

FOR SALE

PROPERTY SUMMARY

2.2 AC INDUSTRIAL PARCEL WITH I-12 ACCESS – 13130 Chene Ave sits just 0.9 mi north of the I-12 / US-190 / Sherwood Forest interchange, placing an owner within fifteen (15) minutes of the Port of Baton Rouge, the Metro Airport, and ExxonMobil's north BR complex. Zoned M-1 (Light Industrial) and priced at \$3.13/SF, the tract supports up to ±25,000 SF of warehouse space, including a lay-down yard or a contractor's headquarters—a use rare within the city.

All utilities are at or near the site, the topography is flat, and no wetlands have been identified (survey on file). Comparable in-fill parcels have traded at \$6–7/SF, giving a buyer immediate equity and a cost basis still below \$115/SF fully built. Seize a last-mile location in a corridor already home to FedEx Freight, Republic Services, and Amazon's DSP facility.

PROPERTY HIGHLIGHTS

- Rare in-fill ±2.2-acre tract / Few shovel-ready sites remaining in Baton Rouge
- Attractive Price: \$3.13/SF — ~30-40 % below recent in-fill trades
- Utilities at/near site: City water & sewer, 3-phase power, fiber in area
- ±0.9 miles to I-12 / US-190 / Sherwood Forest Exit 4B; < 15 min to Port BR & Metro Airport
- Truck-friendly geometry: ±185' depth allows >25,000 SF warehouse + lay-down

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	8,940	62,957	136,142
Avg. HH Income	\$71,165	\$76,265	\$86,038



GENERAL NOTES:

- 1.) FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 22033C0260E, OF EAST BATON PARISH, LOUISIANA, LAST REVISED MAY 2, 2006, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" & "AE".
- 2.) ZONING: M1 = LIGHT INDUSTRIAL. ZONING INFORMATION WAS OBTAINED FROM <http://gis.bregov.com/maps>. ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
- 3.) REFERENCE MAP: A) FINAL PLAT OF CHENE ROUGE, FOR W.J. & N. INC. BY R.L. BREAU, R.L.S. DATED SEPTEMBER 3, 1985.
- 4.) BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON NAD 1983 GPS DERIVED DATA REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE, U.S. SURVEY FEET.
- 5.) NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- 6.) WETLANDS: A JURISDICTIONAL WETLAND DETERMINATION HAS NOT BEEN DONE, BY CSRS, INC. AND IS NOT PART OF THIS SURVEY.

LOT 7
P & S
CONTRACTORS, INC.
(NOW OR FORMERLY)

LOT 6

LOT 5
PINNACLE PRECISION
SERVICES, LLC
(NOW OR FORMERLY)

LOT 4-A
RASCO
MANUFACTURING, INC.
(NOW OR FORMERLY)

LOT 3
J & H BATON ROUGE
HOLDING, LLC
(NOW OR FORMERLY)



CERTIFICATION:

I HEREBY CERTIFY THAT I MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN AND THAT THIS PLAT REFLECTS THE FINDINGS OF SAID SURVEY, AND THAT THIS SURVEY CONFORMS TO A CLASS "C" SURVEY IN ACCORDANCE WITH THE STATE OF LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS.

L. LYLES BUDDEN, P.L.S.
REG. No. 4800

DATE

CSRS

IMAGINE SHAPE DELIVER

6767 Perkins Road, Suite 200, Baton Rouge, LA 70808
Telephone: (225) 769-0546 Fax: (225) 767-0060
www.csronline.com

SCALE: 1" = 60'



MAP SHOWING
BOUNDARY SURVEY
OF
LOT 6

OF
CHENE ROUGE
LOCATED IN SECTION 5, T-7-S, R-2-E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LOUISIANA
FOR
JOSHUA LOESKE

Date:	AUGUST 24, 2016
Project Number:	216215
Drawn By:	TJC
Checked By:	LLB