

PROPERTY DESCRIPTION

Opportunity Zone land parcel available for sale in Howell Place Development. The subject property is located on Howell Blvd. and consists of 2.6 acres +/- with approximately 220' frontage. The subject property is zoned C-2 (Commercial) and situated in Flood Zone X. With easy access to I-10, I-110, and the Baton Rouge Metro Airport, the land parcel is ideal for hospitality, medical, retail, banking/credit union, schools, and professional office users.

All major utilities are available, including 3-phase power. The property is located across Howell Blvd. from the New Era Medical Complex, Oceans Healthcare, Capital Area Human Services, Ochsner Health, and the Louisiana Center for Eyes.

PROPERTY HIGHLIGHTS

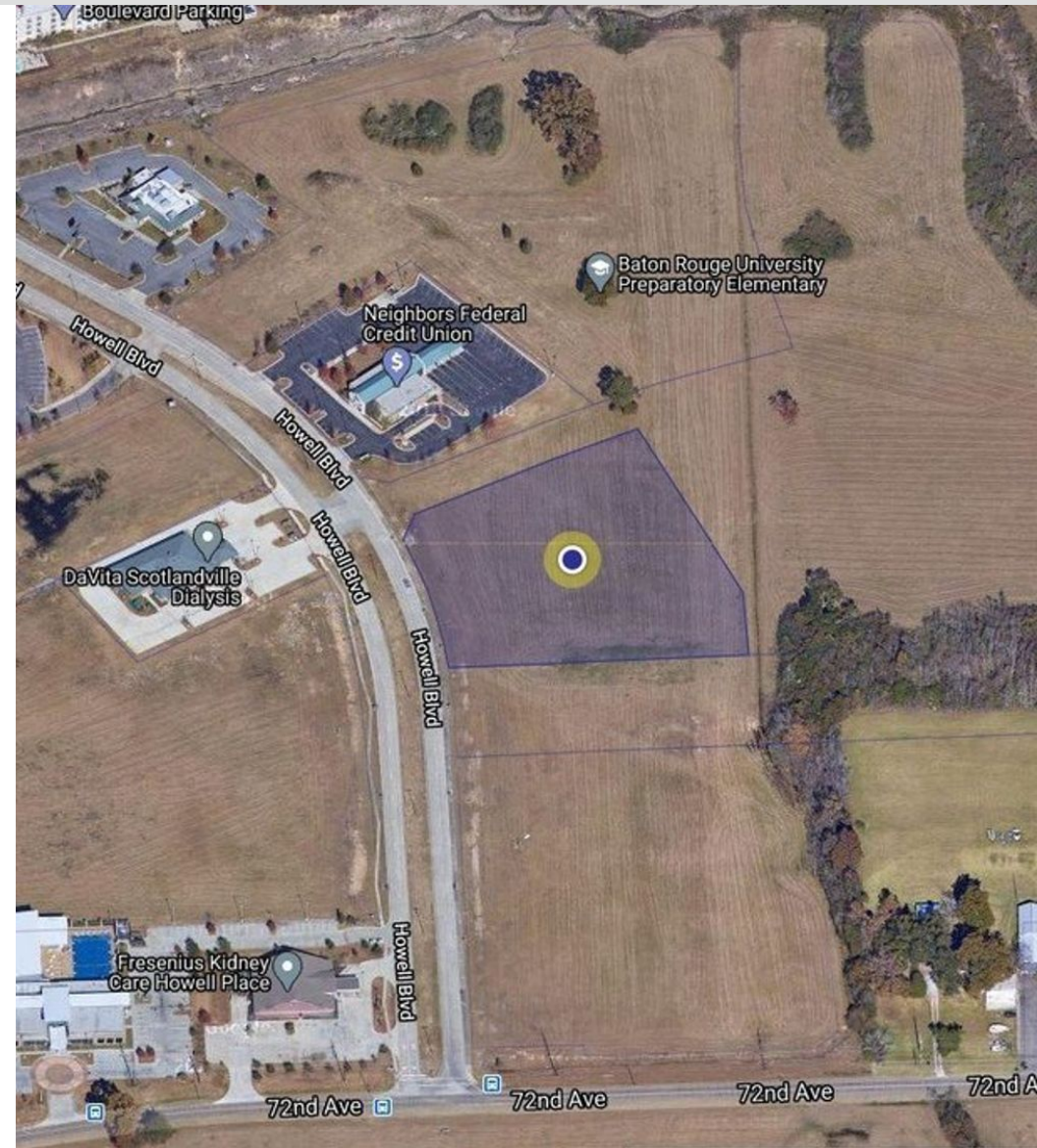
- Opportunity Zone land parcel
- Situated in Flood Zone X
- C-2 Commercial Zoning
- Owner Financing Available

