

## PAD Ready Sites for Sale

1.929 Acres For Sale **10455 Rieger Rd**Baton Rouge, LA



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# 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

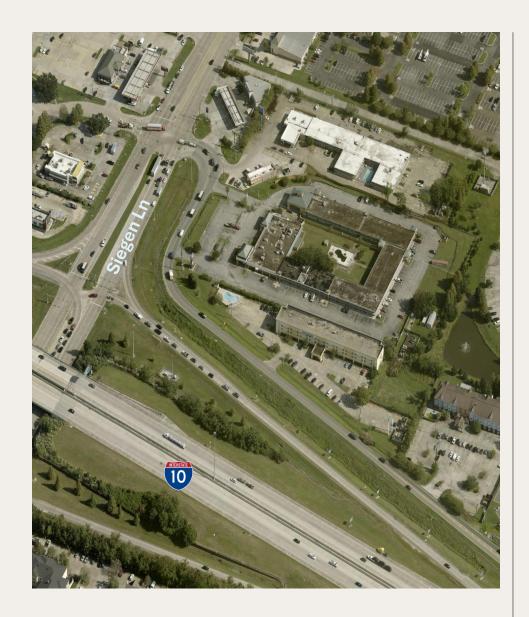
• Great access to Siegen Ln and I-10

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.



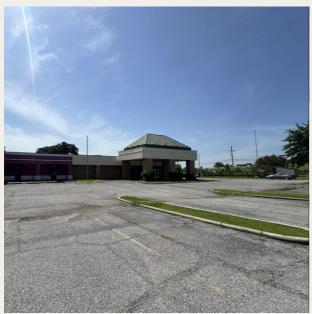
1.929

\$40/SF

Acres Available

**Asking Price** 





### **Property Overview**

**Demographics and Traffic Counts** 

69,224

34,497

\$113,549

8,322

111,150

Population

Households

Average Household Income

Businesses

**Employees** 

\$53,021

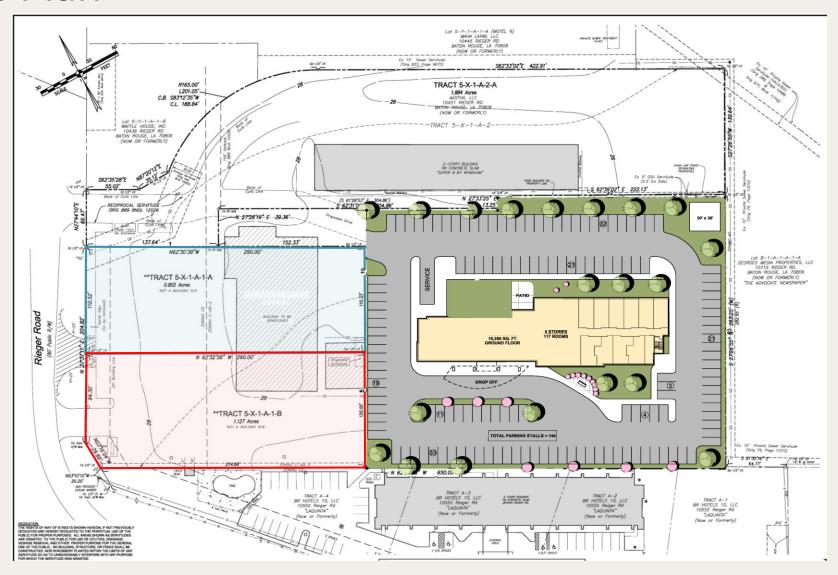
44,091

107,943

Per Capita Income

AADT (2024) Siegen Ln AADT (2024) I-10

#### Site Plan



1.929 Acres The property has a proposed redevelopment plan where the frontage portion would be broken up into two parcels one being 0.802 Acres and the other being 1.127 Acres. Both parcels would be 290' in depth and the smaller parcel would have 110' of frontage. Owner has plans to develop a 110+ room hotel in the rear of the site.

#### Winbourne Ave S Choctaw Dr Fairfields Ave Floric 190 BUS. North St **Baton Rouge** Downtown 30 10 LSU Mall of **Medical District** Louisiana Brightside Dr 10455 Rieger Rd Highland Rd River Rd Nicholson

#### Area Overview

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

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