



**NAI** Latter & Blum

LAND FOR SALE

# 10455 Reiger Road

Baton Rouge, LA 70809

Presented By:

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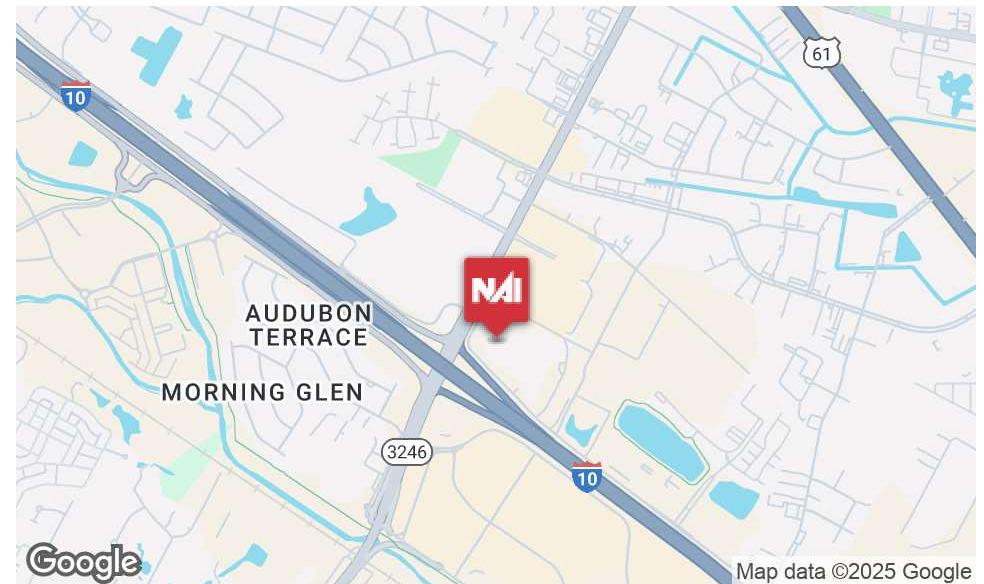


## PROPERTY HIGHLIGHTS

- 3.17 Acres for Available for Sale
- Owner intending to subdivide into 0.8 Acre parcel fronting Reiger Rd and the remaining 2.37 Acres in the rear
- Located on Rieger Rd near the Siegen Ln intersection
- Strong visibility from I-10
- Front portion zoned C2 and rear portion zoned C-AB-2
- One of the main Retail corridors in Baton Rouge
- Front Parcel ideally suited for a QSR while the rear could be good for a hotel or other large footprint retail use.
- I-10 Traffic Counts over 100,000 AADT