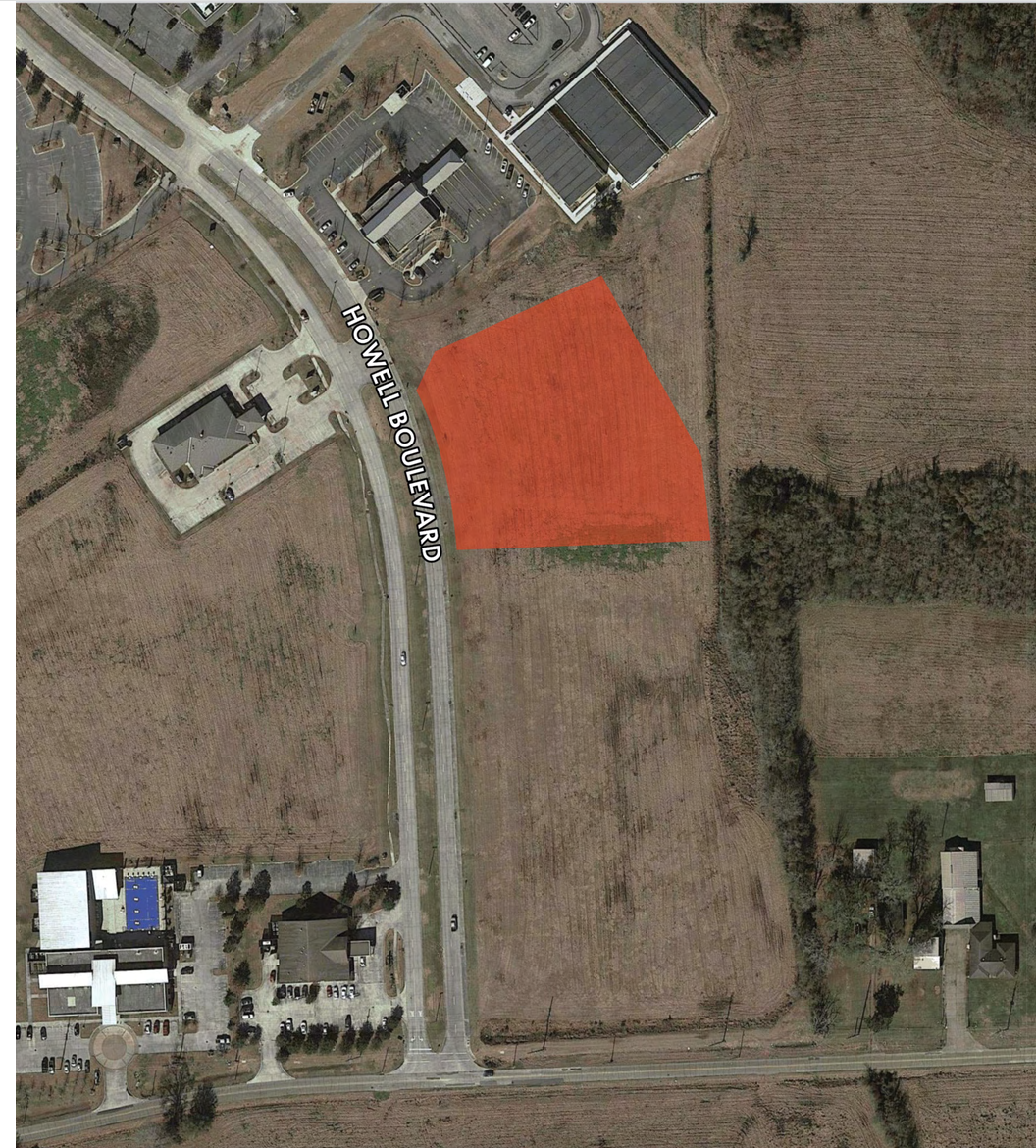
