# 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.

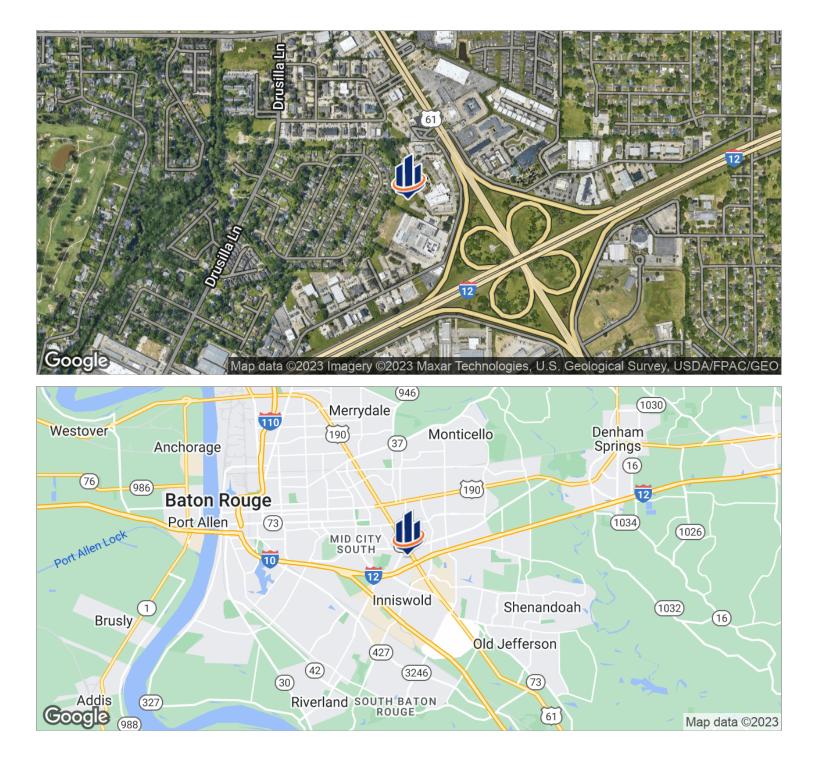
Available for immediate construction, the Subject Property includes subsurface drainage, sewer and water stub-outs, concrete parking lot as well as concrete driveway fronting Interline Avenue. The site is fully entitled and includes a tremendous amount of infrastructure in-place for a developer or end-user.

## **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

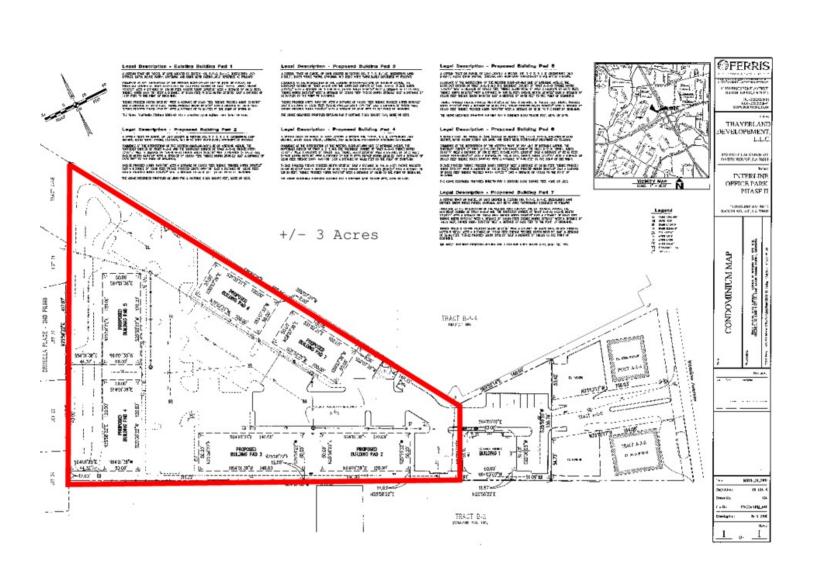
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Location Maps



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

## Survey



#### INTERLINE DEVELOPMENT TRACT | 9619 INTERLINE AVENUE BATON ROUGE, LA 70809

### SVN | Graham, Langlois & Legendre | Page 3

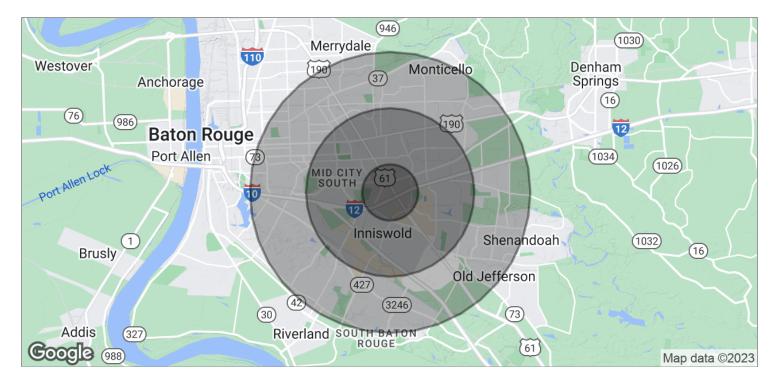
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Aerials



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN\* offices are independently owned and operated.

# 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

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.