



REDEVELOPMENT OPPORTUNITY FRONTING AIRLINE HWY W/ 43,837 VPD

4902 AIRLINE HWY BATON ROUGE, LA 70805



OFFERED: FOR SALE

SALE PRICE: \$1,900,000 (\$12.46/SF)

±3.5 ACRES | ±1,007 FEET OF TOTAL FRONTAGE

- Existing improvements to be demolished
- For sale as redevelopment purposes only
- Zoned C2 (Heavy Commercial)
- Flood Zone X

CONTACT:

PERRY MUSGROW
225.931.0943

800.895.9329 | <https://elifinrealty.com> | December 2023

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 3.5-acre parcel is located on a hard corner of Airline Hwy and North Foster Dr.
- The existing improvements will be demolished and the property is for sale for redevelopment purposes only.
- The highly visible location fronting Airline Hwy is ideal for a multifamily, gas station, or retail center development. It boasts high traffic count of 43,837,
- Lot frontage is 1,007' and depth of 796.5'. This location has easy access to I-110, the airport and all points in north Baton Rouge.
- Property is zoned C2 (Heavy Commercial) and in flood zone X.

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INTERIOR PHOTOS

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	4902 Airline Hwy
City, State, Zip	Baton Rouge, LA 70805
County	East Baton Rouge
Market	LA - Baton Rouge
Sub-Market	Northside
Cross-Streets	Airline Hwy / N Foster Dr
Location Description	Block 1, Lot Sec 2
Township	6S
Range	1E
Section	37, 38
Side Of The Street	South
Street Parking	No
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	Hwy 190 (Airline Hwy)
Nearest Airport	Baton Rouge Metropolitan Airport

PROPERTY INFORMATION

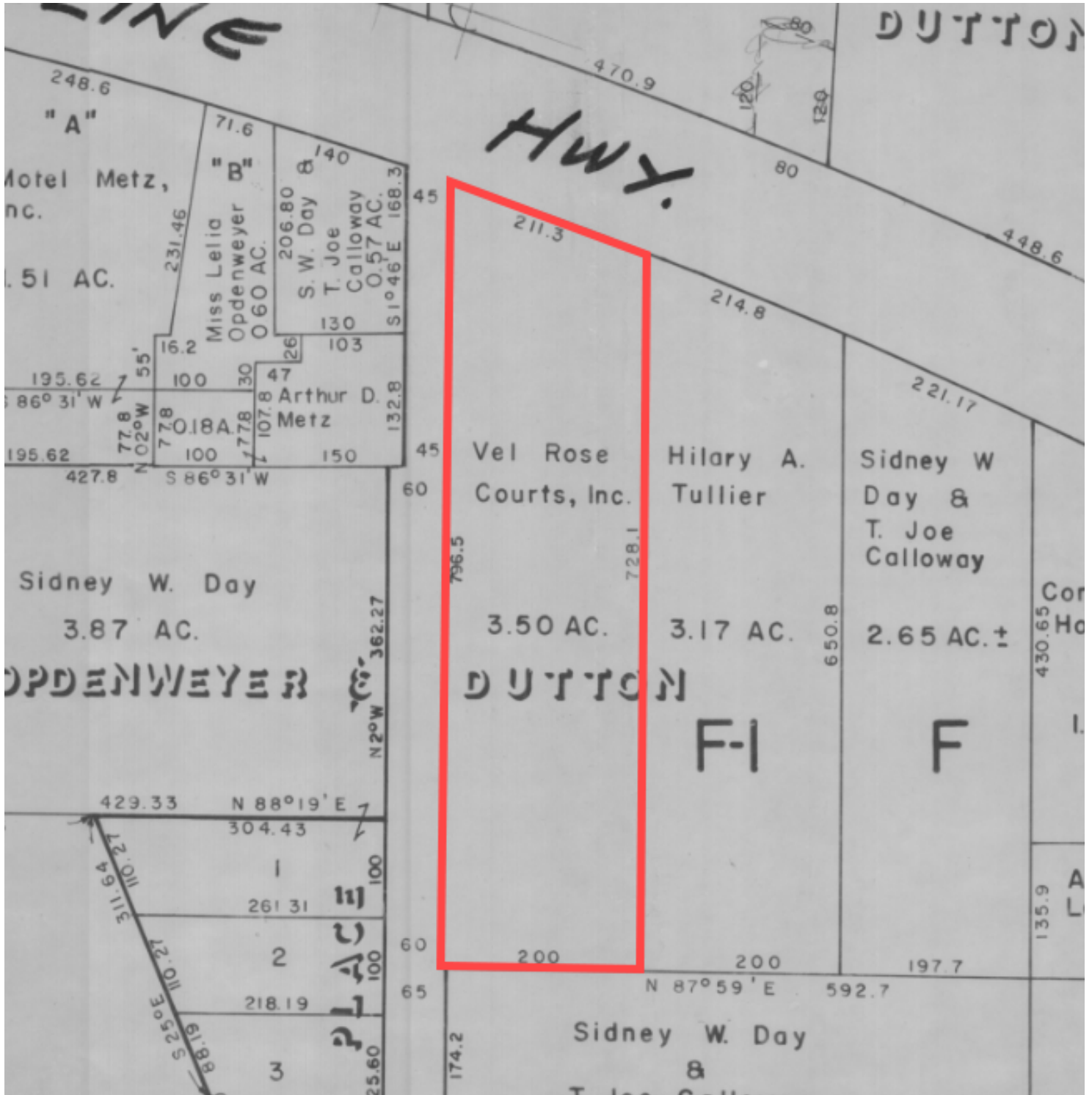
Property Type	Land
Property Subtype	Other
Zoning	C2
Lot Size	3.5 Acres
APN #	469521
Lot Frontage	1,007.8 ft
Lot Depth	796.5 ft
Corner Property	Yes
Traffic Count	43,837
Traffic Count Street	Airline Hwy at N Foster Dr

