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170-Room Hotel at I-12 / Airline Hwy Interchange

9901 GWENADELE AVE, BATON ROUGE, LA 70816

Executive Summary

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Offering Summary

Total Sale Price \$4,400,000

Number of Rooms 170

With direct access to I-12 and frontage along Airline Hwy, this 170-room hotel is strategically positioned for maximum visibility ($\pm 179,181$ daily traffic). The property's proximity to local hot spots, including the Mall of Louisiana, Hammond Aire Shopping Center, and the Our Lady of the Lake Regional Medical Center, ensures a steady flow of visitors. The three-story hotel is equipped with a pool and large, off-street parking lot. The property, currently vacant, presents an opportunity for significant redevelopment in an excellent location.



Property Information

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Location Information

Street Address	9901 Gwenadele Ave
City, State, Zip	Baton Rouge, LA 70816
County	East Baton Rouge Parish
Subdivision	Anthony Nolan Tract
Location Description	Lot Y-3-A
Township	7S
Range	1E
Section	62, 87, 100
Nearest Highway	Hwy 61 (Airline Hwy), I-12
Nearest Airport	Baton Rouge Metropolitan

Property Information

Property Type	Hospitality
Lot Size	±2.71 Acres
Zoning	C-AB-2
APN #	106771
Traffic Count	±179,181

Building Information

Number of Rooms	170
Number of Floors	3
Number of Buildings	2
Parking Type	Surface
Free Standing	Yes



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Exterior Photos

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Aerial - Facing Northwest

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Tourism & Events in Baton Rouge

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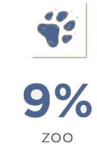


Entertainment in Louisiana's Capital City

As Louisiana's Capital City, Baton Rouge is the heart and soul of the state's eclectic culture. With over 300 years of history, Baton Rouge has a colorful story to tell, which can be tasted through our culinary offerings, seen through the picturesque views of the Mississippi River and historical landmarks and experienced through the vibrant arts and culture scene. In the "Red Stick," every day is worth celebrating, even more so through our festivals and events held throughout the year. So, sit back, relax and let us make the planning easy – we'll be waiting to welcome you with Southern hospitality and an authentic Louisiana experience!

- ★ **11 million+** visitors per year
- ★ **\$958,000,000** spent by visitors
- ★ **340 Yearly** meetings, conventions, & events
- ★ **38,200 Jobs** supported by Tourism
- ★ **870,569** Population in MSA
- ★ **305,441** Households in MSA
- ★ **\$270,000** Median Home Sale Price

Activities & Experiences (Top 10)