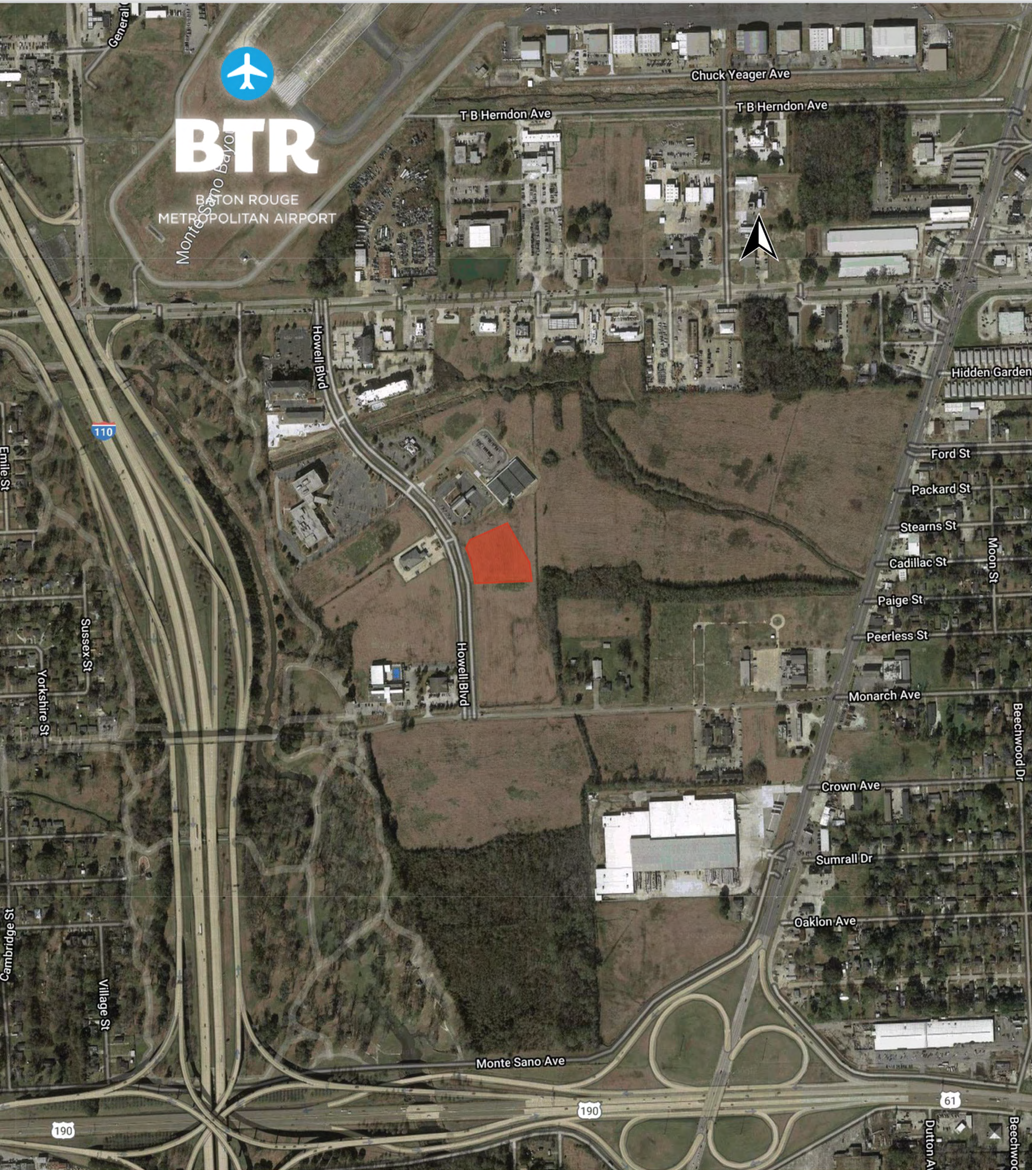
OFFERING SUMMARY

