

# FOR SALE OR BUILD TO SUIT

## 5707 Siegen Lane, Baton Rouge, LA 70809

### PROPERTY SUMMARY



### Offering Summary

Sale Price:	\$1,960,200
Price Per Square Foot:	\$20.00 PSF
Lot Size:	2.25 Acres
Zoning:	HC-2
Frontage:	389'
Flood Zone:	X/AE

### Property Description

For Sale or Build to Suit: 2.25-acre commercial tract on Siegen Lane near the intersection of Airline Highway. With its HC-2 (heavy commercial) zoning the property offers flexibility, visibility and access on one of the busiest corridors in the market.

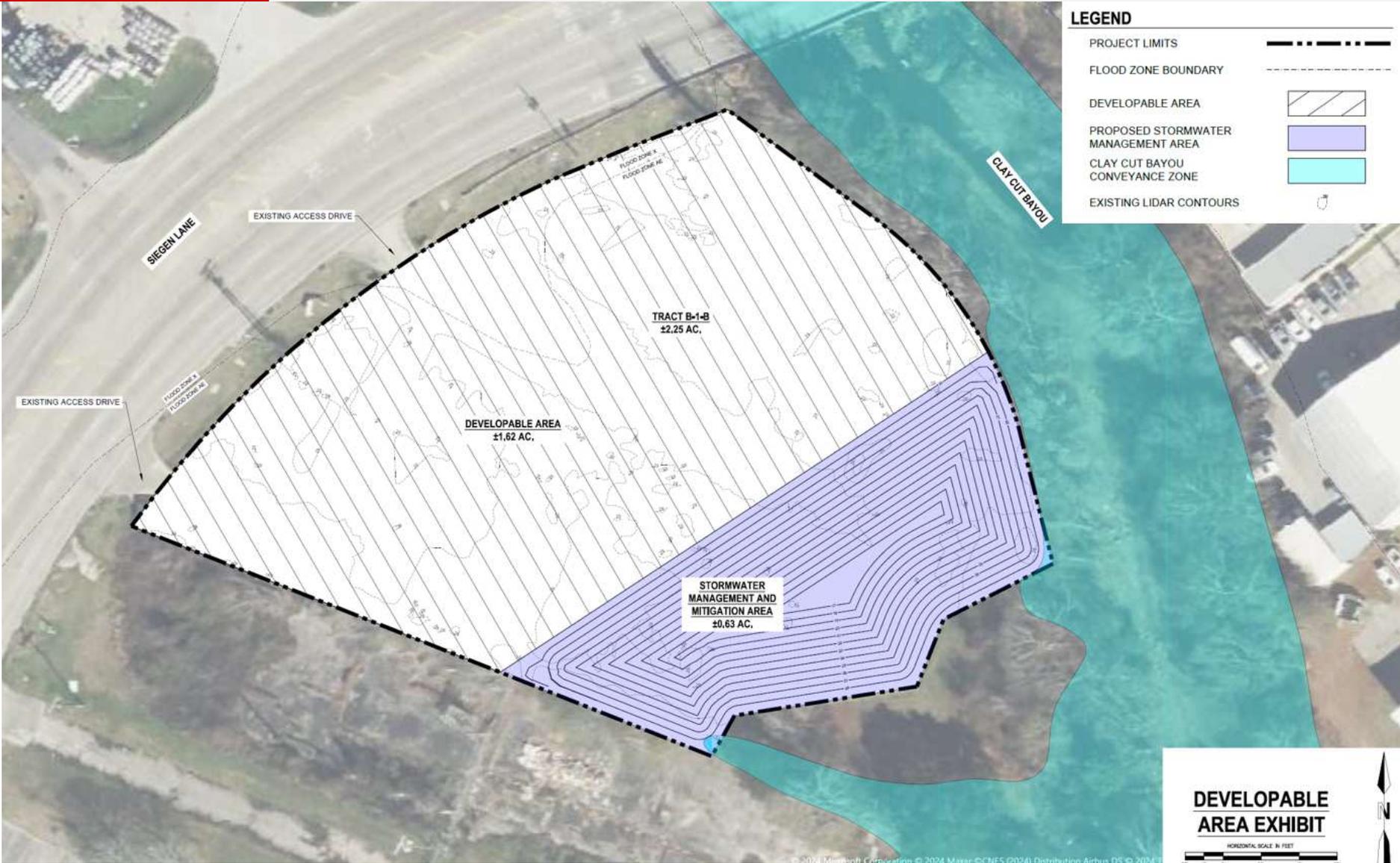
While the majority of the land is located in Flood Zone AE, approximately 0.63 acres is needed for stormwater management and mitigation leaving approximately 1.62 acres developable.