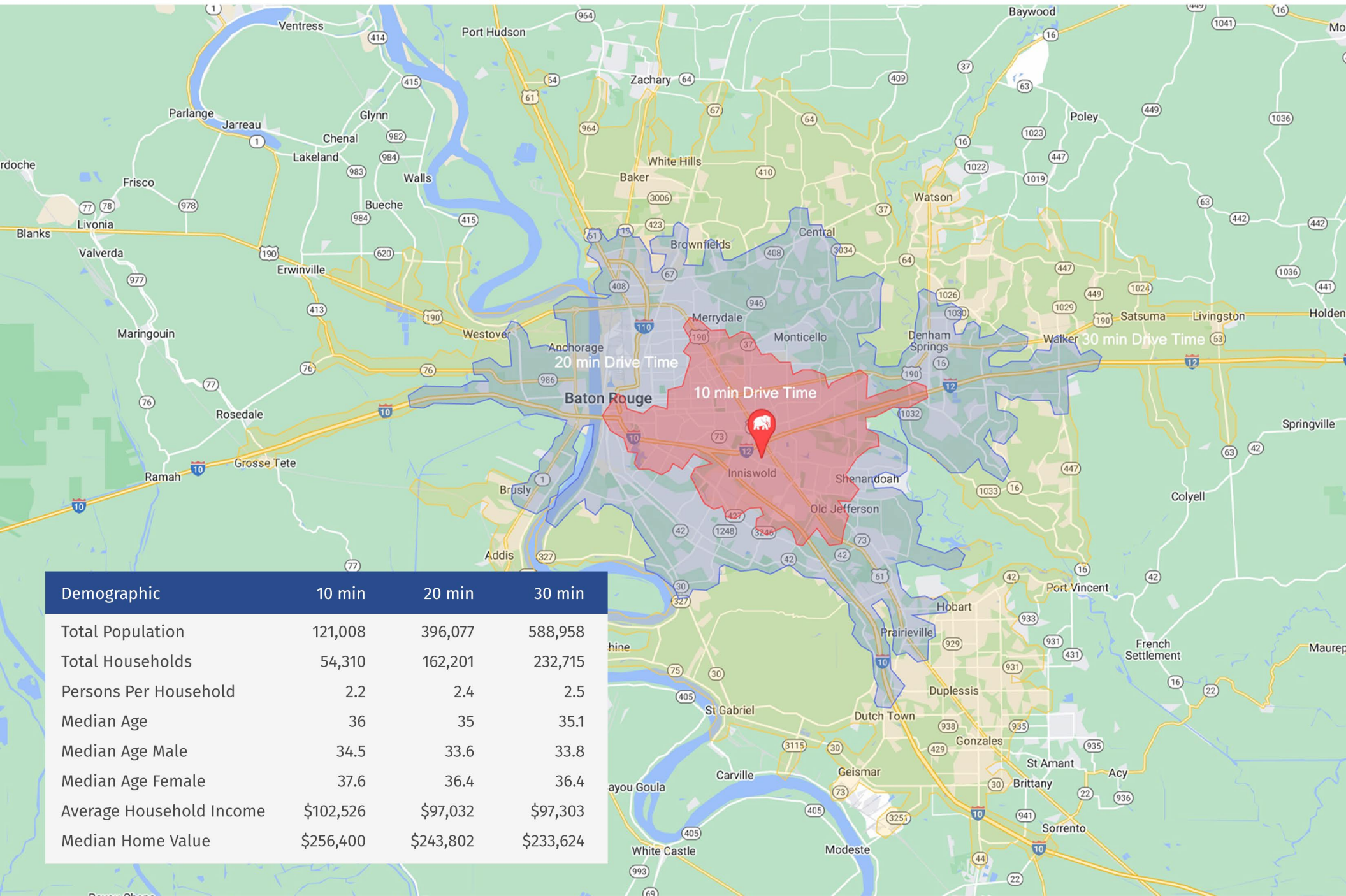
Source: VisitBatonRouge.com, census.gov, datausa.io



Drive Time Demographics

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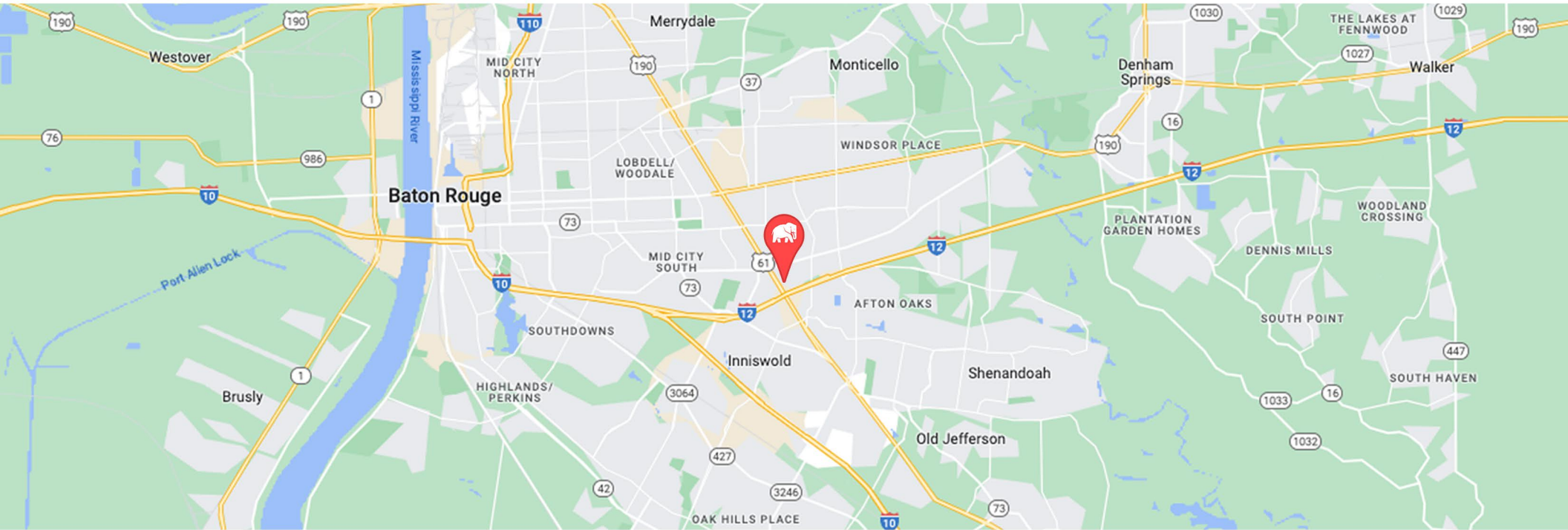