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SURVEY



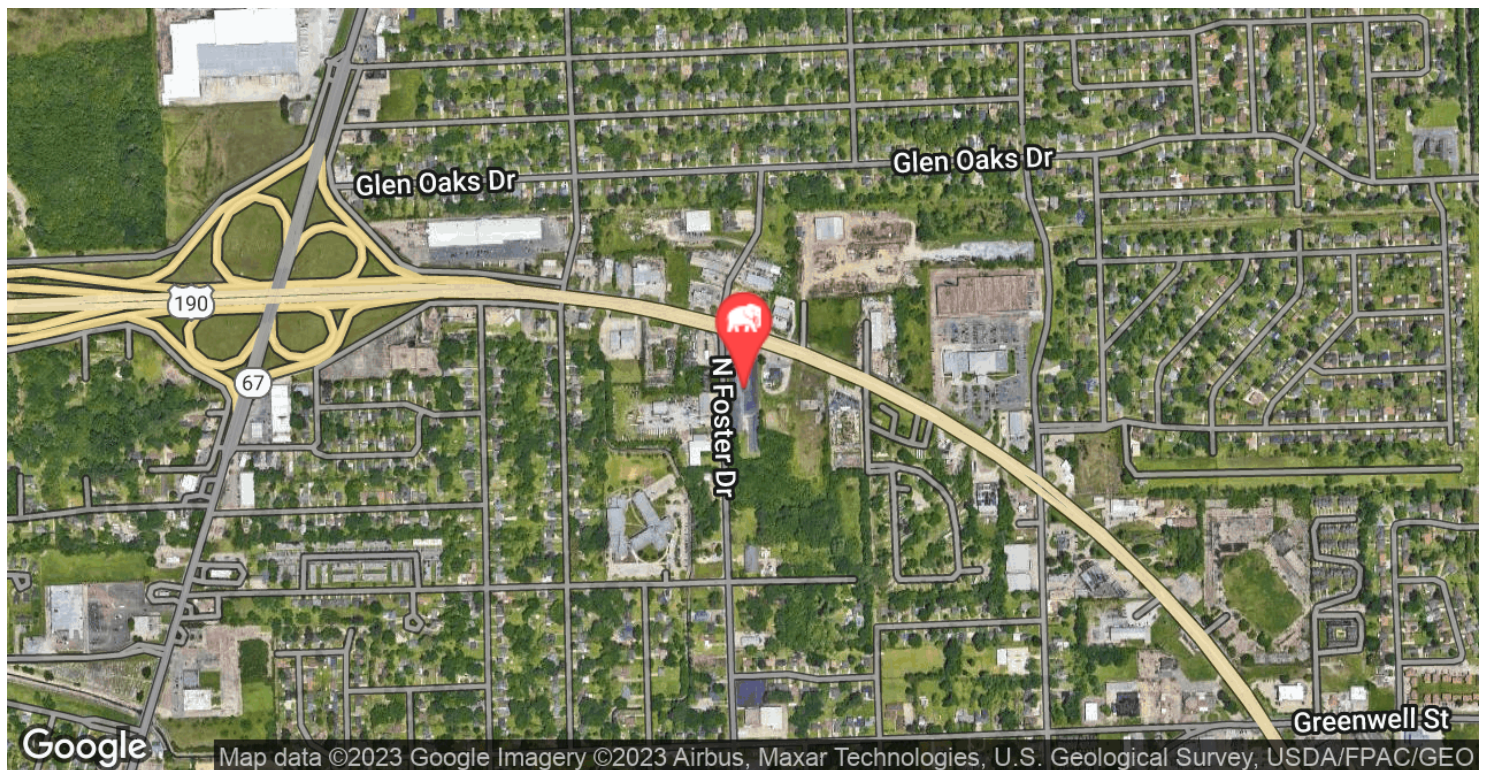
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LOCATION MAPS