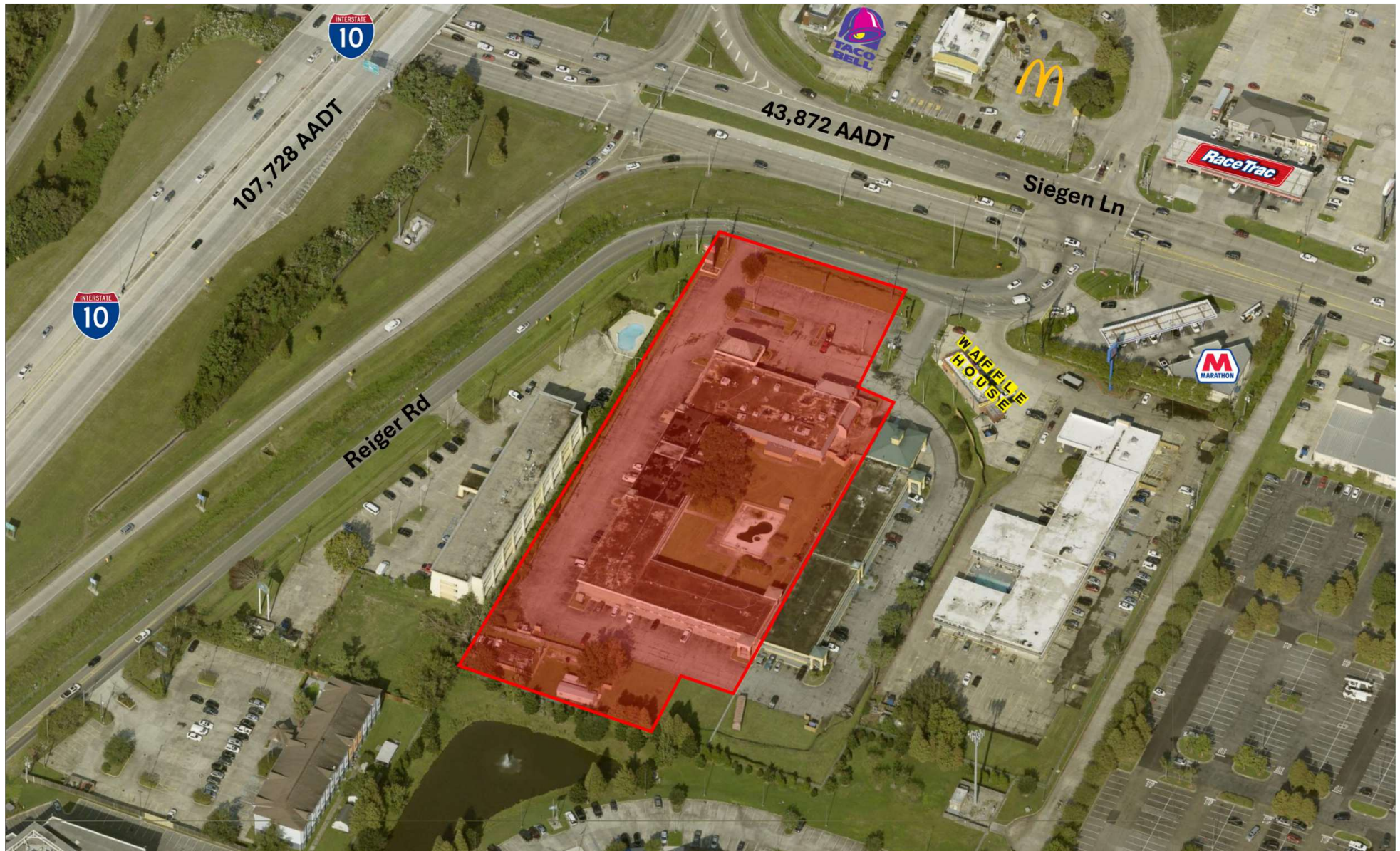
## OFFERING SUMMARY

Lot Size: 3.17 Acres



