

DAVID TRUSTY
BROKER

Prepared by



TRUSTY
COMMERCIAL

BURBANK AT BLUEBONNET
MIXED USE DEVELOPMENT

225.810.9926

8940 Bluebonnet Blvd.
Baton. Rouge, LA 70808

PARISH: East Baton Rouge

LAND DEVELOPMENT

MIXED USE DEVELOPMENT: "LAST GREAT INTERSECTION IN SOUTH BATON ROUGE"



PRIME DEVELOPMENT OPPORTUNITY, 24 ACRES REMAINING

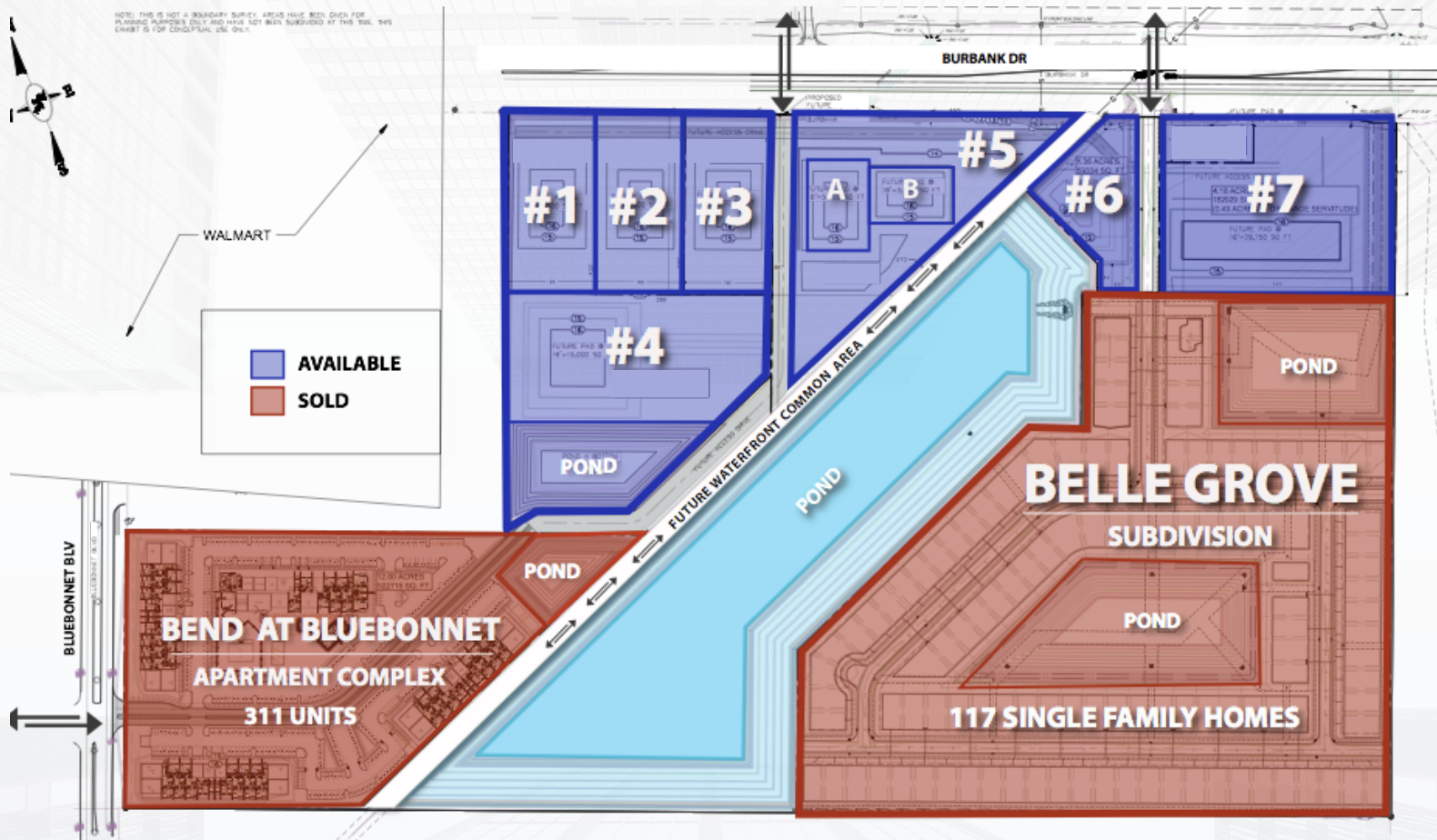
- Prime location at the heavily traveled Burbank at bluebonnet intersection.
- Located adjacent to Walmart super store.
- Onsite 1000+ population.
- This site is adjacent to 6 upscale neighborhoods.
 - Preserve at Harveston, Lexington Estates, Lexington Lakes, University Club, University Club South, Point Marie

