



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE HOWELL PLACE DEVELOPMENT SITE - TRACT H

Howell Boulevard
Baton Rouge, LA 70807

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

BROOKS THORNTON
Commercial Sales & Leasing
(D)225.436.0161
brooks@sr-cre.com

Also Available
8.143 Acres

Tract H
11 - 16 Acres



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HOWELL BOULEVARD, BATON ROUGE, LA 70807

FOR SALE

11 - 16.09 ACRES

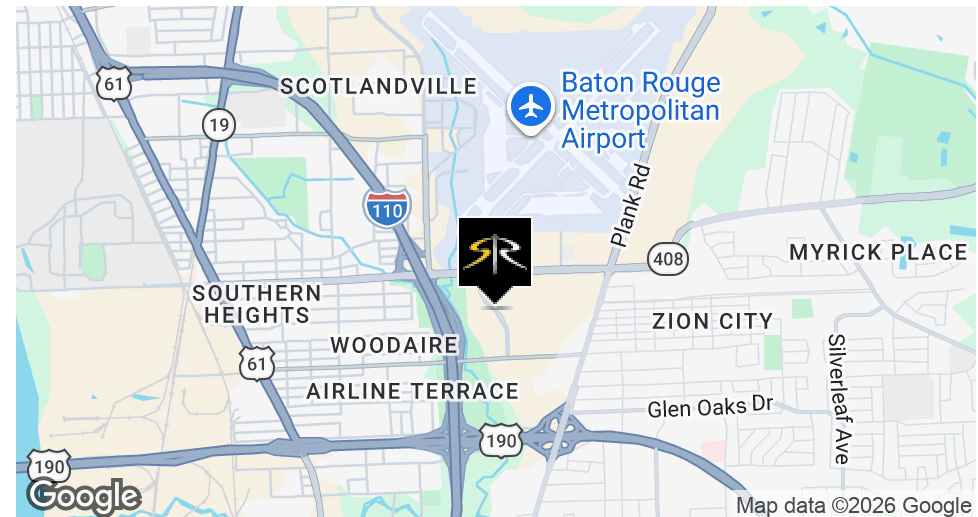


OFFERING SUMMARY

Sale Price:	\$4.25/ SF
Lot Size:	11 - 16.09 Acres
Zoning:	C2 (Heavy Commercial)

PROPERTY HIGHLIGHTS

- Tract H: 11 - 16.09 acres available. Priced at \$4.25/sf
- Ideal for Hospitality, Retail and Office use
- Adjacent future home of proposed grocery anchored "The BLVD at Harding" Commercial Development
- Also Available: Tract F: 8.143 ac. priced at \$6.25/sf



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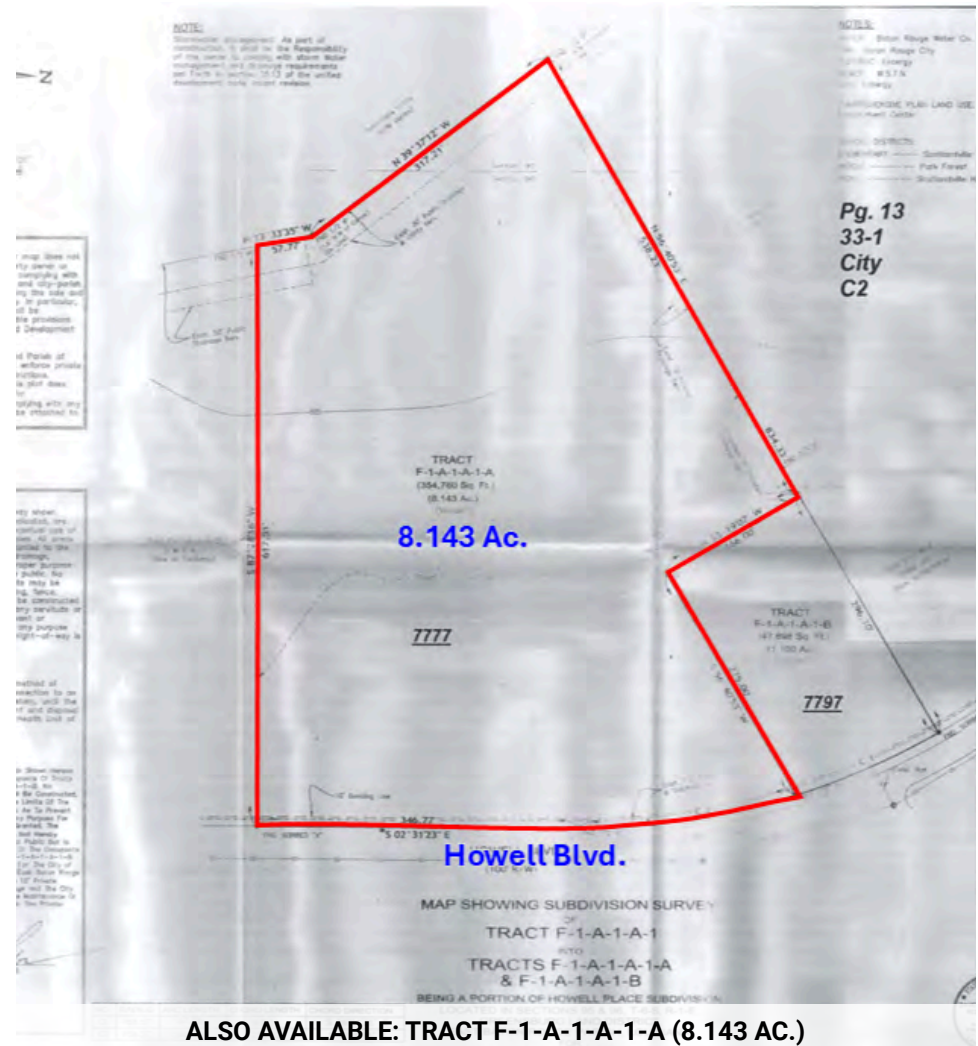


