

FOR SALE

PROPERTY OVERVIEW

Development site at the signalized intersection of Old Jefferson Hwy. and Antioch Road in Baton Rouge, LA available for sale. The subject property consists of 20.63+/- acres and is positioned across the street from Long Farm Village. The parcel includes 800+/- feet of road frontage on Old Jefferson Hwy. and 1,020+/- linear feet of frontage on Antioch Road.

Seller is open to subdividing the hard corner depending on the user. The outparcel can be subdivided into 2 to 3 acres making it an ideal and strategic location for medical professionals, garden office development, a neighborhood retail center, and other similar commercial use.

Located in the heart of South Baton Rouge, in the bustling Long Farm Village corridor, the subject property is in proximity to Interstate 10, the Highland Road and Pecue Lane Interchanges, Rouse's Market, Starbucks, Orange Theory Fitness, Woman's Hospital, as well as several shopping centers, schools, churches, and single-family residential developments.

According to the most recent LSU Ag Center flood maps, the subject property is located in Flood Zone X. There are no known wetlands on the property (subject to purchaser's wetland's assessment), and land elevations range from 27ft. to 31ft. as per the most recent survey.

AVAILABLE: 17 Acres up to 20.63 Acres **PRICE:** \$7 PSF

FLOOD ZONE: X **ZONING:** Rural





SUMMARY

AERIAL

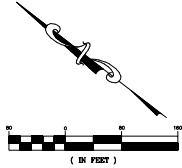
SURVEY

PHOTOS

AREA INFO

DEMOGRAPHICS

Click image for larger view



JEFFERSON HIGHWAY ROAD FRONTAGE:
20.63± ACRE PORTION OF TRACT A-1-C = 802± LINEAR FEET
2.71± ACRE PORTION OF TRACT A-1-C = 330± LINEAR FEET

NEW ANTIOCH ROAD FRONTAGE:
20.63± ACRE PORTION OF TRACT A-1-C = 1020± LINEAR FEET
2.71± ACRE PORTION OF TRACT A-1-C = 635± LINEAR FEET

OLD ANTIOCH ROAD FRONTAGE:
02.71± ACRE PORTION OF TRACT A-1-C = 700± LINEAR FEET

TRACT A-1-B
EAST BATON ROUGE PARISH
SCHOOL BOARD
(NOW OR FORMALLY)
1575± OLD JEFFERSON HWY.
BR, LA 70806

REMAINDER TRACT A-1-C
(20.63± AC.)
ZONED R

REMAINDER
TRACT A-1-C
(2.71± AC.)
ZONED R

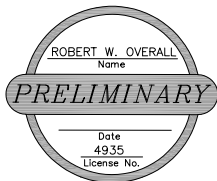
REFERENCE MAPS:

- MAP SHOWING RESUBDIVISION OF THAT PORTION OF TRACT "A-1" LYING NORTH OF JEFFERSON HIGHWAY OF THE RUSSELL LONG PROPERTY INTO TRACTS A-1A, A-1B & A-1-C, PREPARED BY EVANS-GRAVES ENGINEERS, INC., JOYVA A. GRAYNES, P.L.S., ROBERT T. BROOKS, III, P.L.S., DATED 9-22-00.
- RIGHT OF WAY MAP OF ANTIOCH ROAD & REALIGNMENT (ARLINE HIGHWAY TO LOUISIANA COURT), PREPARED BY CSRS, L. LYLES-BLODGEN, P.L.S., DATED 3-11-2014.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22033 C 0335E, DATED 10/02/2008.

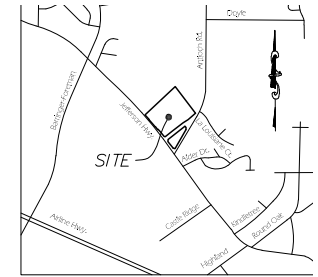
NOTE:
CONTOURS WERE GENERATED FROM LIDAR IMAGERY.

NOTE:
NO ATTEMPT HAS BEEN MADE BY CENTERLINE ENGINEERING & LAND SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVICITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.



LINE TABLE

L1	N 79°25'05" W	28.53'
L2	N 44°20'14" W	95.06'
L3	S 52°01'34" W	10.53'
L4	N 04°29'58" E	84.16'
L5	S 83°16'57" E	14.14'
L6	S 38°16'57" E	40.83'
L7	S 09°59'27" W	32.98'
L8	N 59°50'47" W	5.00'
L9	N 71°27'40" W	91.66'



VICINITY MAP
SCALE: 1"=1500'

GENERAL NOTES:

- ZONING - R(RURAL)
- ZONING SETBACKS - PER EBR PARISH PLANNING COMMISSION WEBSITE
- ACREAGE - 23.34± ACRES
- CHARACTER AREA - SUBURBAN
- EXISTING LAND USE - UMD
- FUTURE LAND USE - RN
- CPIC PROPERTY ID NO: 184078003
- FLOOD ZONE - X5H(AEG)0
- ADJACENT BASE FLOOD ELEVATION: 15.0 (TO BE VERIFIED)
- FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
- SHERIFF SUBSECTOR: K115
- SCHOOLS - EBR-6
- PRIMARY: WOODLAWN ELEMENTARY
- MIDDLE: WOODLAWN MIDDLE
- HIGH: WOODLAWN HIGH
- WATER: EAST BATON ROUGE WATER CO.
- ELECTRICITY: ENTergy
- TELEPHONE: AT&T
- GAS: ENTergy

COMPILED MAP OF REMAINDER OF TRACT A-1-C OF THE RUSSELL LONG PROPERTY

LOCATED IN SECTIONS 38 & 52, T-8-S, R-2-E,
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LOUISIANA
FOR

PRL FARM, LLC

DEVELOPMENT SITE IN BATON ROUGE

15900 Old Jefferson Highway, Baton Rouge, LA

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