PARISH: East Baton Rouge

LAND DEVELOPMENT

MIXED USE DEVELOPMENT: "LAST GREAT INTERSECTION IN SOUTH BATON ROUGE"

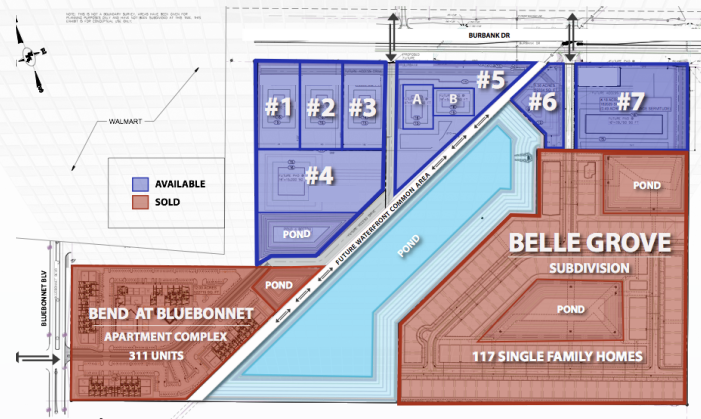
PROPOSED SUBDIVIDE



- 24 +/- acres for commercial parcels.
- 1000+ onsite population.
- New 117 single family homes / 311 unit luxury apartment complex.
(projected winter 2022)

ALL SITES INCLUDE

Frontage parcels will be sold to QSR, retail and office users. (restrictions apply)

