

Executive Summary



SALE OVERVIEW

SALE PRICE: \$947,430

PRICE / SF: \$7.25 Per Sq. Ft.

LAND SIZE: 3 Acres +/-

APN #: 1410460033

ZONING: C-2

MARKET: Baton Rouge

CROSS STREETS: Interline Avenue Near Airline Hwy.

PROPERTY DESCRIPTION

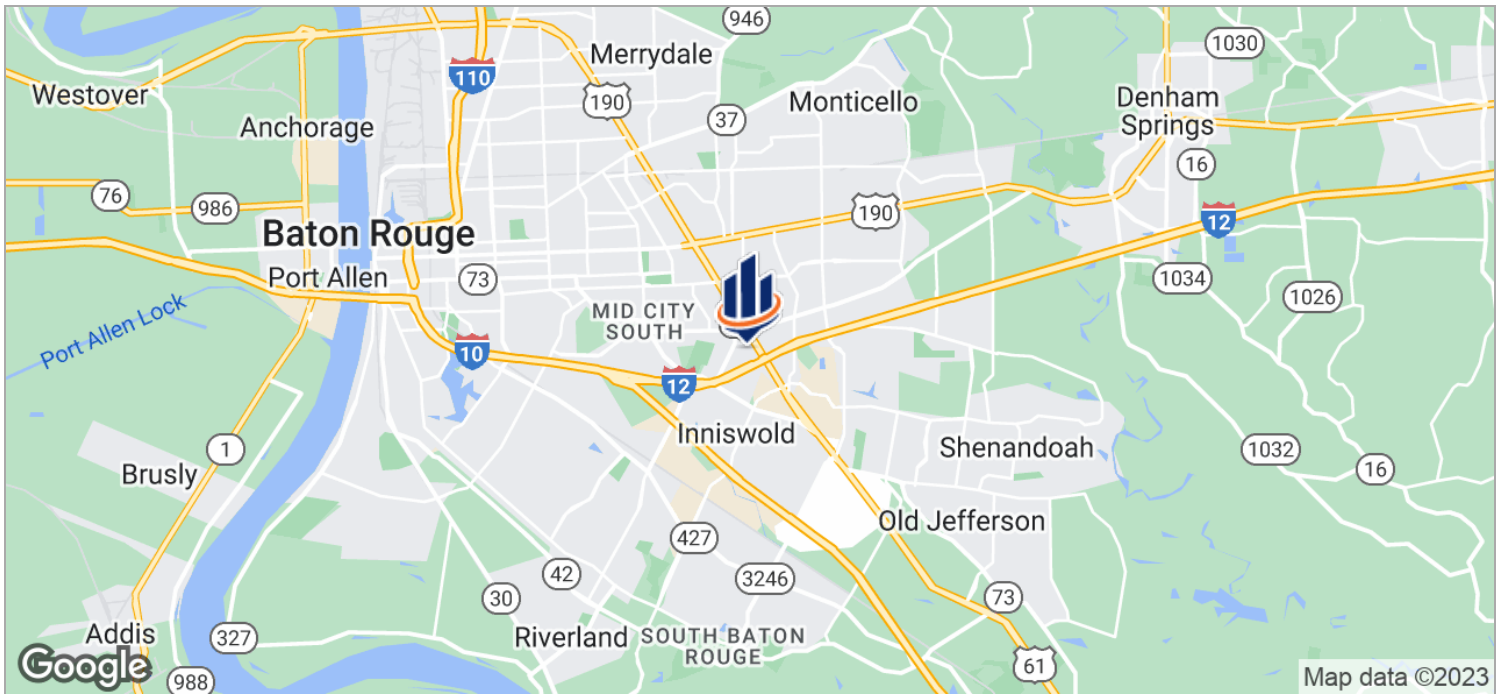
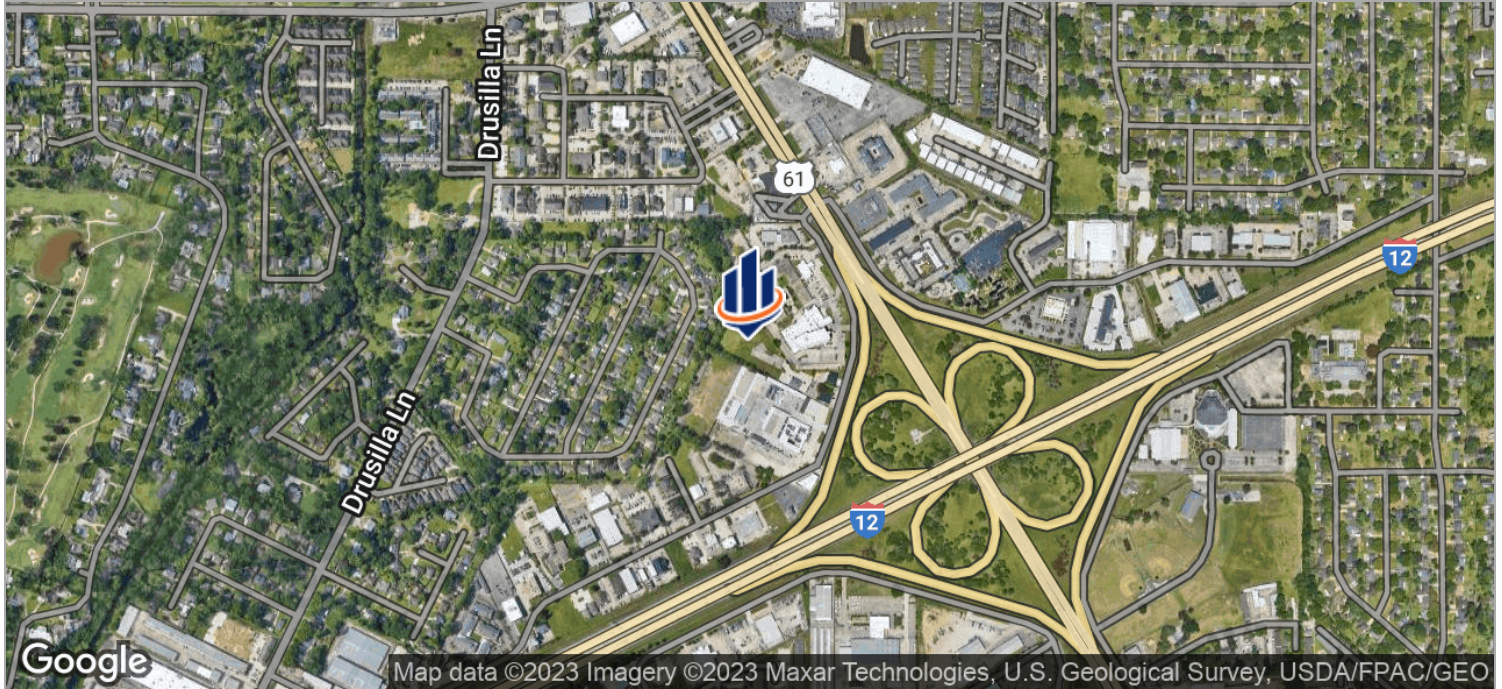
Vacant land in Baton Rouge, Louisiana with convenient access to I-12, I-10, Airline Hwy., Bluebonnet Blvd. and Jefferson Hwy. The Subject Property was proposed as an office park, however, the site is ideal for light industrial, commercial office / warehouse, medical office, multifamily and special purpose use.

