



# PRIME REDEVELOPMENT OPPORTUNITY NEAR AIRLINE HWY AND AMAZON

1885 WOODDALE BLVD BATON ROUGE, LA 70806



## OFFERED: FOR SALE

# SALE PRICE: \$1,300,000 (\$13.27/SF)

## ±98,000 SF | ±4.3 ACRES

- Redevelopment opportunity with great potential for multifamily
- Convenient access to Airline Hwy, Florida Blvd, Greenwell Springs Rd, and S Choctaw Dr
- Large off-street parking lot – ±300 spaces
- A4 – General Residential zoning

#### CONTACT:

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# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now available for sale, 1885 Wooddale Blvd presents a significant redevelopment opportunity in a prime location.
- The property, standing tall with 12 stories on a spacious  $\pm 4.3$ -acre lot, holds immense potential for transformation, especially into a multifamily residential complex.
- Located less than a mile from the bustling intersection of Florida and Airline Hwy, ensuring high visibility and accessibility.
- Proximity to major retail such as the new Amazon fulfillment center, Walmart, Rouses, and Hi Nabor adds to the property's allure, enhancing the location's desirability and potential for high occupancy rates.
- The property's strategic position also offers less than  $\pm 3$  minute access to essential thoroughfares, including Airline Hwy, Florida Blvd, Greenwell Springs Rd, and S Choctaw Dr.
- Excellent opportunity for investors and developers looking to capitalize on the area's growth and the proximity to major employment hubs. With its substantial lot size and favorable zoning, 1885 Wooddale Blvd offers an unparalleled redevelopment opportunity in the heart of a thriving community.
- Large off-street parking lot with  $\pm 300$  spaces surrounds the structure.
- A4 – General Residential zoning. A4 Districts are designed for compact multifamily developments, allowing up to 43.6 units per acre, and for urban settings along four-lane major streets.

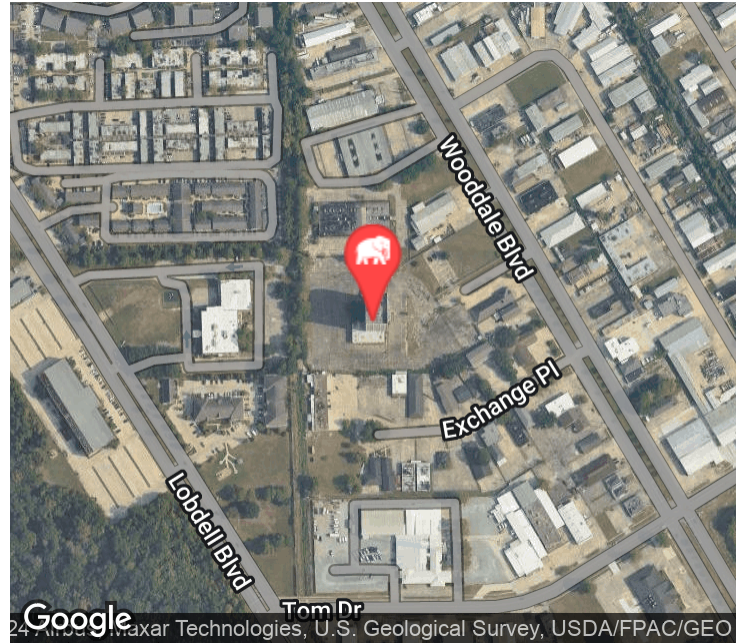
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# PROPERTY INFORMATION



## LOCATION INFORMATION

|                      |  |
|----------------------|--|
| Street Address       | 1885 Wooddale Blvd                     |
| City, State, Zip     | Baton Rouge, LA 70806                  |
| County               | East Baton Rouge Parish                |
| Market               | LA - Baton Rouge MSA                   |
| Subdivision          | Wooddale Center                        |
| Nearest Intersection | Wooddale Blvd / Exchange Pl            |
| Location Description | Lot W-1-A-1-A-1                        |
| Township             | 7S                                     |
| Range                | 1E                                     |
| Section              | 71, 72                                 |
| Side Of The Street   | West                                   |
| Off-Street Parking   | Yes                                    |
| Road Type            | Paved                                  |
| Nearest Highway      | Hwy 190 (Florida Blvd)                 |
| Nearest Airport      | Baton Rouge Metropolitan Airport (BTR) |

