



### PROPERTY DESCRIPTION

Development site for sale and/or build to suit on Airline Highway near the intersection of Baringer Foreman Road in Baton Rouge, LA. The site is located next to Long Farm Village, Baton Rouge's newest traditional neighborhood development. The site has access to Airline Highway as well Baringer Foreman Road. This location is ideal for retail, restaurants, banks, and medical users.

Approximately 34,000 cars per day travel this section of Airline Highway east and westbound, with approximately 16,000 cars per day traveling in the westbound lanes of Airline Highway. The site is currently zoned, C-2 and C-AB-1, and includes access to the recently constructed driveway, providing connectivity to Baringer Office Block. This site is one of the last remaining available tracts of land in the area.

### PROPERTY HIGHLIGHTS

- +/- 1.0 up to 2.55 acres of land available at \$24.00 / SF
- Highly visible with +/- 320 feet of frontage
- Heavily trafficked area
- Access road complete with substantial infill and mitigation work complete
- Build to Suit available

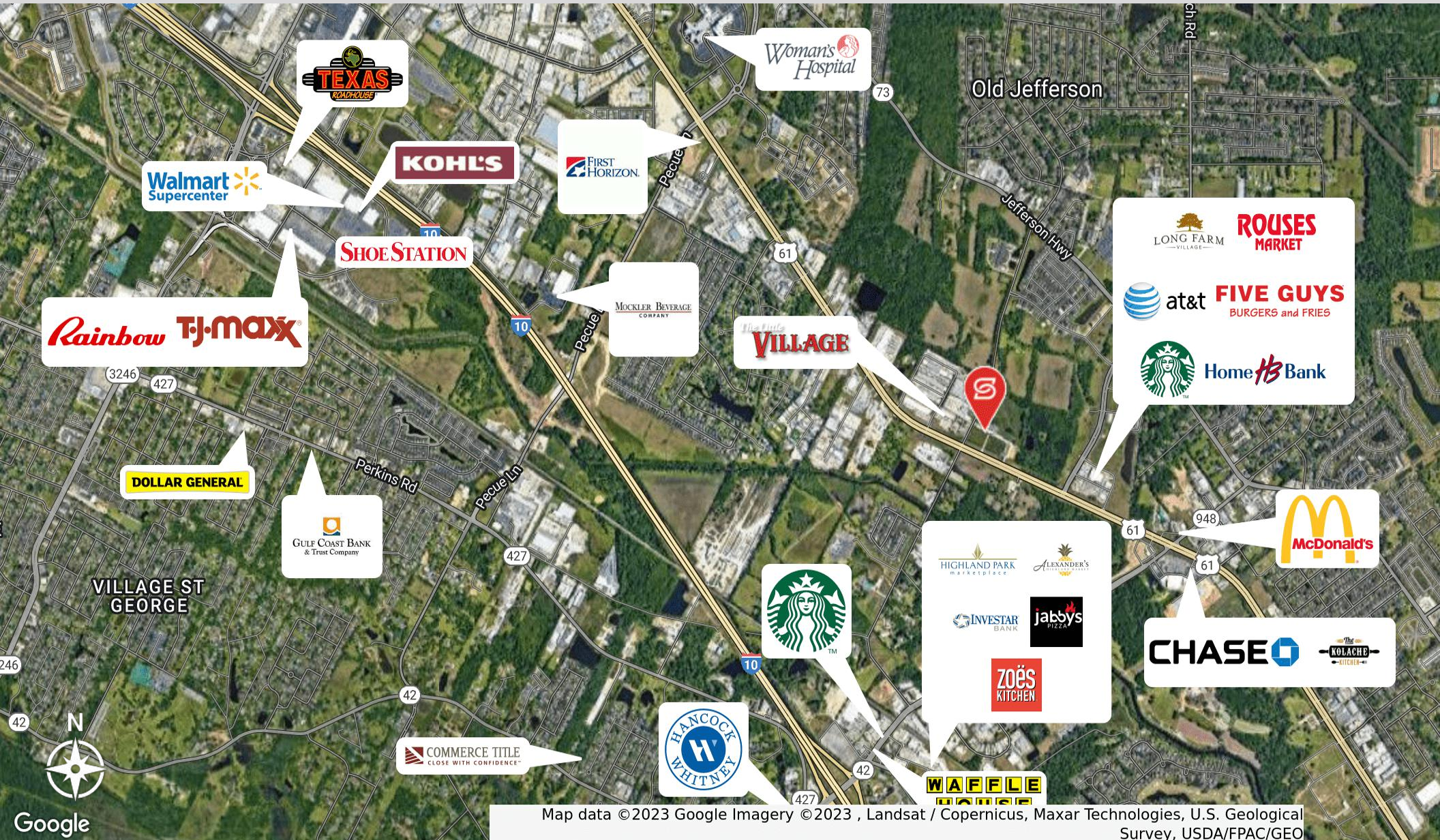
### OFFERING SUMMARY

<b>Sale Price:</b>	\$24.00 / SF
<b>Lot Size:</b>	1.0 up to 2.55 Acres
<b>Zoning:</b>	C-2 and C-AB-1











### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,745	44,267	115,485
Average Age	36.7	38.7	39.1
Average Age (Male)	33.3	36.8	37.8
Average Age (Female)	36.8	38.9	39.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,495	17,519	49,855
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$95,784	\$108,059	\$98,473
Average House Value	\$262,402	\$281,422	\$263,549

\* Demographic data derived from 2020 ACD - US Census

### TRAFFIC COUNTS (LA DOTD 2021)

Airline Highway at Baringer Foreman Road	34,608/day
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