Sale Price:	\$480,000
Lot Size:	2.6 Acres
Flood Zone:	Flood Zone X
Opportunity Zone:	Yes
Frontage:	220' +/- on Howell Blvd.

LOCATION DESCRIPTION

- Proximity to Baton Rouge Metropolitan Airport
- Surrounded by medical, hospitality, multifamily, and retail users
- Immediate access to I-10 and I-110
- Approved for a new Holiday Inn Express

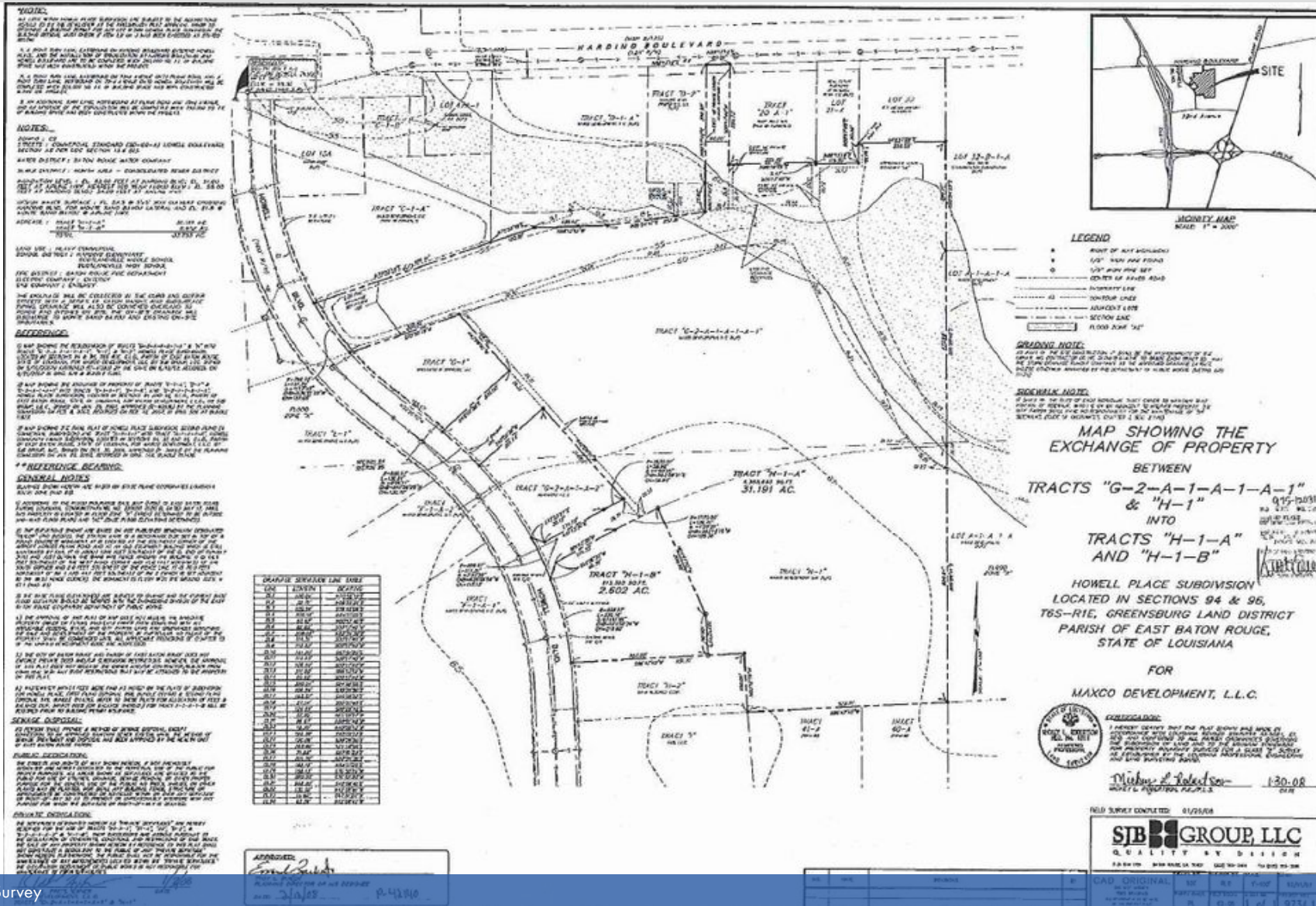




OPPORTUNITY ZONE - VACANT LAND FOR SALE

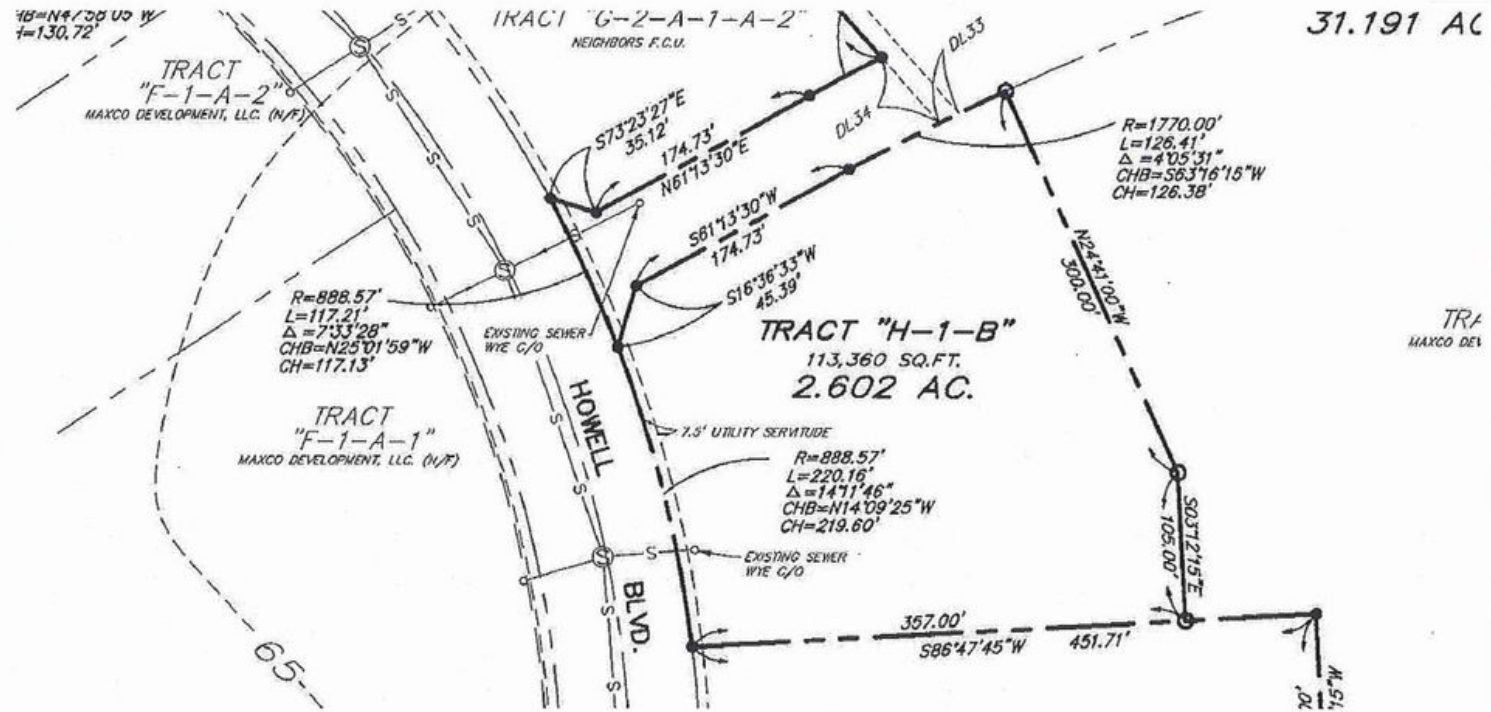
7770 HOWELL BLVD BATON ROUGE, LA 70807

Land For Sale

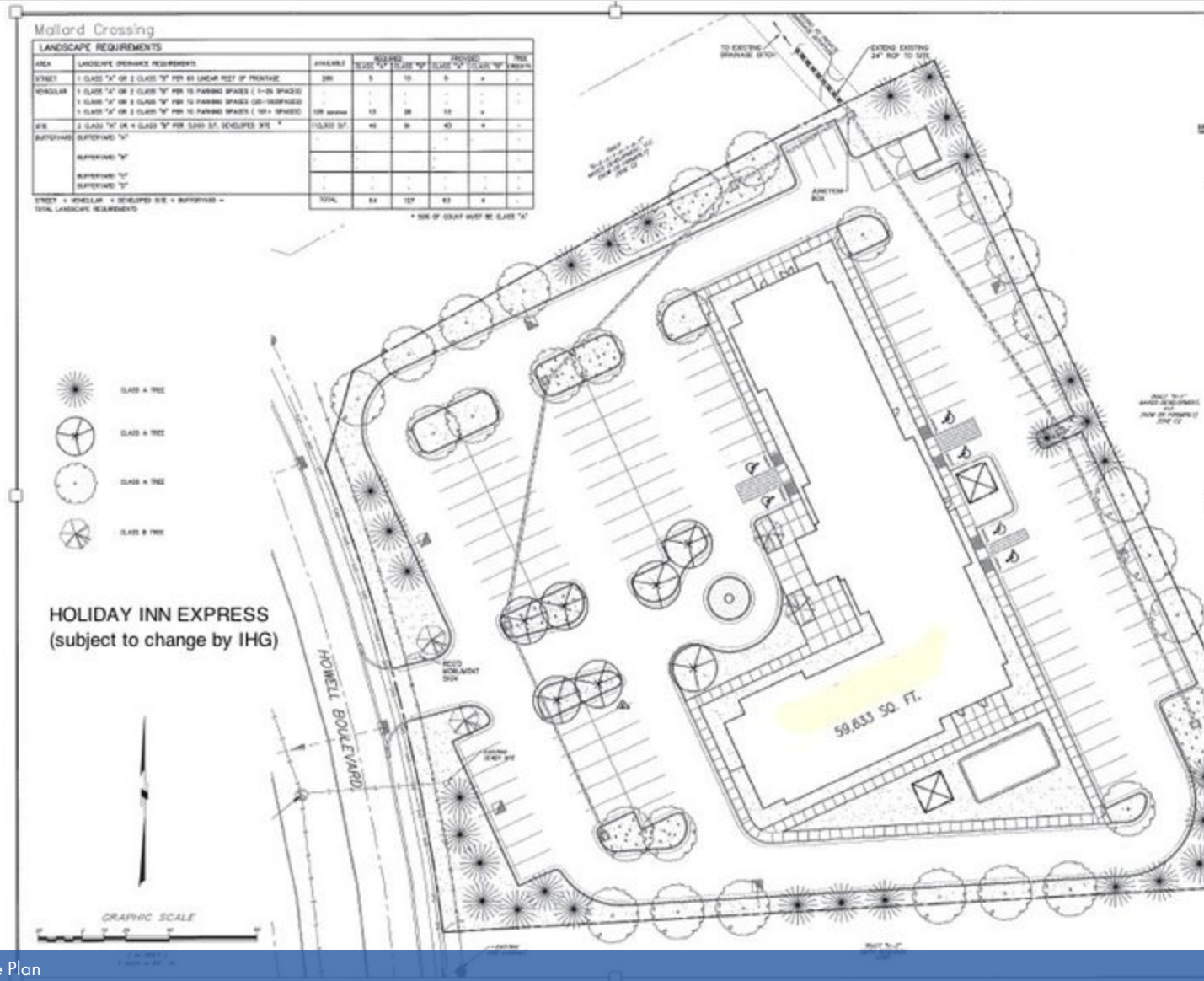


7770 Howell Blvd. Survey

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not Member of limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice.



7770 Howell Blvd. Tract Information



Holiday Inn Express Approved Site Plan

/ AREA OVERVIEW /

LOCATION OVERVIEW

BATON ROUGE MSA ECONOMIC HIGHLIGHTS