## PROPERTY INFORMATION

|                      |                          |
|----------------------|--------------------------|
| Zoning               | A4 - General Residential |
| Lot Size             | ±4.3 Acres               |
| APN #                | 30845039                 |
| Lot Frontage         | ±60 ft                   |
| Traffic Count        | ±7,474                   |
| Traffic Count Street | Wooddale Blvd            |

## BUILDING INFORMATION

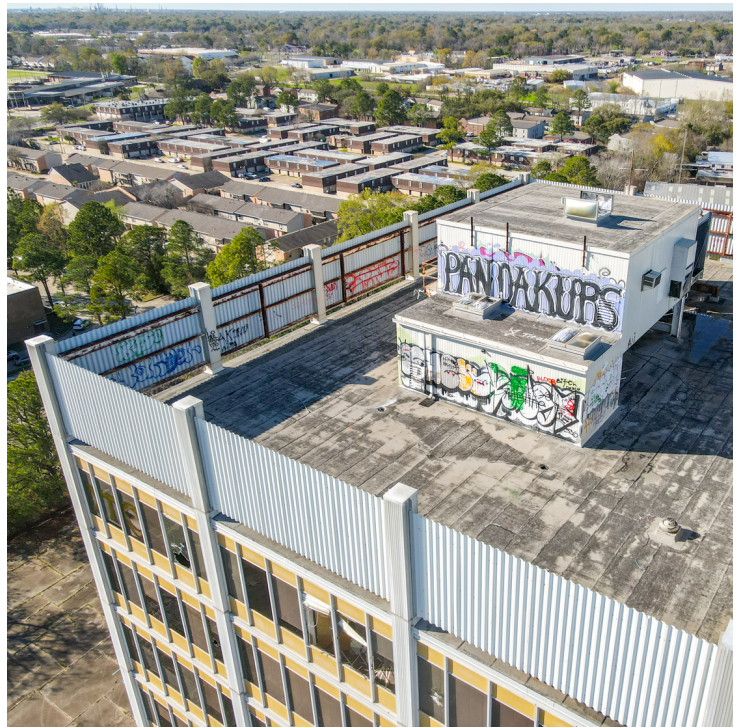
|                          |            |
|--------------------------|------------|
| Building Size            | ±98,000 SF |
| Number Of Floors         | 12         |
| Number Of Parking Spaces | ±300       |
| Parking Type             | Surface    |
| Free Standing            | Yes        |
| Number Of Buildings      | 1          |

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# EXTERIOR PHOTOS

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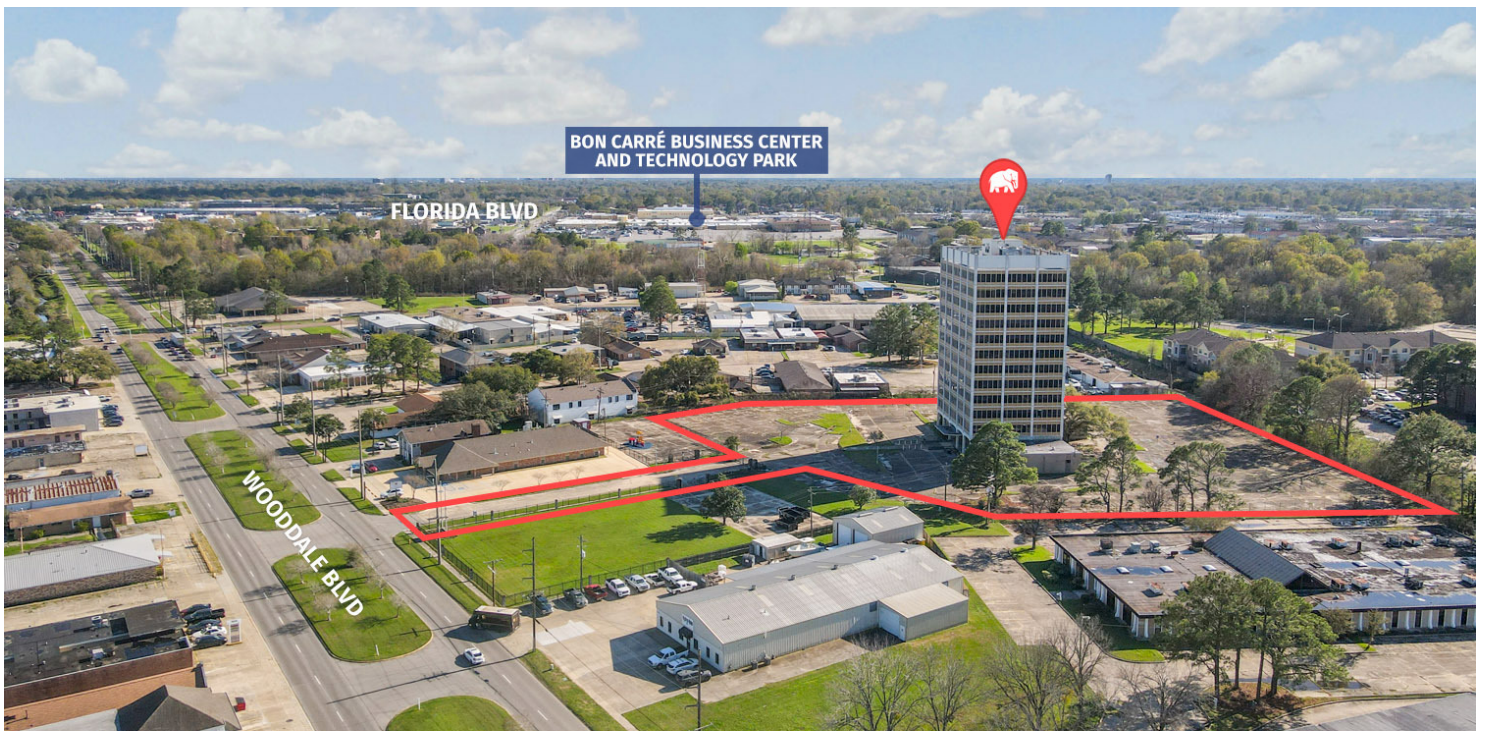
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# AERIAL PHOTOS