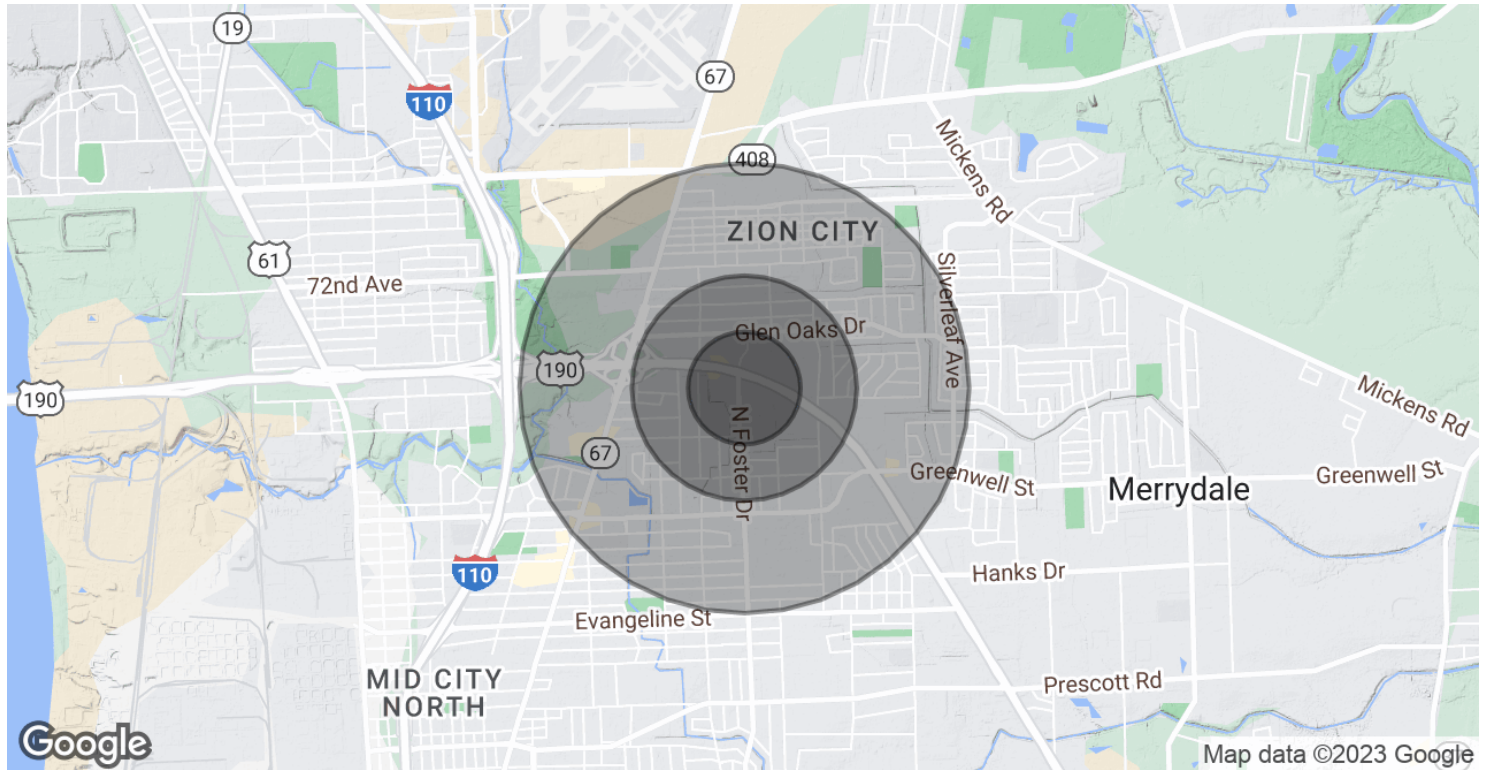
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	785	3,561	12,789
Average Age	23.5	22.4	27.9
Average Age (Male)	19.7	18.5	23.7
Average Age (Female)	33.0	30.5	33.9