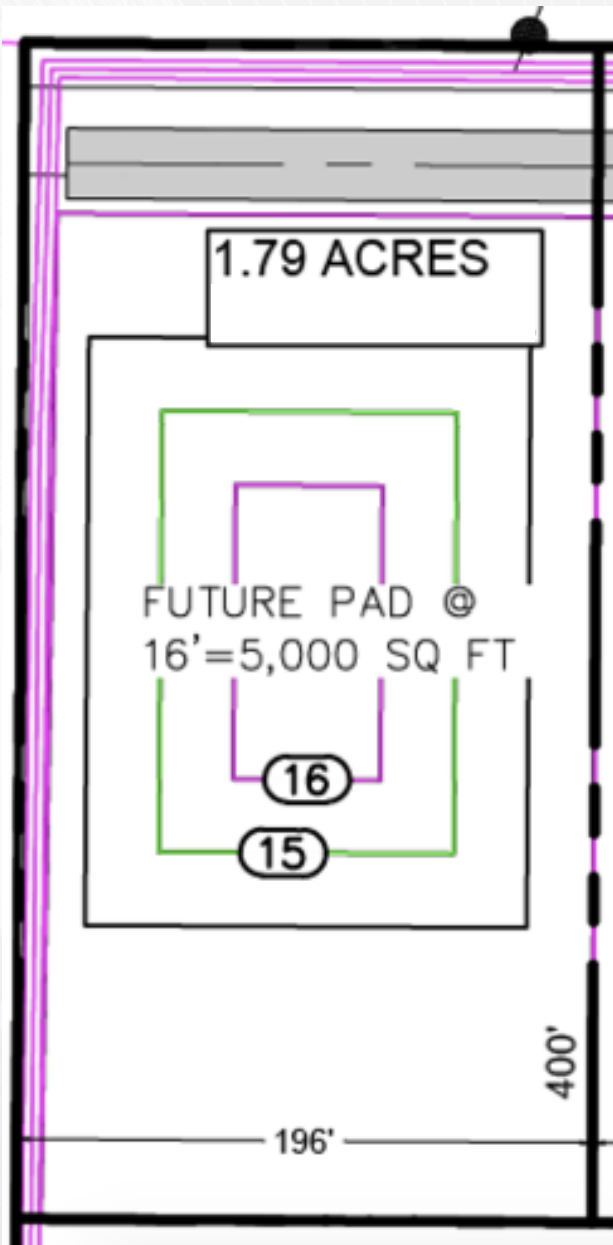


- Frontage parcels will be sold to QSR, retail and office users. (restrictions apply)
- Cross - access/cross parking for all parcels.
- Sewer lift station access, utilities for all parcels.
- Fill dirt for pad site, see topo.
- Lots 4,5,6 & 7 have waterfront access.
- Zoning: Commercial EBR.
- POA agreement regulating common area.
- Each parcel is entitled and stabilized ready for site development.
- Parcels sold undeveloped:
All subdivisions, development, access road and construction at buyers expense.

PARISH: East Baton Rouge

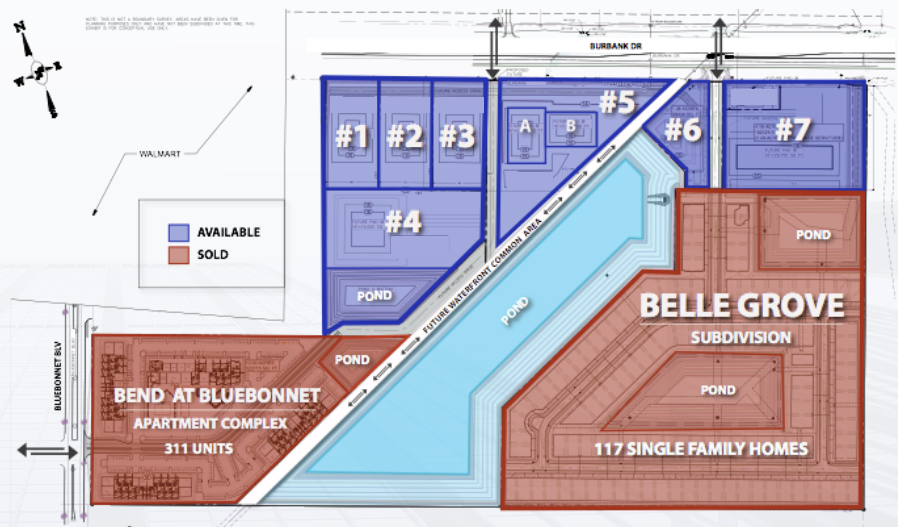
LAND DEVELOPMENT

MIXED USE DEVELOPMENT: "LAST GREAT INTERSECTION IN SOUTH BATON ROUGE"



PARCEL #1

- **Lot size:** 1.79 +/- Acres (77,972 sqft +/-)
- **Pad site:** 5,000 sqft +/- see topo
- **Price:** \$26 per sqft