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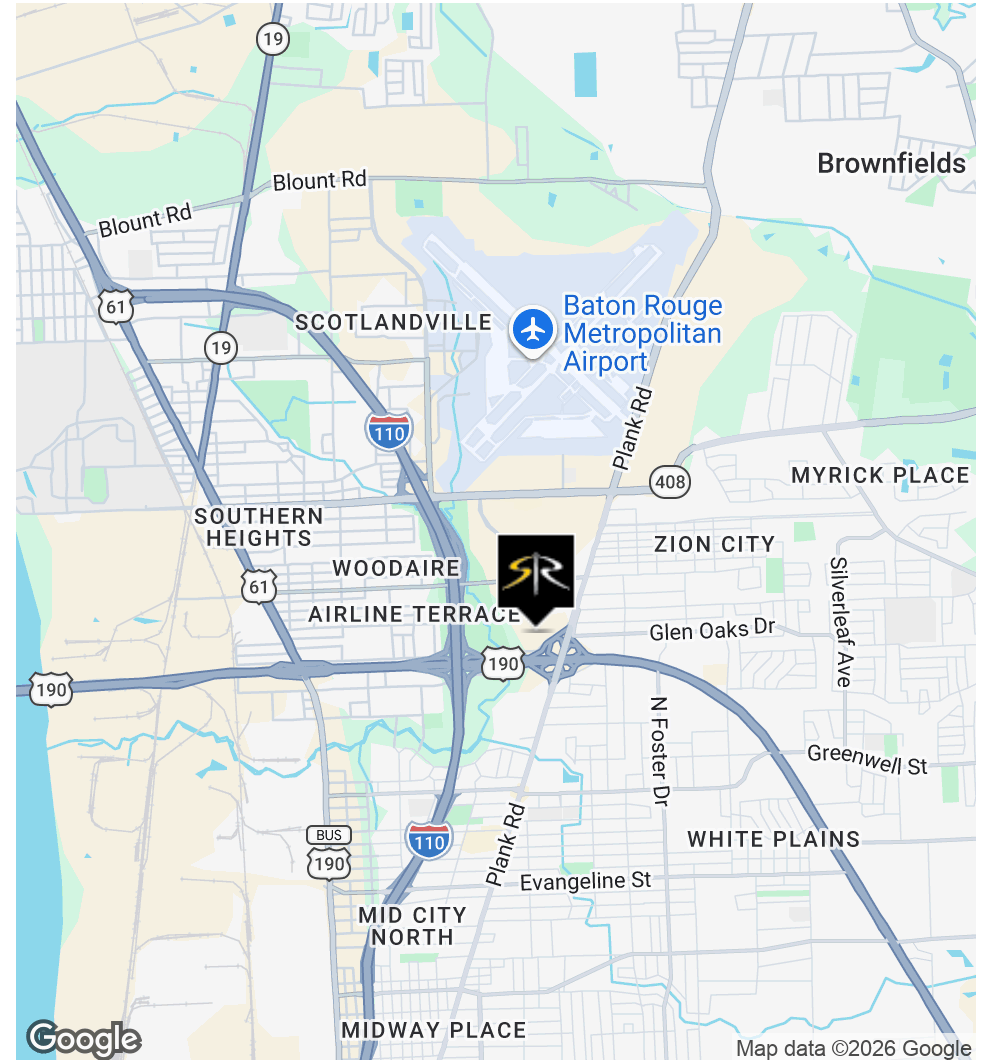
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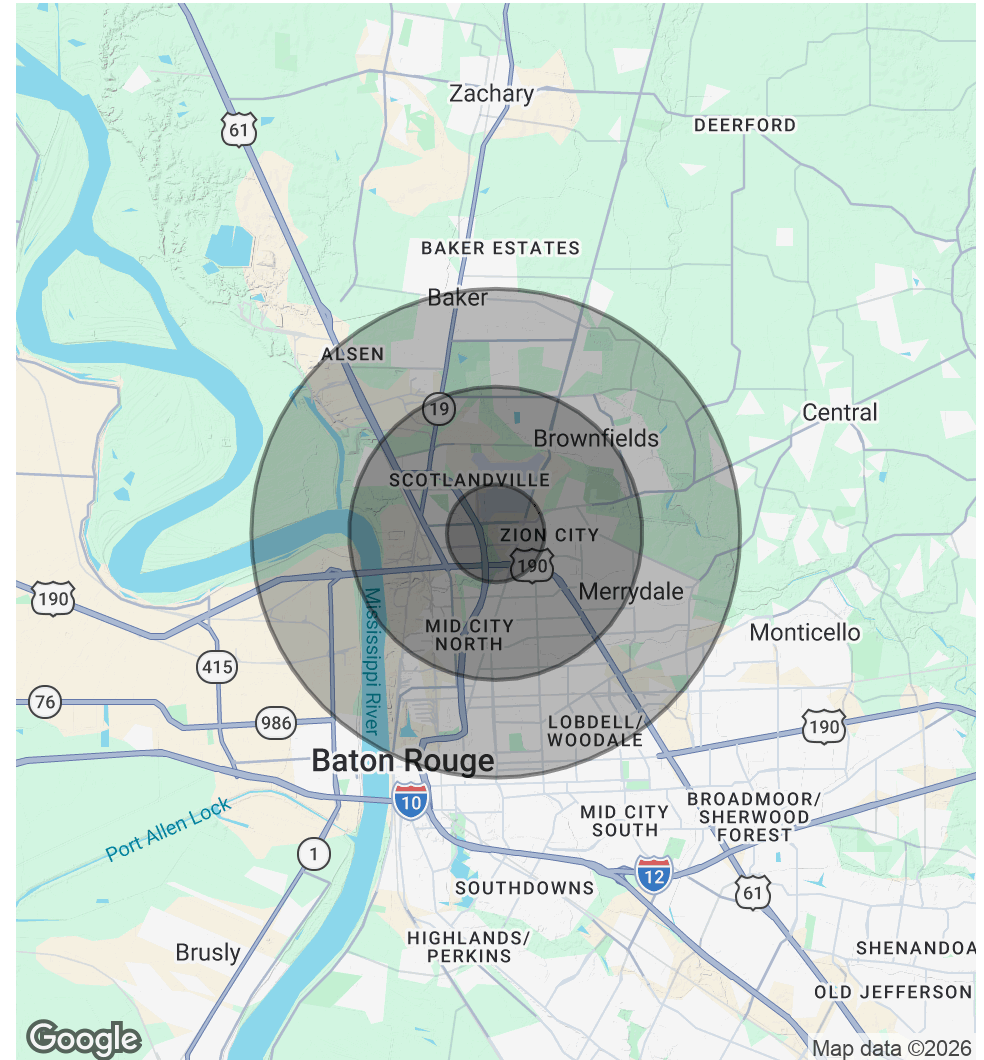
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,169	49,786	102,970
Average Age	37.5	35.6	35.6
Average Age (Male)	34.0	30.6	33.6
Average Age (Female)	46.5	39.9	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,333	17,457	37,797
# Of Persons Per HH	2.6	2.9	2.7
Average HH Income	\$49,876	\$48,689	\$53,210
Average House Value	\$115,382	\$120,672	\$151,259

2023 American Community Survey (ACS)



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