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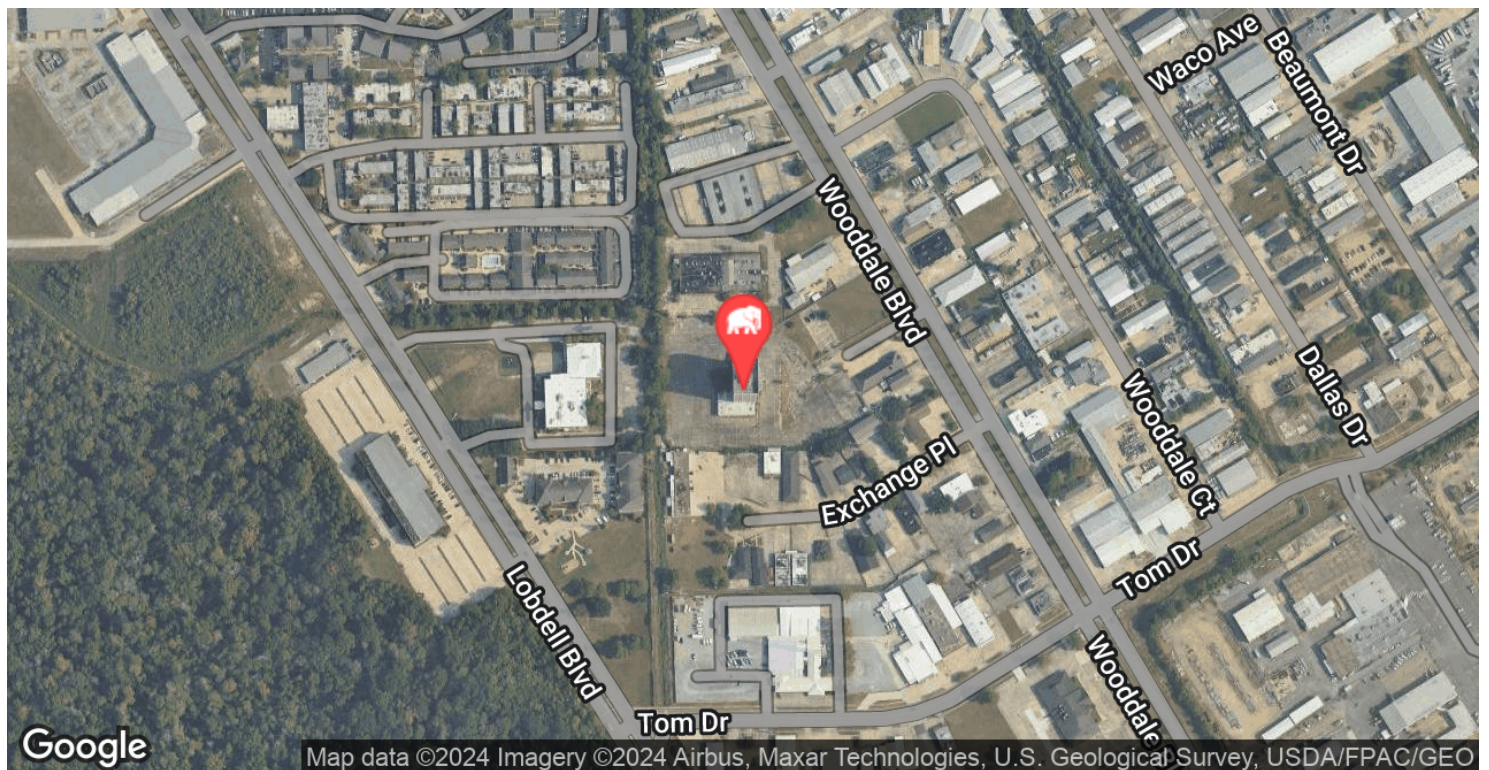
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# LOCATION MAP