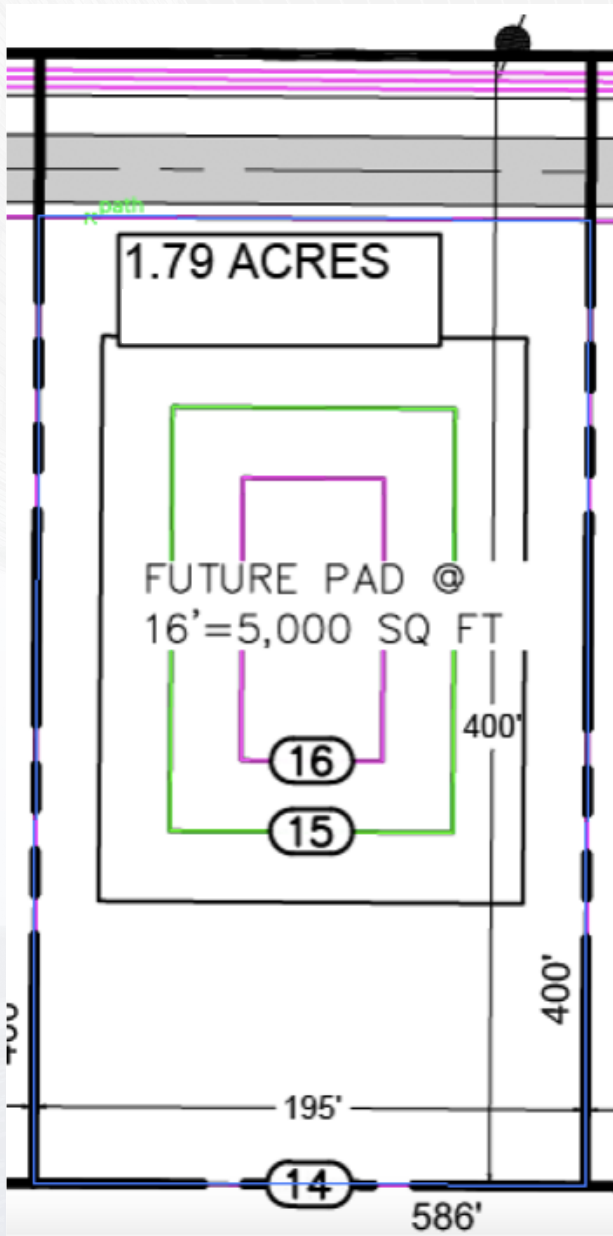
ALL MEASUREMENTS CONTROLLED BY SURVEY

ALL PARCEL AND PAD SITE SIZES ARE PROPOSED

PARISH: East Baton Rouge

LAND DEVELOPMENT

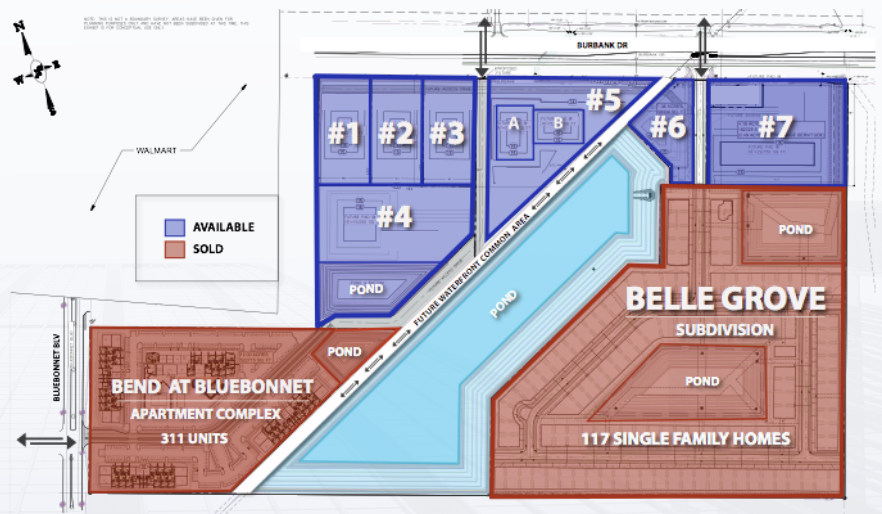
MIXED USE DEVELOPMENT: "LAST GREAT INTERSECTION IN SOUTH BATON ROUGE"



ALL MEASUREMENTS CONTROLLED BY SURVEY

PARCEL #2

- **Lot size:** 1.79 +/- Acres (77,972 sqft +/-)
- **Pad site:** 5,000 sqft +/- see topo
- **Price:** \$26 per sqft



