

# PAD Ready Sites for Sale

1.929 Acres  
For Sale

10455 Rieger Rd  
Baton Rouge, LA

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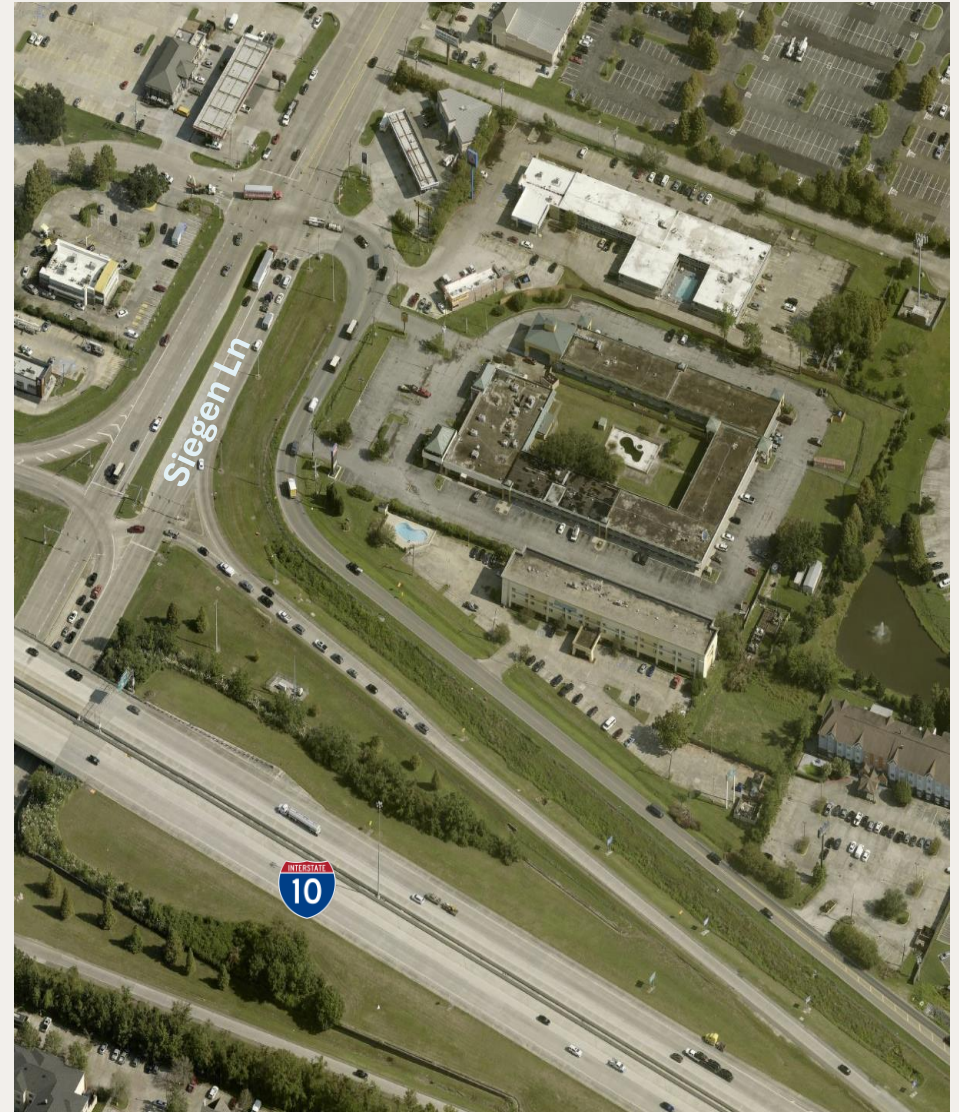
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**CBRE**



# Property Description

- Two Parcels Available for Sale
- Parcel A: 0.802 Acres
- Parcel B: 1.127 Acres
- Owner is planning to deliver the sites as pad ready
- Front portion of the property is zoned C2
- Great access to Siegen Ln and I-10
- Strong traffic counts
- Lighted access to Siegen Ln
- Ideal site for QSR
- Owner has preliminary plans to develop a 110+ room hotel in the rear of the site.