Available for immediate construction, the Subject Property includes sub-surface drainage, sewer and water stub-outs, concrete parking lot as well as concrete driveway fronting Interline Avenue. The site is fully entitled and includes a tremendous amount of infrastructure in-place for a developer or end-user.

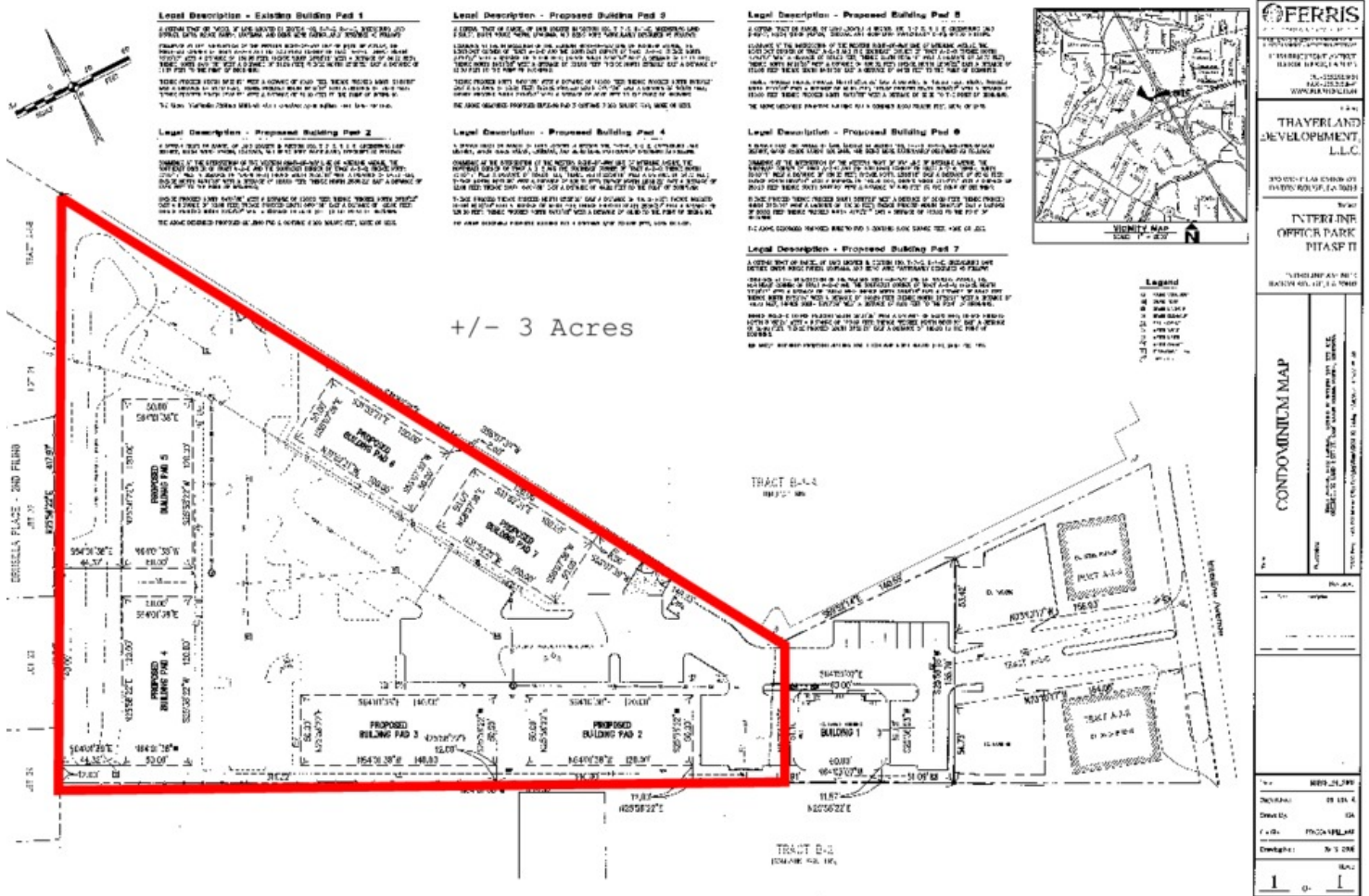
PROPERTY HIGHLIGHTS

- Available for immediate construction
- Build to suit packages available for sale or lease
- Suitable for office/warehouse development
- Individual pad sites available for sale