ALL PARCEL AND PAD SITE SIZES ARE PROPOSED

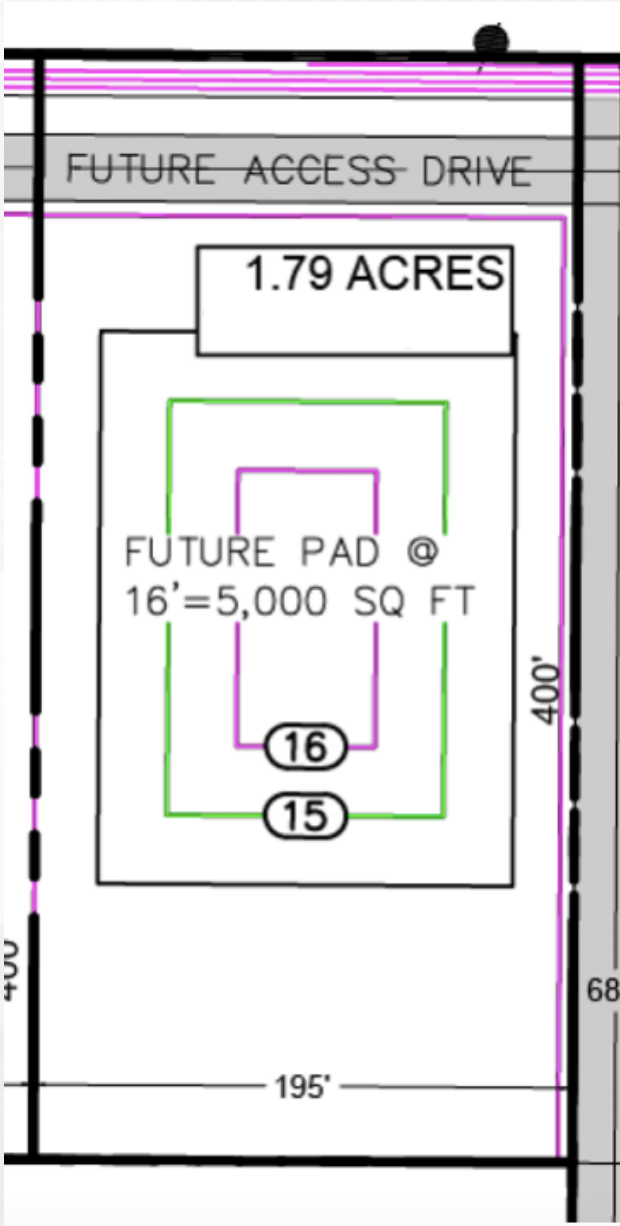
PARISH: East Baton Rouge

LAND DEVELOPMENT

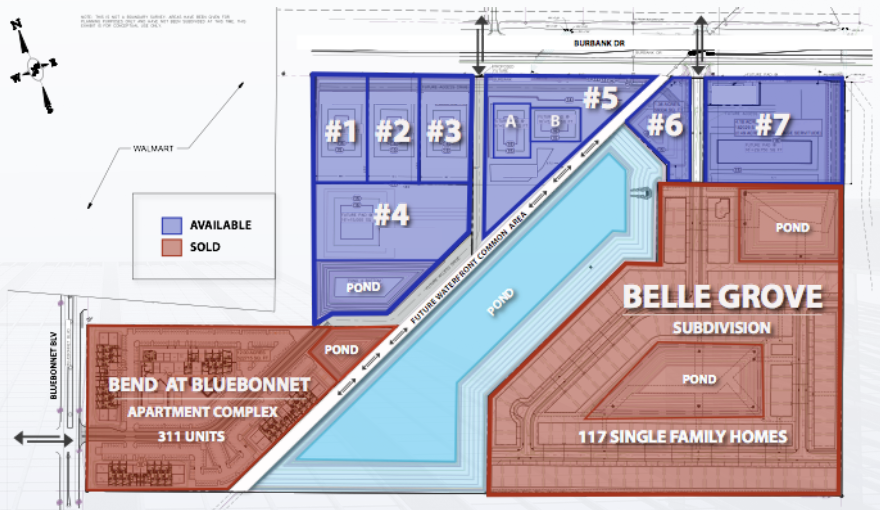
MIXED USE DEVELOPMENT: “LAST GREAT INTERSECTION IN SOUTH BATON ROUGE”

PARCEL #3

- **Lot size:** 1.79 +/- Acres (77,972 sqft +/-)
- **Pad site:** 5,000 sqft +/- see topo
- **Price:** \$26 per sqft