The state capital of Louisiana, Baton Rouge, is the fifth largest city on the Mississippi River and home to Louisiana's largest parish. Strategically seated at the mouth of the Mississippi River, the Baton Rouge area's assets are integral to the nation's logistics and energy networks. Additionally, the city boasts a thriving arts culture and food scene making it a hub for unique festivals all year long.

The city of Baton Rouge is a major industrial, petrochemical, medical, research, motion picture, and growing technology center of the American South. It is the location of Louisiana State University, the state's flagship university and the largest institution of higher education. It is also the location of Southern University, the flagship institution of the Southern University System, the only historically black college system in the nation.

The Port of Greater Baton Rouge is the 8th-largest in the United States in terms of tonnage shipped and is the farthest upstream Mississippi River port capable of handling Panamax ships. This, as well as its status as a major port city, is largely due to the Huey P. Long - O.K. Allen Bridge, which was intentionally constructed under the governorship of Huey Long at a low height, preventing big tankers from making their way up-river, past Baton Rouge.



BATON ROUGE, LA



BATON ROUGE, LA



LOUISIANA STATE UNIVERSITY



STATE CAPITOL BUILDING

OPPORTUNITY ZONE - VACANT LAND FOR SALE

7770 HOWELL BLVD BATON ROUGE, LA 70807

Land For Sale

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,820	60,973	132,420
Average Age	33.0	31.3	32.2
Average Age (Male)	36.0	28.9	30.0
Average Age (Female)	32.0	33.7	34.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,557	20,348	46,633
# of Persons per HH	3.1	3.0	2.8
Average HH Income	\$34,433	\$36,580	\$40,871
Average House Value	\$101,838	\$98,435	\$114,862

* Demographic data derived from 2020 ACS - US Census