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	164	786	4,244
# of Persons per HH	4.8	4.5	3.0
Average HH Income	\$41,393	\$35,477	\$32,128
Average House Value	\$131,601	\$124,665	\$98,249

* Demographic data derived from 2020 ACS - US Census

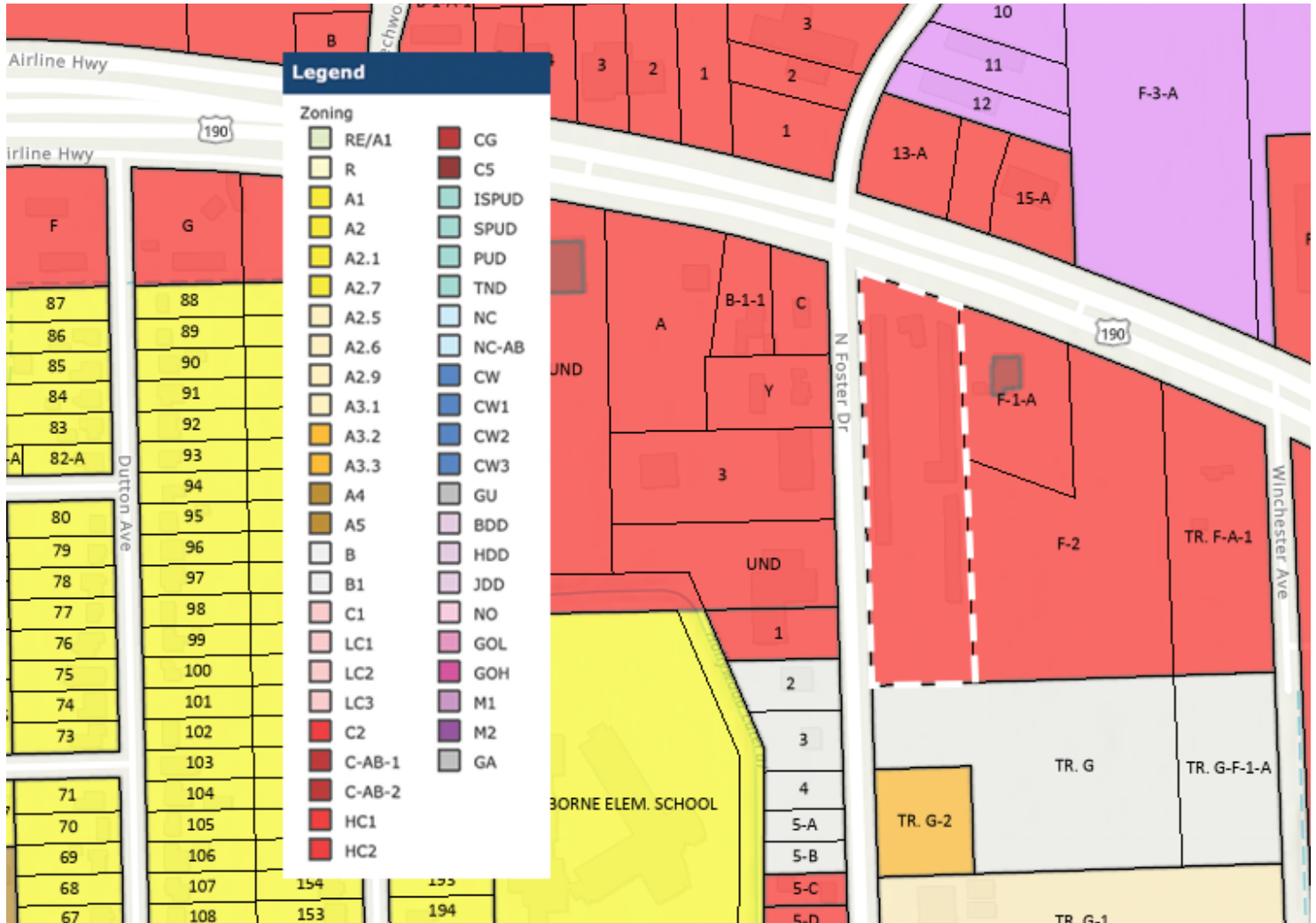
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ZONING MAP