Location Maps



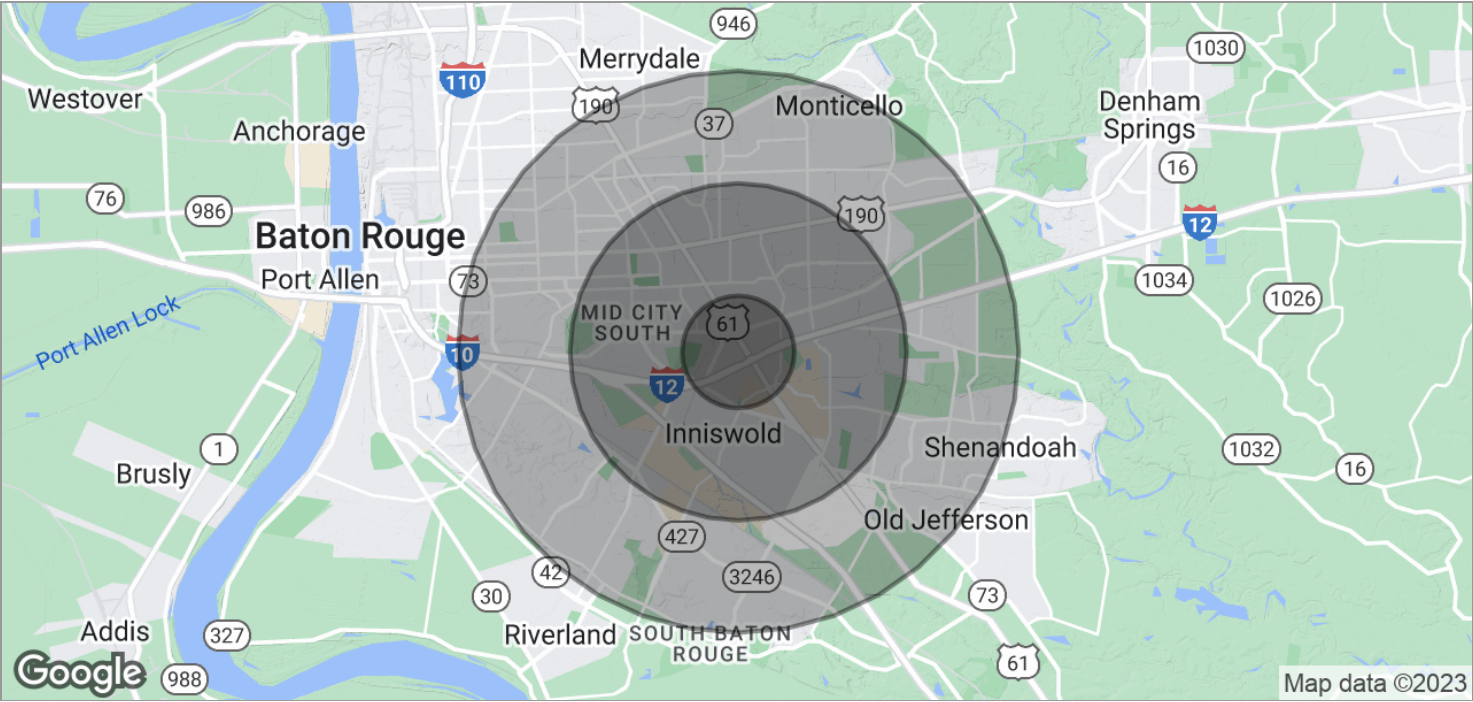
Survey



Aerials



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,501	74,198	193,305
MEDIAN AGE	39.7	37.0	36.0
MEDIAN AGE [MALE]	34.1	34.0	33.7
MEDIAN AGE [FEMALE]	42.4	39.5	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,197	32,454	80,320
# OF PERSONS PER HH	2.0	2.3	2.4
AVERAGE HH INCOME	\$69,043	\$70,374	\$71,890
AVERAGE HOUSE VALUE	\$131,404	\$230,309	\$235,306