

Jefferson Hwy Development Site

8125 Jefferson Hwy Baton Rouge, LA 70809

PROPERTY SUMMARY



Property Description

Jefferson Hwy development site available for sale. The Property totals 1.651 acres (71,916 SF), consisting of 2 lots measuring .781 acres and .870 acres, respectively. Lots are available individually or combined.

The Property is located on Jefferson Hwy between Corporate Blvd and Essen Ln and is situated on a corner with full access. The submarket benefits from over 2m SF of office space and a host of retailers, restaurants, and hotels in the immediate vicinity. 25k VPD at the site with 50k VPD at the Essen/Jefferson intersection.

The Property is currently zoned B1, allowing for a range of office and medical uses. All utilities are available to the site. Excellent opportunity to acquire a rare development site in one of the top submarkets in Baton Rouge.

Lot	Size	Price
Frontage Parcel	.78 Acres / 34,018 SF	\$32.00 PSF
Rear Parcel	.87 Acres / 37,898 SF	\$30.00 PSF
Full Tract	1.65 Acres / 71,916 SF	\$30.95 PSF

Highlights

- 1.65-acre development tract, consisting of 2 lots measuring .78 and .87 acres
- All utilities available to site
- Corner property with full access
- Situated among some of Baton Rouge's highest incomes and home values

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OFFERING SUMMARY



Lots: 2 Total Lot Size 1.651 Acres Total Price \$2,225,516 Use: Office Or Retail Development				
Lot	Address	Size	Price	Zoning
Frontage Lot (10-A-1-A)	8125 Jefferson Hwy	0.781 Acres	\$1,088,576	B1
Rear Lot (10-A-1-B)	7988 Cypress Lake Dr	0.87 Acres	\$1,136,940	B1

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SAMPLE CONCEPTUAL LAYOUT 1



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SAMPLE CONCEPTUAL LAYOUT 2



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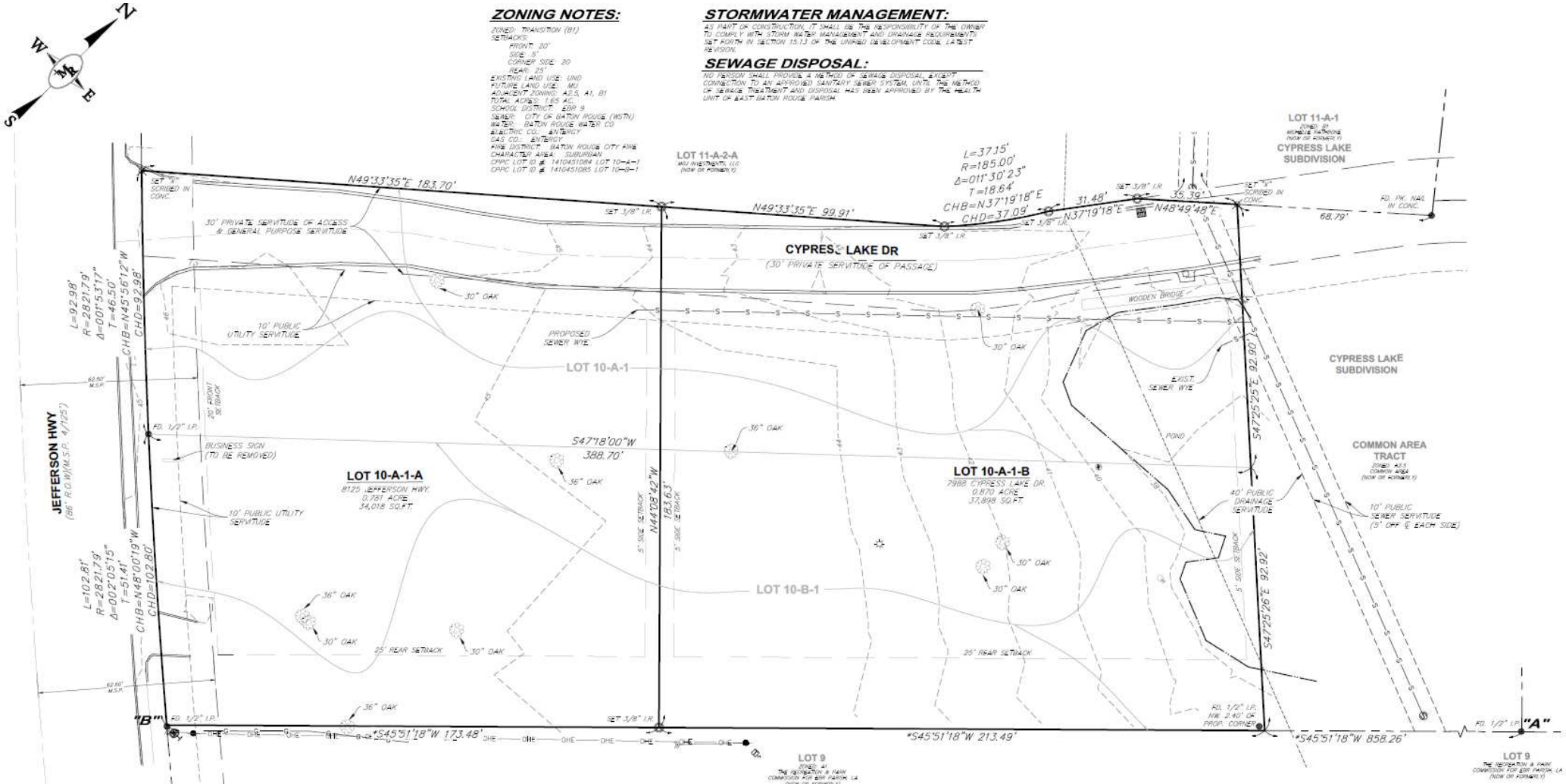
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SURVEY