Demographic	10 min	20 min	30 min
Total Population	121,008	396,077	588,958
Total Households	54,310	162,201	232,715
Persons Per Household	2.2	2.4	2.5
Median Age	36	35	35.1
Median Age Male	34.5	33.6	33.8
Median Age Female	37.6	36.4	36.4
Average Household Income	\$102,526	\$97,032	\$97,303
Median Home Value	\$256,400	\$243,802	\$233,624

Location Maps

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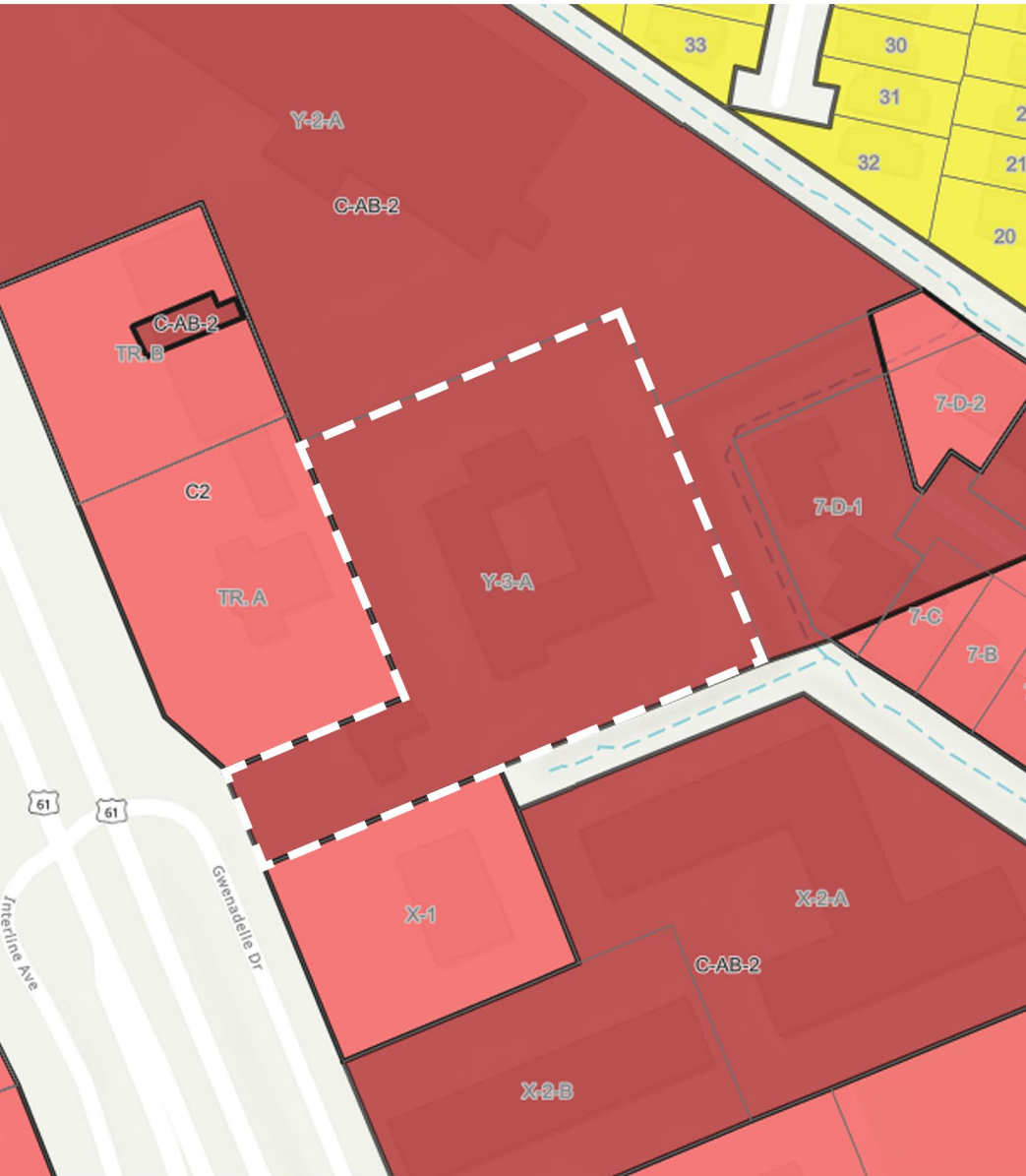
MAP DATA PROVIDED BY GOOGLE