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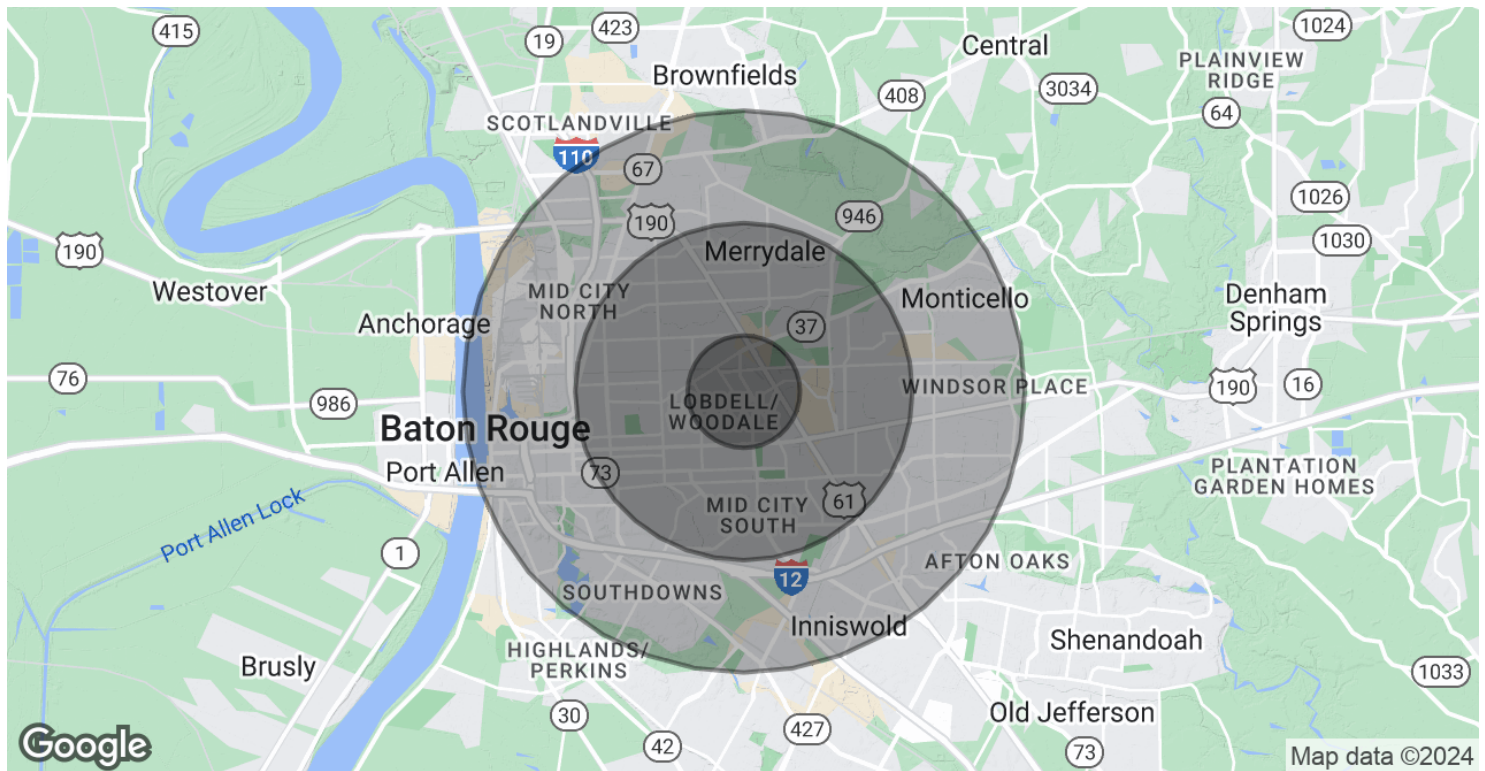
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 9,999  | 82,829  | 192,763 |
| Average Age          | 34.5   | 37.4    | 35.8    |
| Average Age (Male)   | 35.4   | 35.7    | 34.1    |
| Average Age (Female) | 36.9   | 39.2    | 37.8    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Total Households    | 5,009    | 39,382    | 88,431    |
| # of Persons per HH | 2.0      | 2.1       | 2.2       |
| Average HH Income   | \$28,873 | \$52,905  | \$62,701  |
| Average House Value | \$67,590 | \$172,089 | \$170,589 |