ALL MEASUREMENTS CONTROLLED BY SURVEY

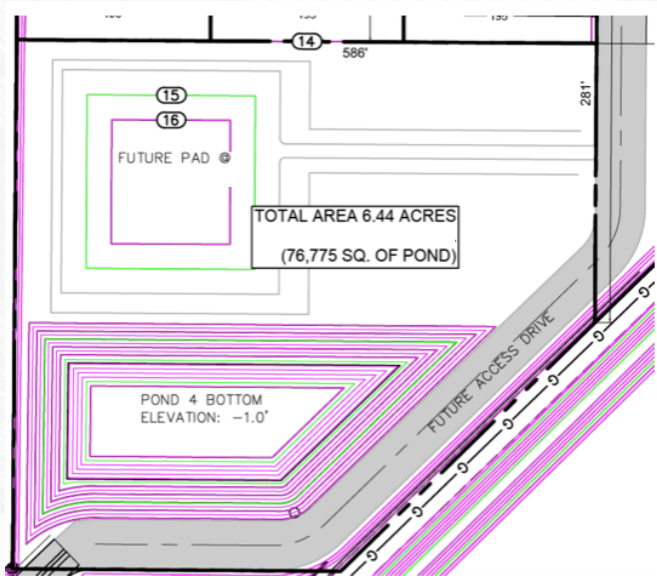


ALL PARCEL AND PAD SITE SIZES ARE PROPOSED

PARISH: East Baton Rouge

LAND DEVELOPMENT

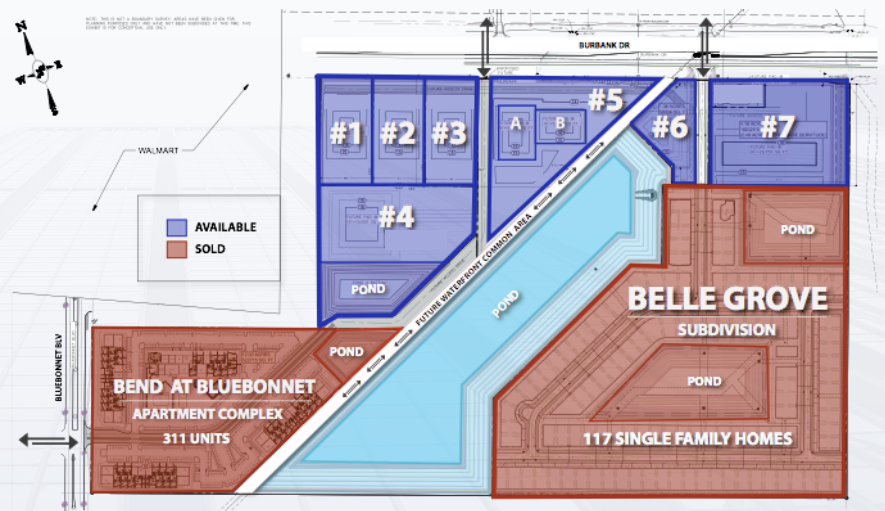
MIXED USE DEVELOPMENT: "LAST GREAT INTERSECTION IN SOUTH BATON ROUGE"



ALL MEASUREMENTS CONTROLLED BY SURVEY

PARCEL #4

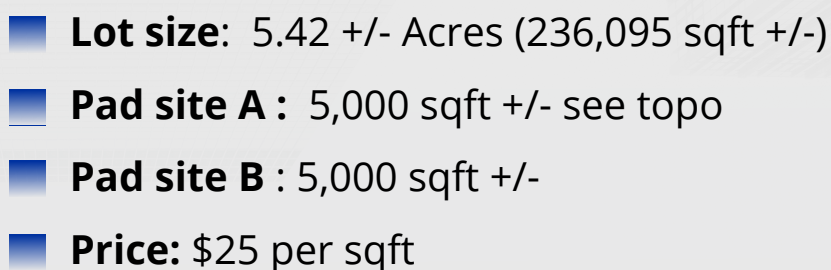
- **Lot size:** 6.44 +/- Acres (280,526 sqft +/-)
- **Pad site:** 20,000 sqft +/- see topo
- **Pond:** 76,775 sqft +/-
- **Buildable area:** 203,700
- **Price:** \$20 per sqft