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AREA BUSINESS MAP



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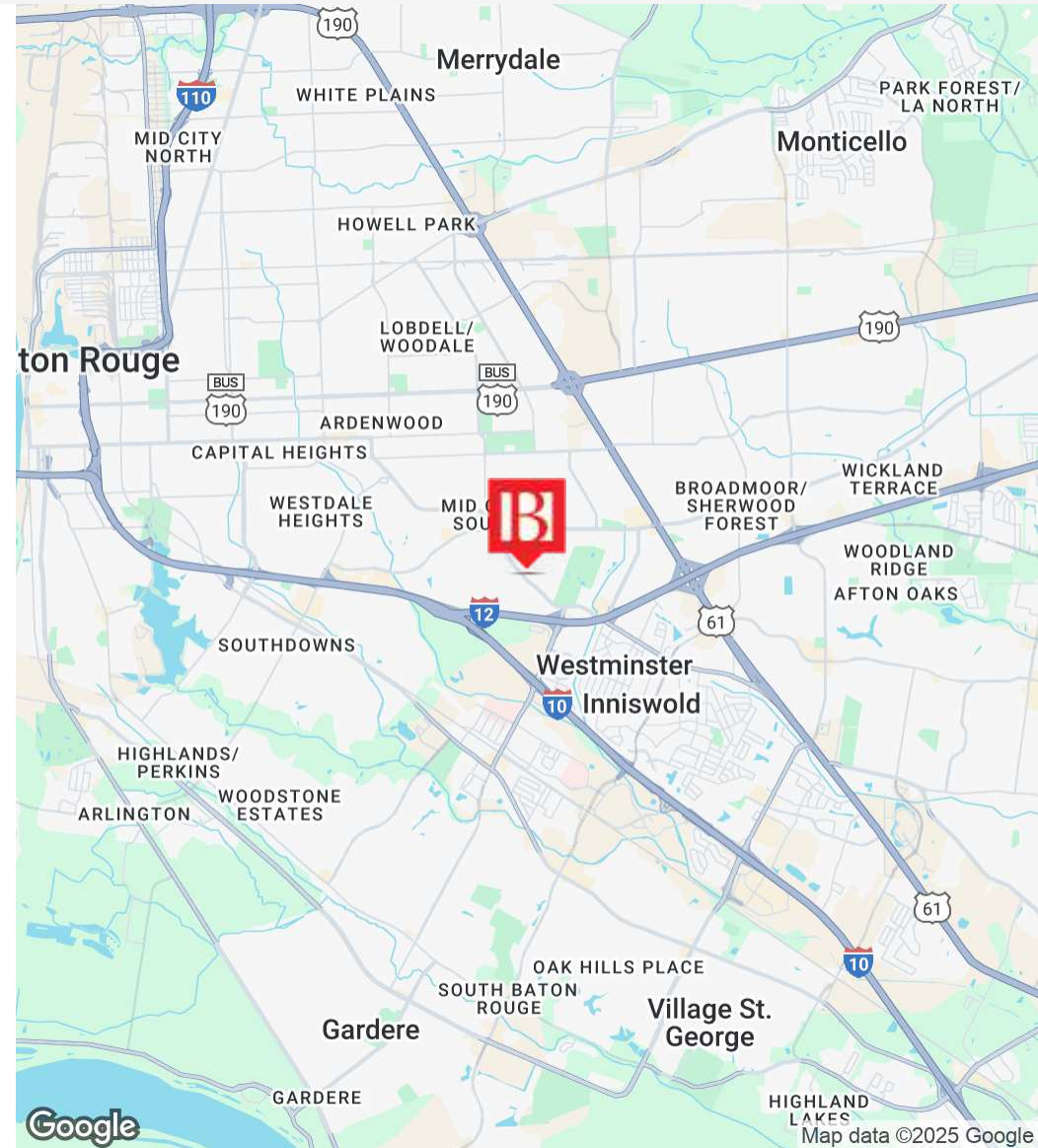
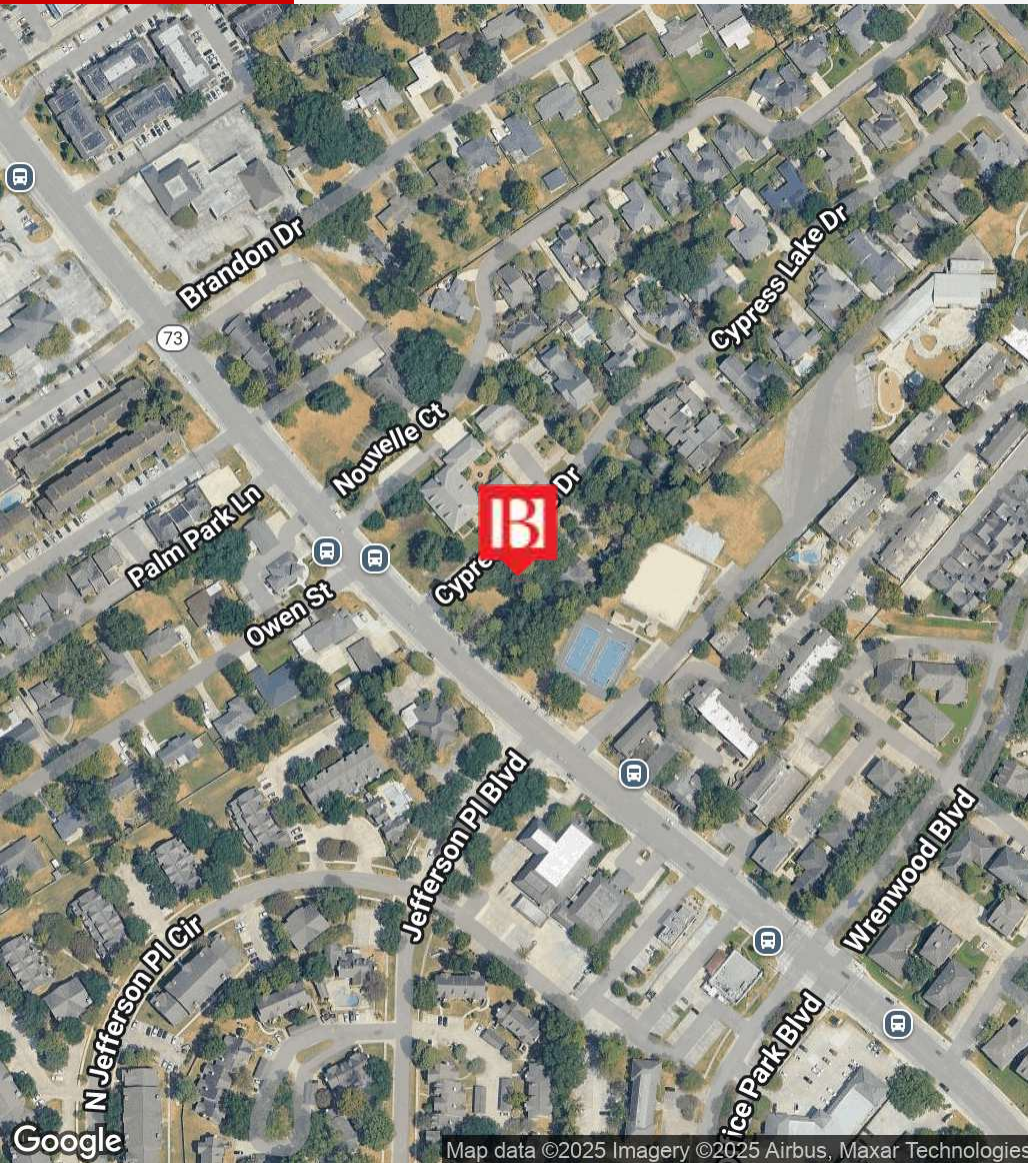
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LOCATION MAP