C2 - HEAVY COMMERCIAL

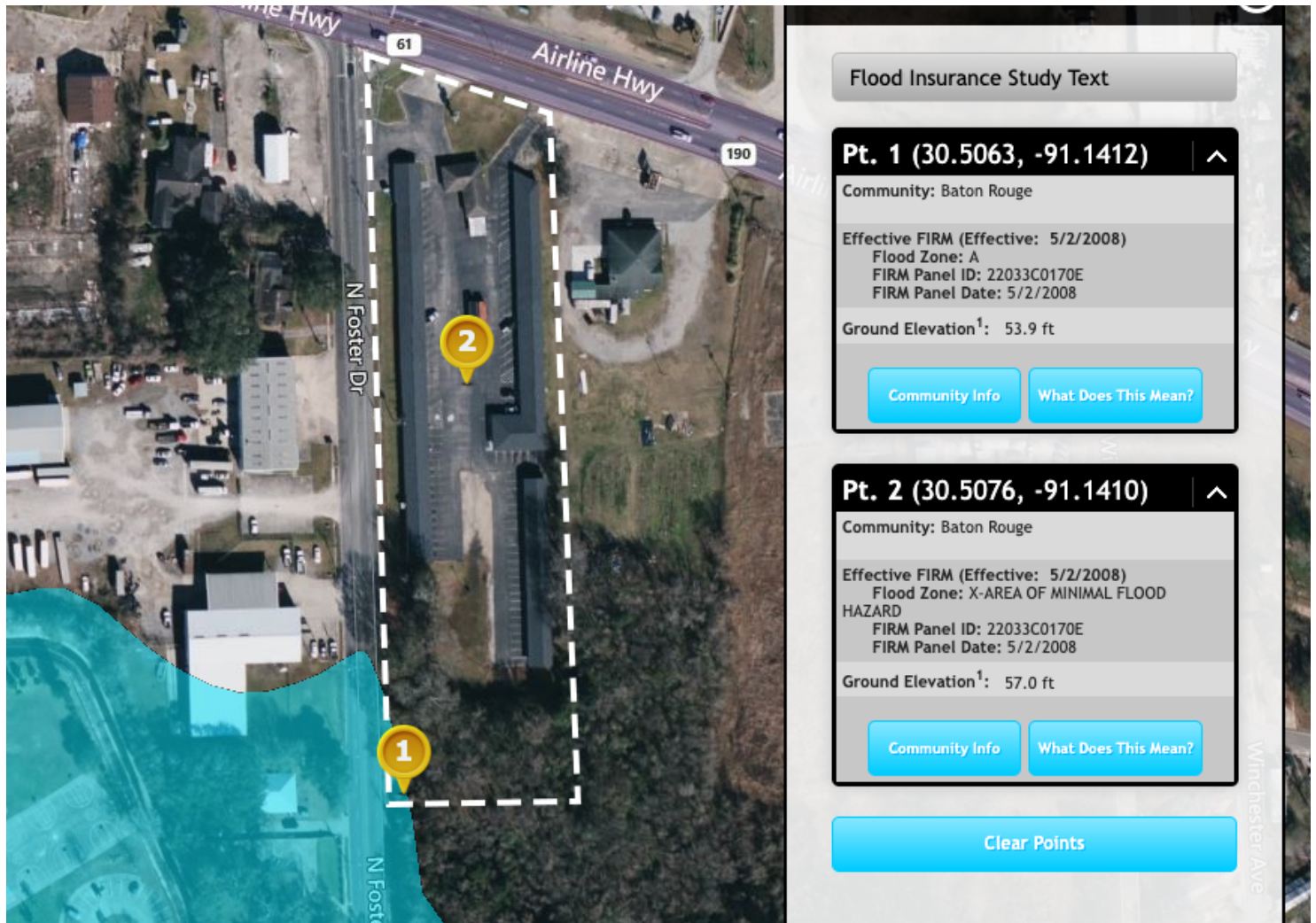
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

The vast majority of the property lies within Flood Zone X. A small portion on the southwest corner of the property lies in Flood Zone A.

Source: maps.lsuagcenter.com/floodmaps

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