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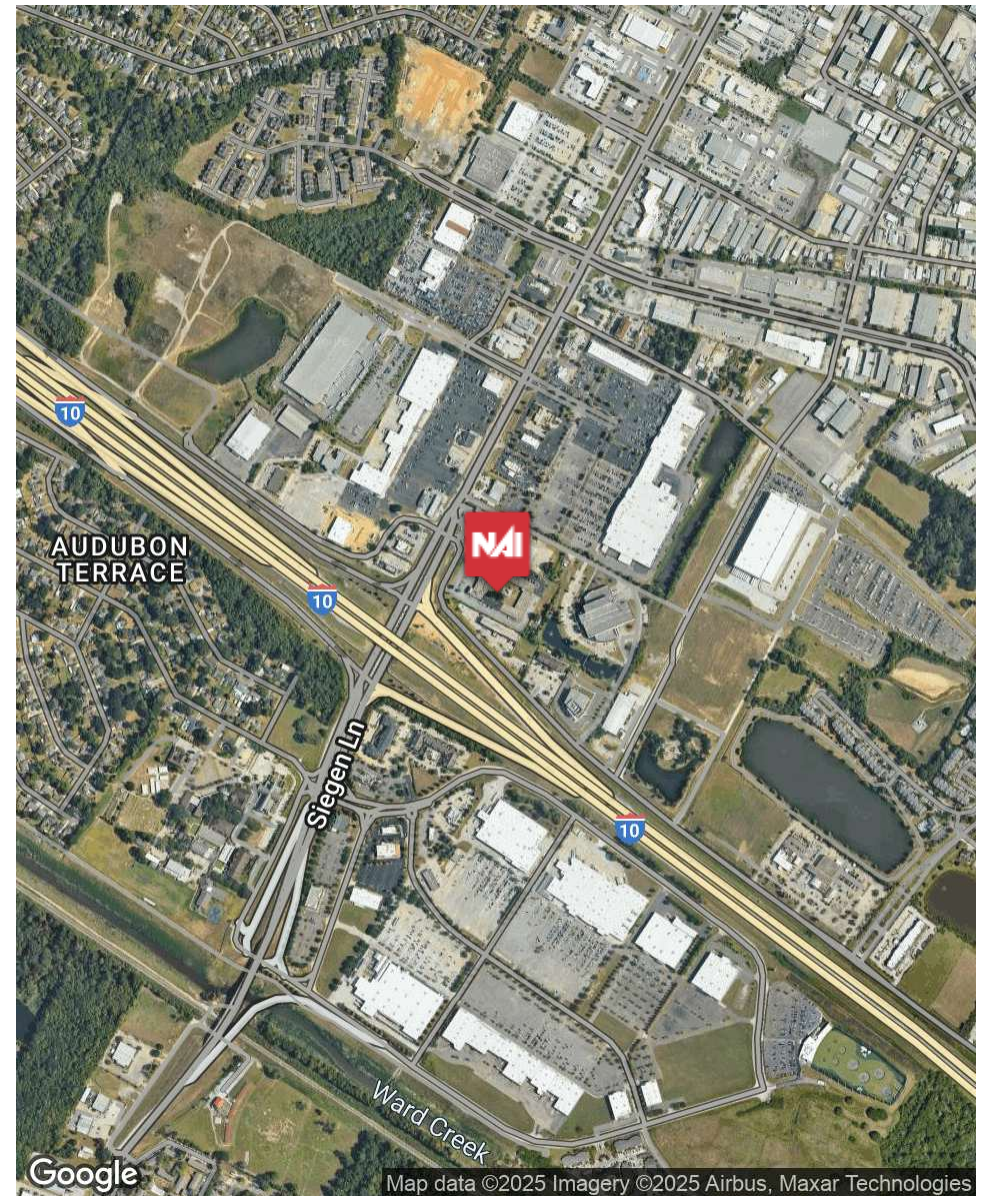
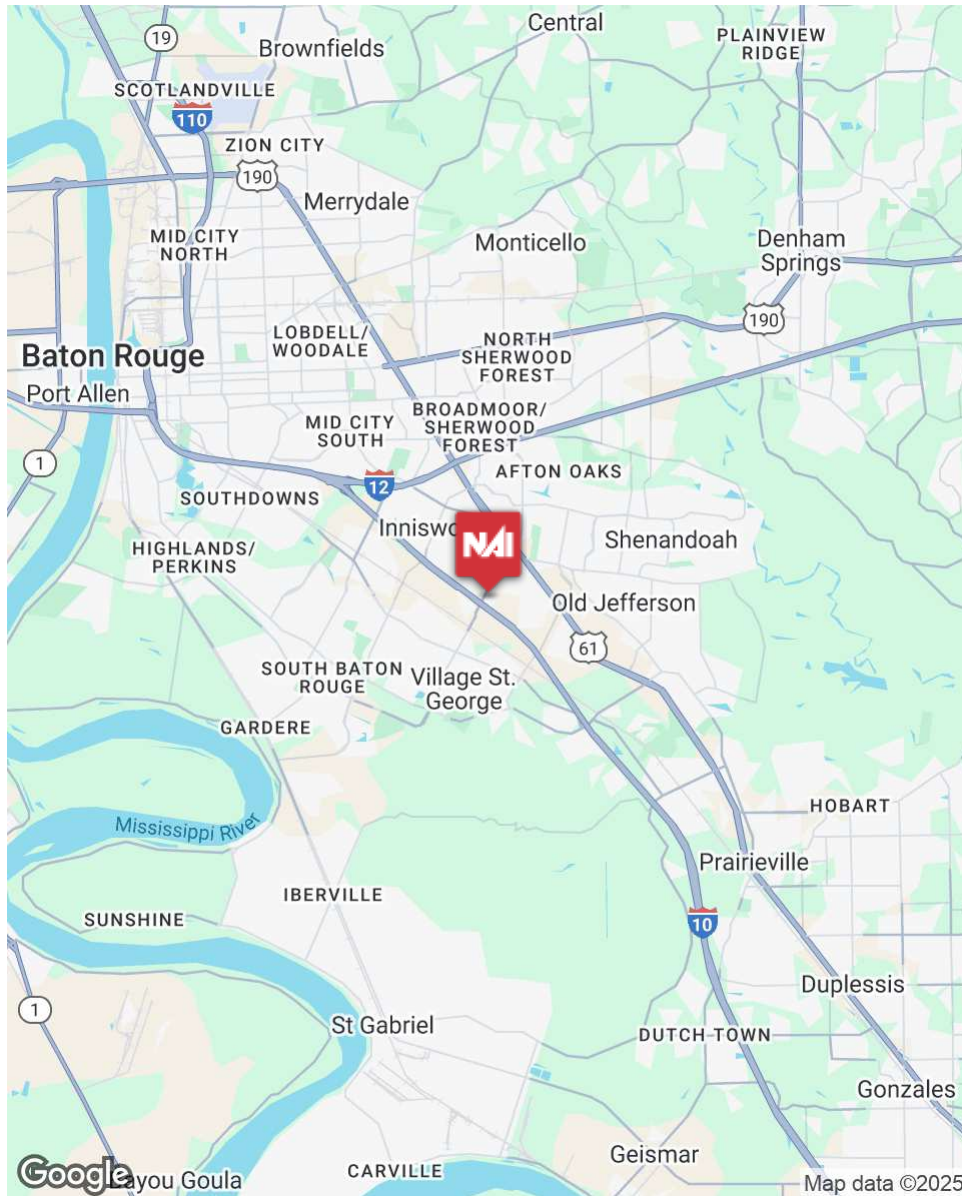