\* Demographic data derived from 2020 ACS - US Census

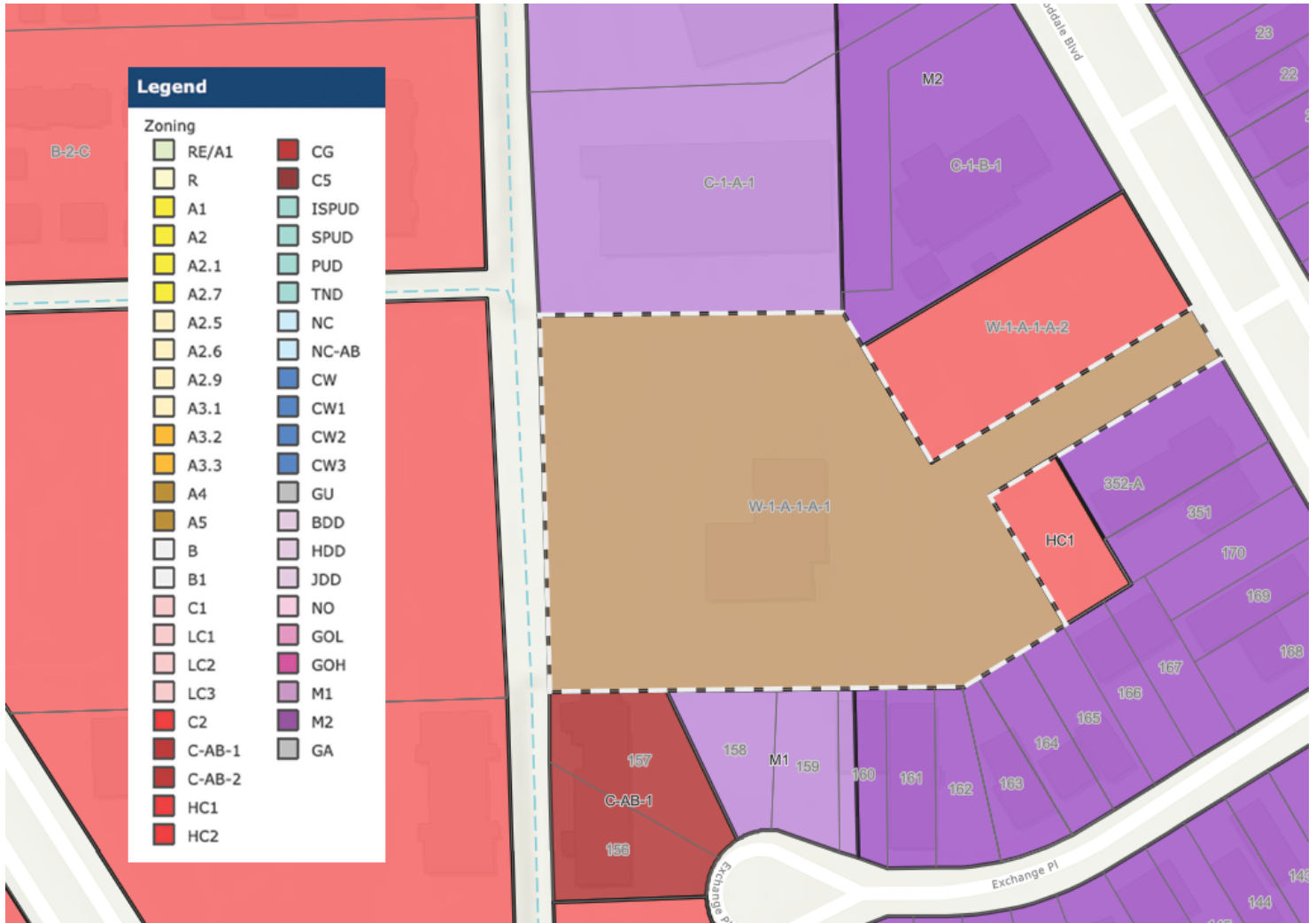
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# ZONING MAP