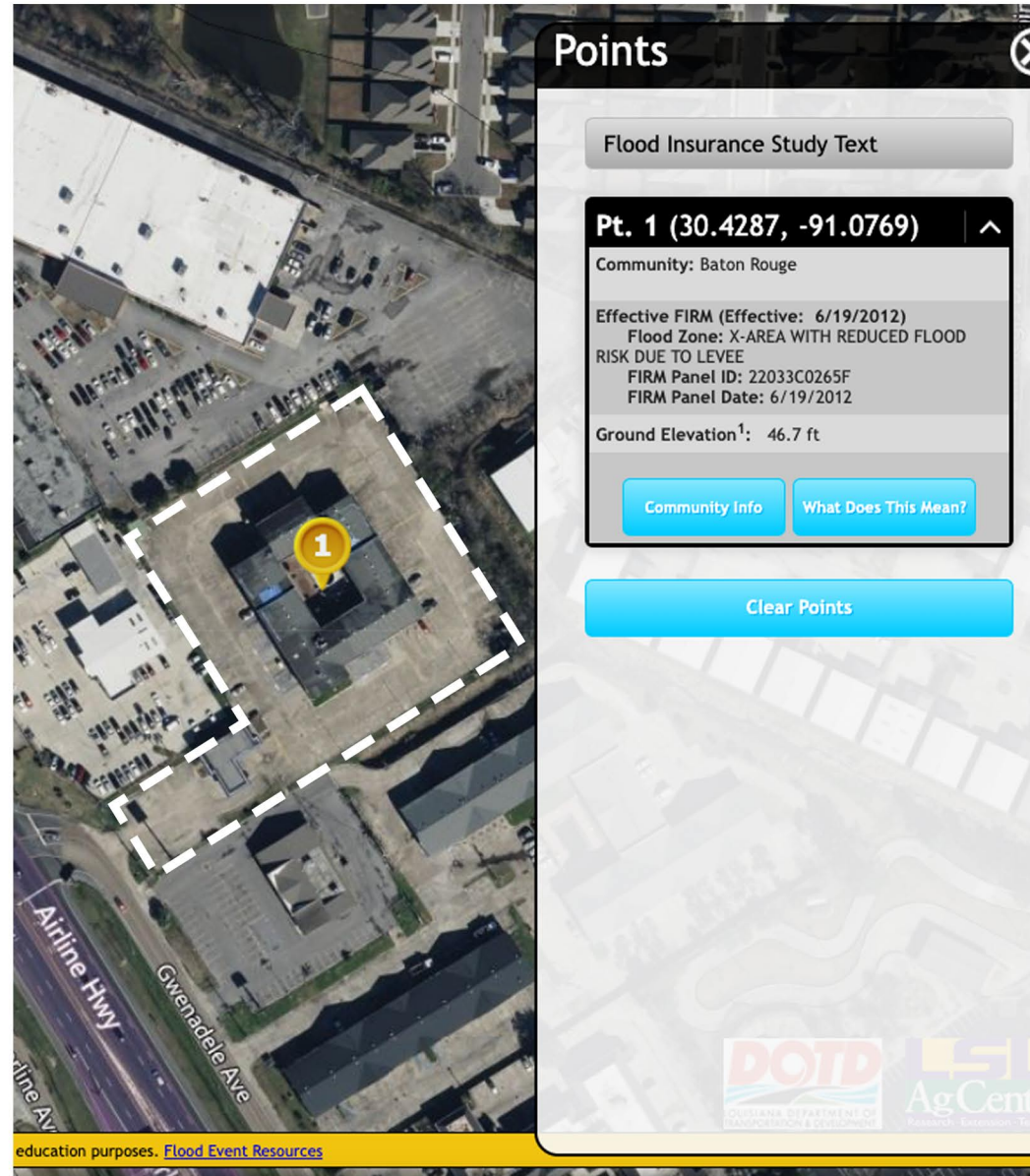
Zoning Maps

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C-2 – Heavy Commercial



Flood Zone X

Broker Contacts

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