ALL PARCEL AND PAD SITE SIZES ARE PROPOSED

LAND DEVELOPMENT

PARCEL #5



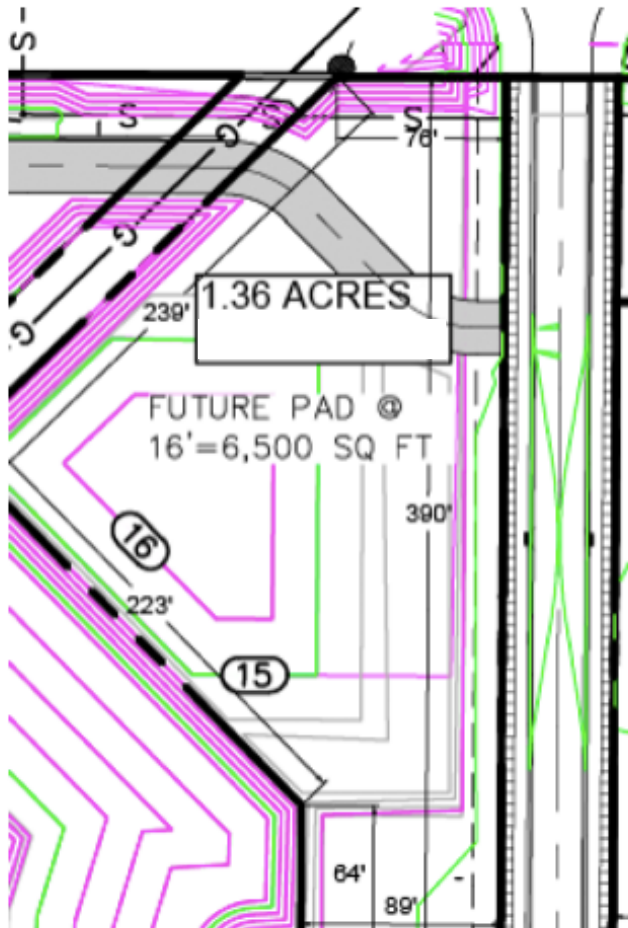
The map illustrates the proposed development for the Bend at Bluebonnet Apartment Complex. A legend indicates that blue-shaded areas are 'AVAILABLE' and red-shaded areas are 'SOLD'. The site is bounded by Bluebonnet Blvd to the west and Burbank Dr to the north. A diagonal 'FUTURE WATER FRONT COMMON AREA' runs through the center. The development is divided into seven numbered lots (#1 through #7). Lot #4 contains a 'POND'. Lot #5 contains two smaller ponds labeled 'A' and 'B'. Lot #6 contains a 'POND'. Lot #7 contains a 'POND'. The 'BEND AT BLUEBONNET APARTMENT COMPLEX' is located to the west of the common area, featuring '311 UNITS'. To the east of the common area is the 'BELLE GROVE SUBDIVISION', which includes '117 SINGLE FAMILY HOMES' and a 'POND'. A north arrow is located in the top left corner. A scale bar indicates distances in feet (0, 100, 200). A small inset map in the top left corner shows the location of the site within the larger context of the city of Austin, Texas.

ALL PARCEL AND PAD SITE SIZES ARE PROPOSED

PARISH: East Baton Rouge

LAND DEVELOPMENT

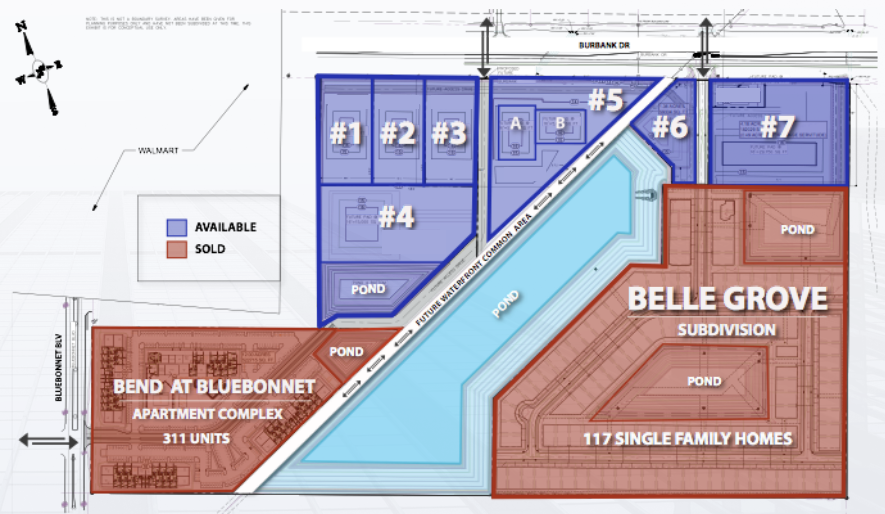
MIXED USE DEVELOPMENT: "LAST GREAT INTERSECTION IN SOUTH BATON ROUGE"