## A4 – GENERAL RESIDENTIAL

Source: The municipality in which the property is located

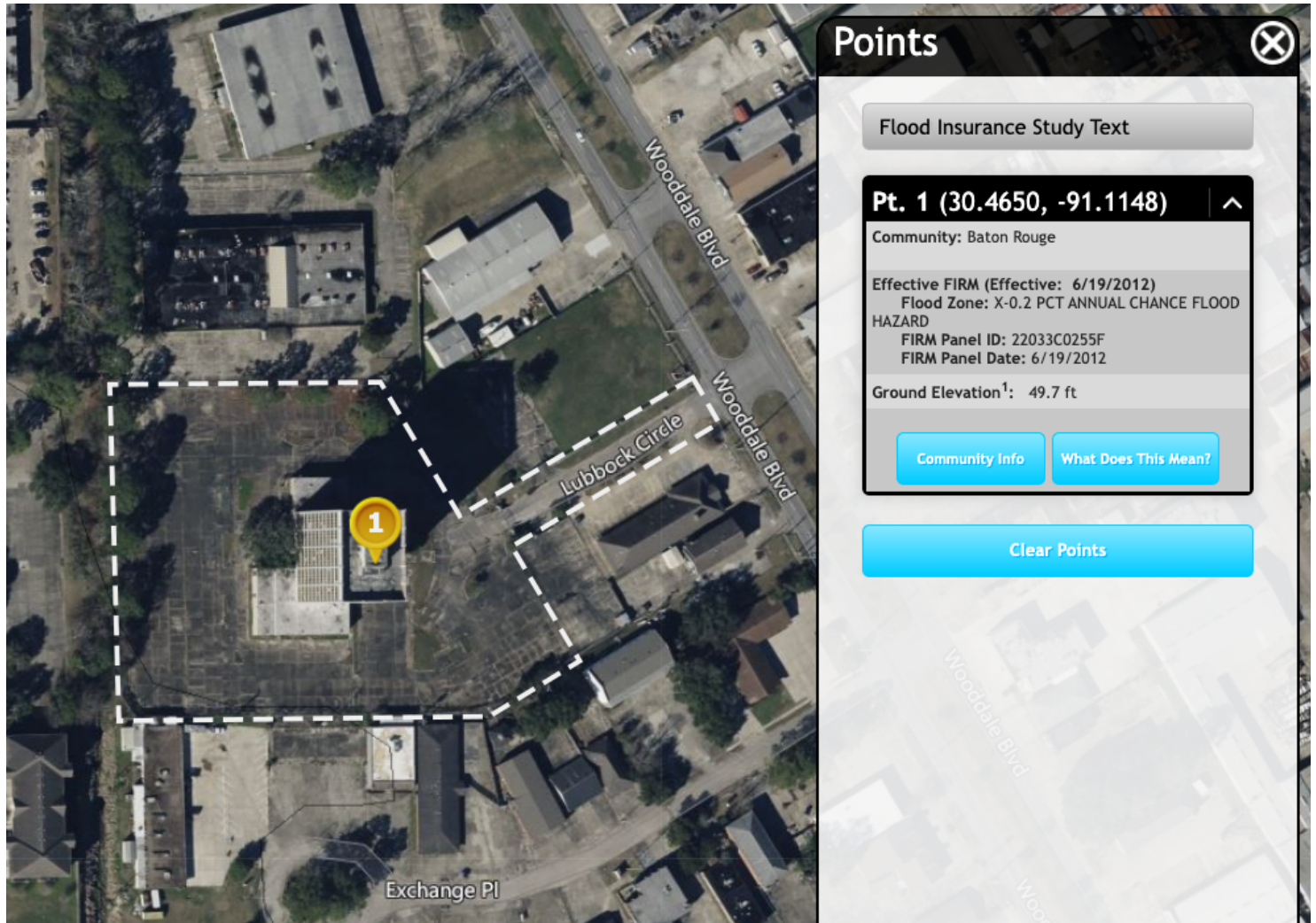
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# FLOOD ZONE MAP



## FLOOD ZONE X

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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