1.929

Acres Available

\$40/SF

Asking Price



# Property Overview

Demographics and Traffic Counts

69,224

Population

34,497

Households

\$113,549

Average Household  
Income

8,322

Businesses

111,150

Employees

\$53,021

Per Capita Income

44,091

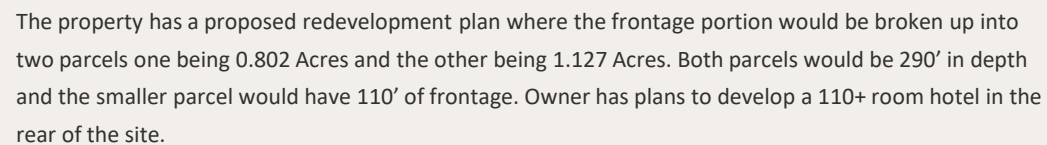
AADT (2024)  
Siegen Ln

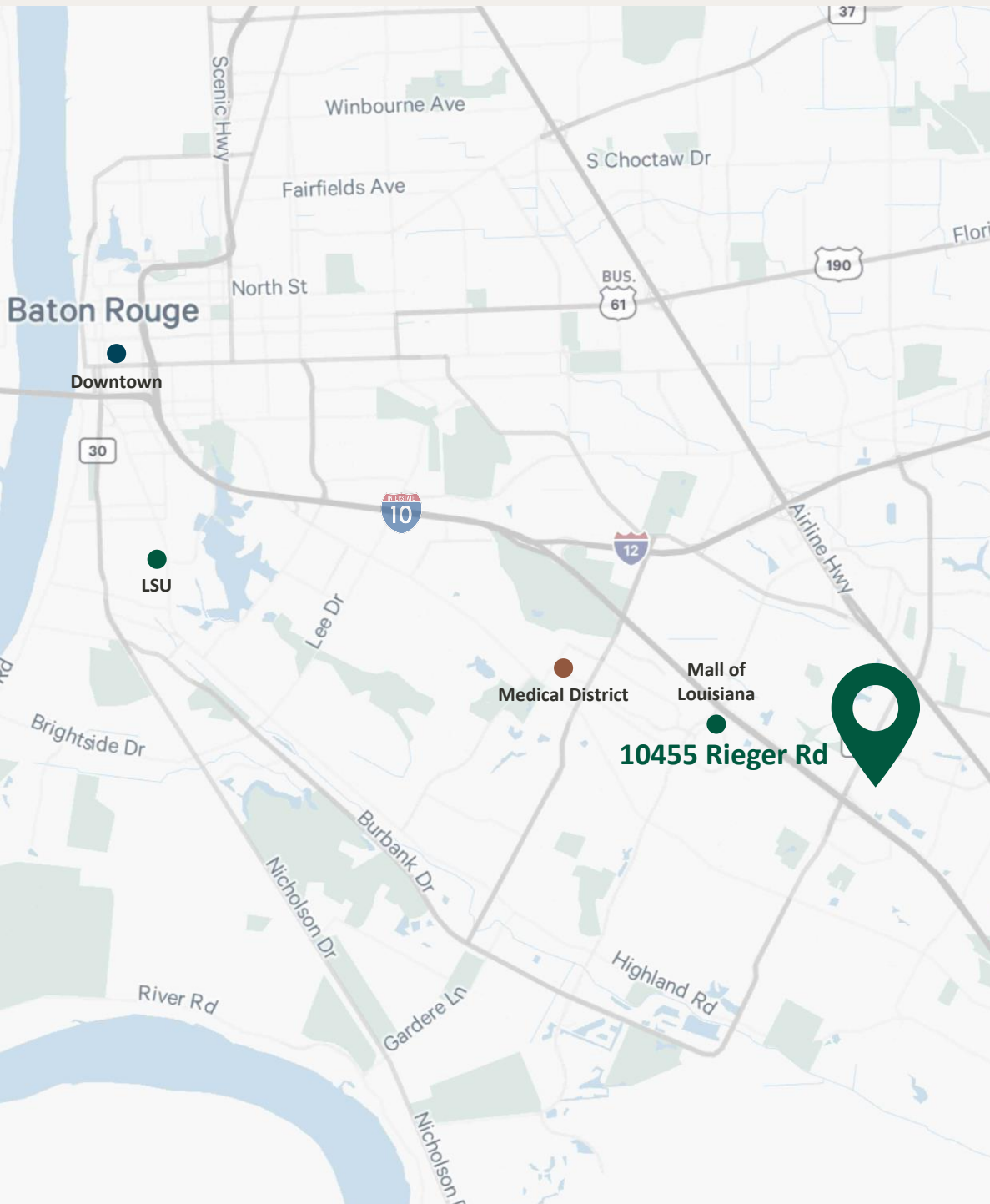
107,943

AADT (2024)  
I-10



1.929  
Acres





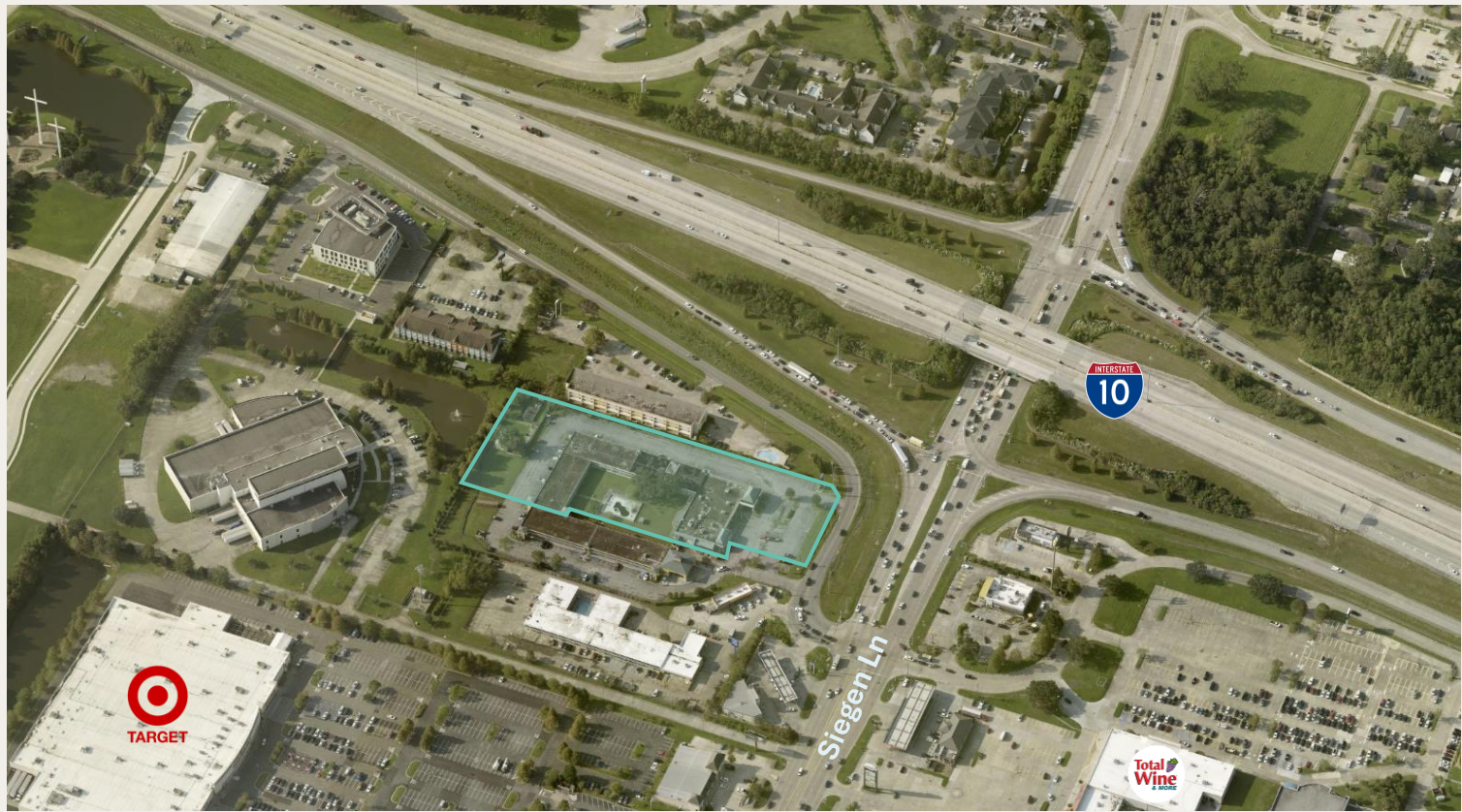
# Area Overview

LOCATION	DRIVE TIME
Downtown	17 Minutes
LSU	15 Minutes
Medical District	9 Minutes
Mall of Louisiana	6 Minutes



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