ALL MEASUREMENTS CONTROLLED BY SURVEY

PARCEL #6

- **Lot size:** 1.36 +/- Acres (59,241.60 sqft +/-)
- **Pad site:** 6,500 sqft +/- see topo
- **Price:** \$25 per sqft

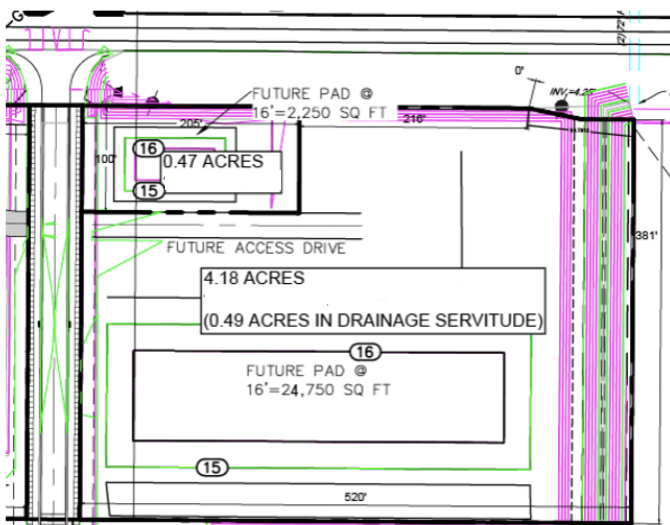


ALL PARCEL AND PAD SITE SIZES ARE PROPOSED

PARISH: East Baton Rouge

LAND DEVELOPMENT

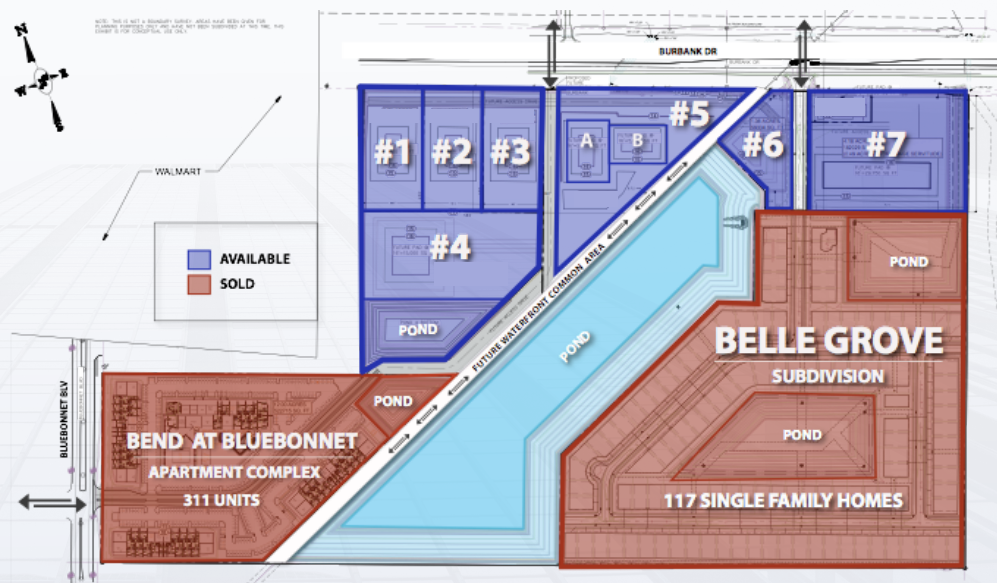
MIXED USE DEVELOPMENT: "LAST GREAT INTERSECTION IN SOUTH BATON ROUGE"



ALL MEASUREMENTS CONTROLLED BY SURVEY

PARCEL #7

- **Lot size:** 4.65 +/- Acres (202,554 sqft +/-)
- **Pad site A:** 24,750 sqft +/- see topo
- **Pad site B:** 2,250 SQFT +/- see topo
- **Price:** \$25 per sqft



ALL PARCEL AND PAD SITE SIZES ARE PROPOSED



225.810.9926

8940 Bluebonnet Blvd.
Baton. Rouge, la 70808.

DavidATrusty@gmail.com