C2 and C-AB-2 Zoning

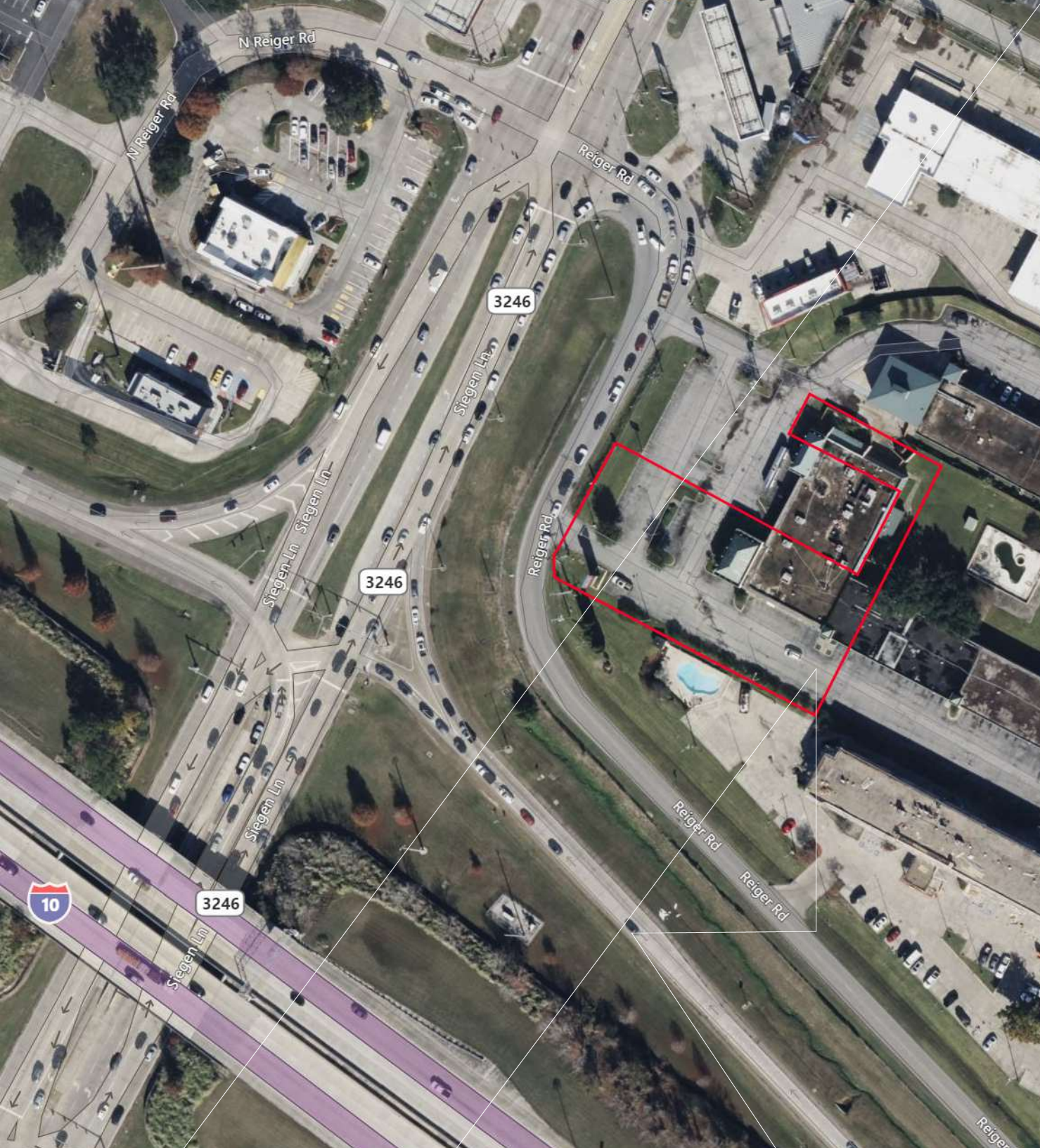


Flood Zone X

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For More Information:

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