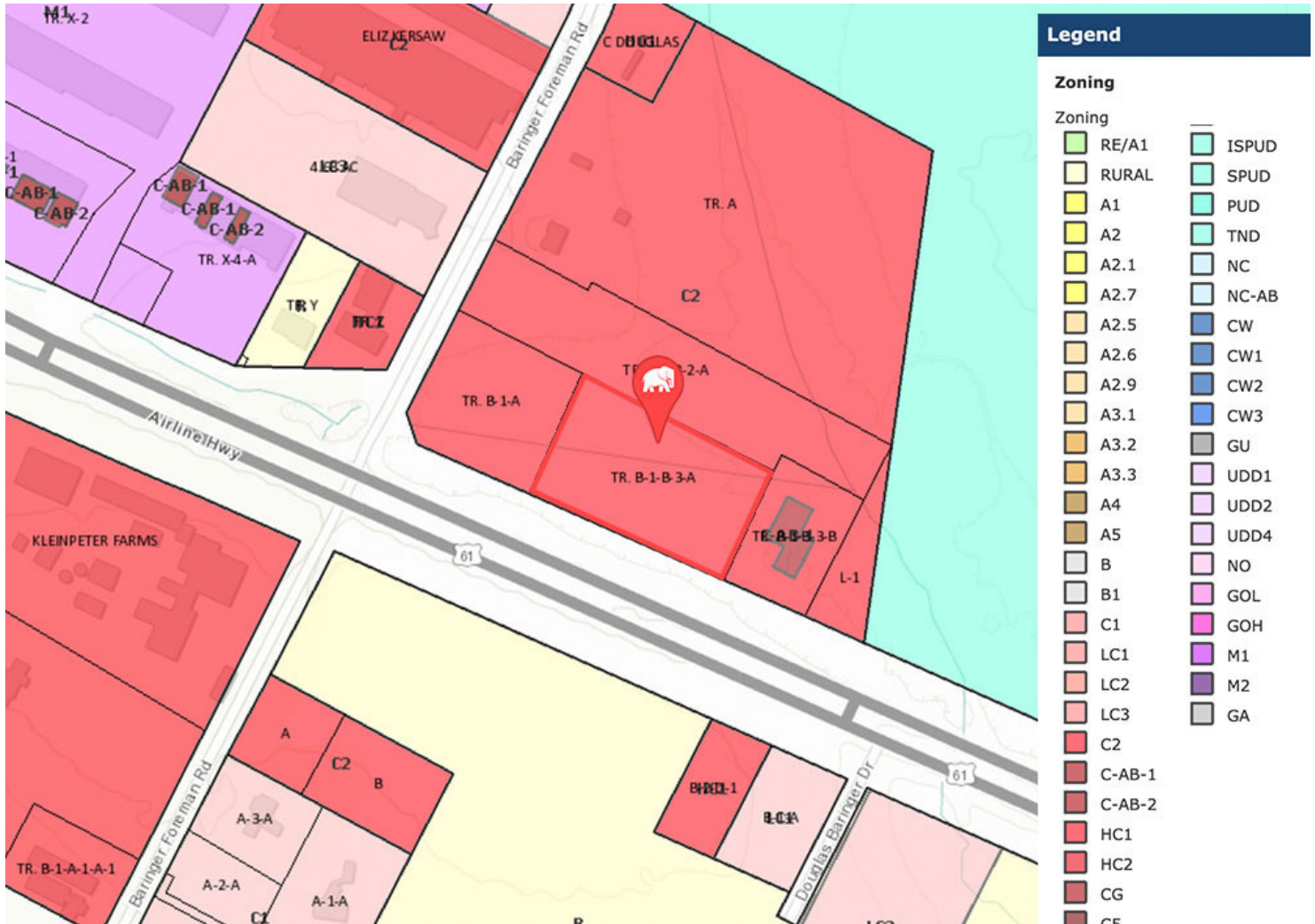
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ZONING MAP



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.

This property's C2 (Heavy Commercial) zoning allows for a multitude of business uses.

Source: The municipality in which the property is located

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