**Will Adams, CCIM**   **Kelly Morgan**  
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DEVELOPABLE AREA EXHIBIT



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OBLIQUE AERIAL



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WEST OBLIQUE



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SOUTH OBLIQUE



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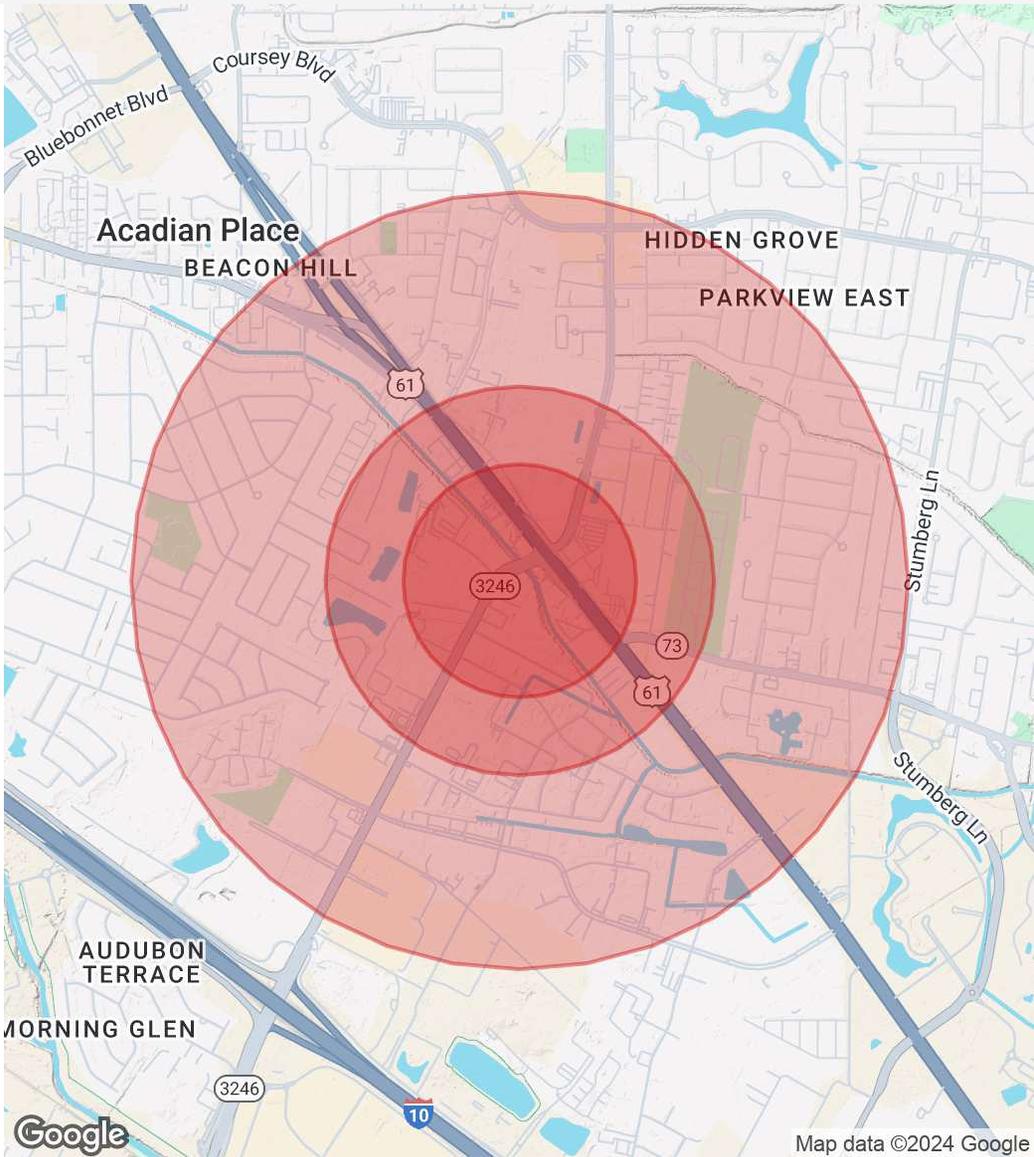
## DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	397	1,407	8,451
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	177	625	3,785
# Of Persons Per HH	2.2	2.3	2.2
Average HH Income	\$105,598	\$105,720	\$95,603
Average House Value	\$300,252	\$302,355	\$253,795

Demographics data derived from AlphaMap



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