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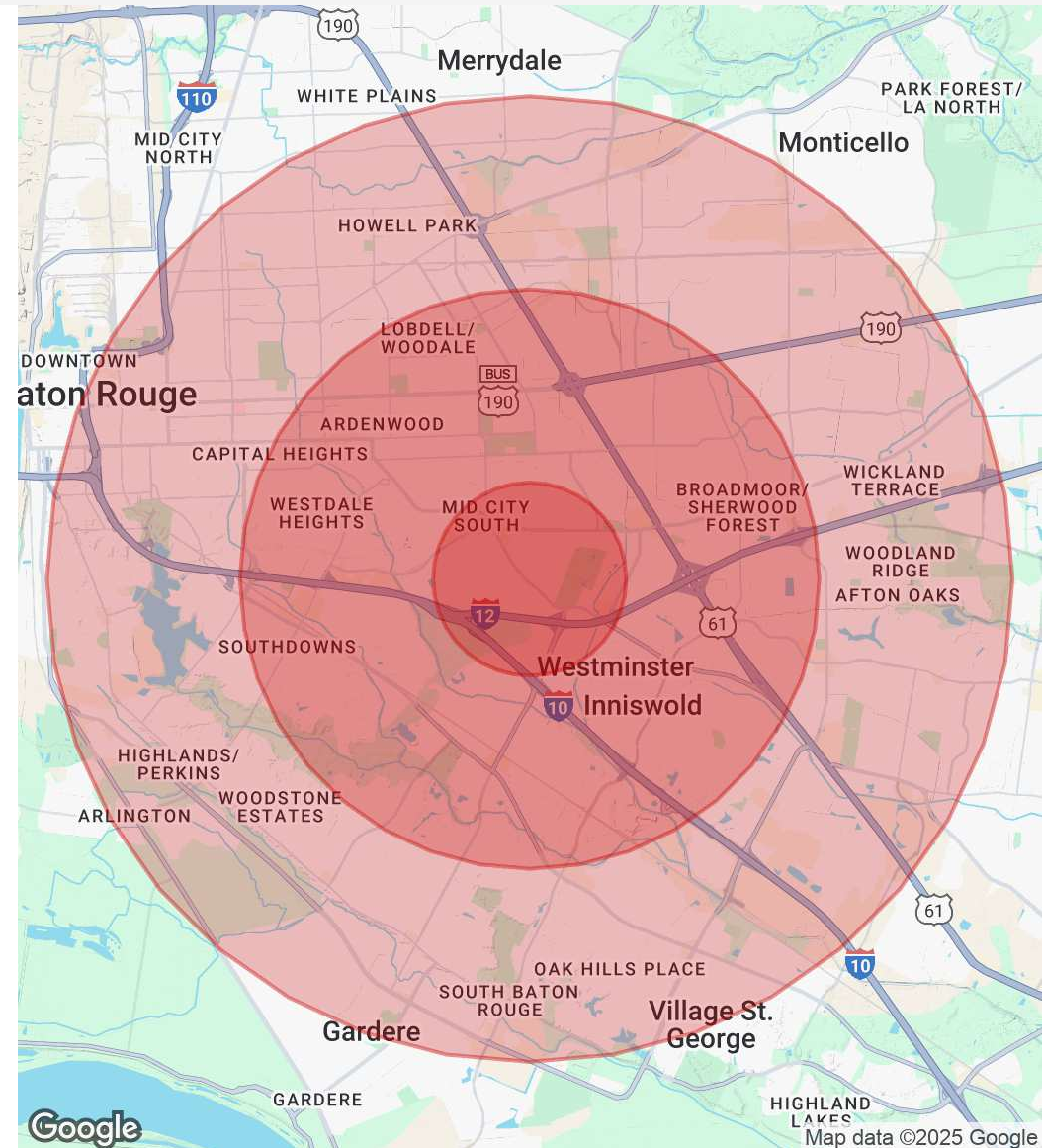
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	7,362	74,697	241,467
Average Age	44	41	38
Average Age (Male)	42	39	37
Average Age (Female)	45	42	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,617	34,449	101,960
# Of Persons Per HH	2	2.2	2.4
Average HH Income	\$116,880	\$96,522	\$80,080
Average House Value	\$563,286	\$353,737	\$312,290

Demographics data derived from AlphaMap



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