



PROPERTY DESCRIPTION

1.35-acre tract of land located on Bluebonnet Boulevard between Jefferson Highway and Airline Highway in Baton Rouge, Louisiana, near Costco. Zoned for commercial use with excellent visibility and access in a high-traffic corridor.

PROPERTY HIGHLIGHTS

- ±1.35 acres of land
- Prime location near Costco
- Situated between Jefferson Hwy and Airline Hwy
- High-traffic area with strong daytime population
- Excellent visibility along Bluebonnet Blvd
- Easy access to major roads and interstates
- Surrounded by national retailers, restaurants, and dense rooftops

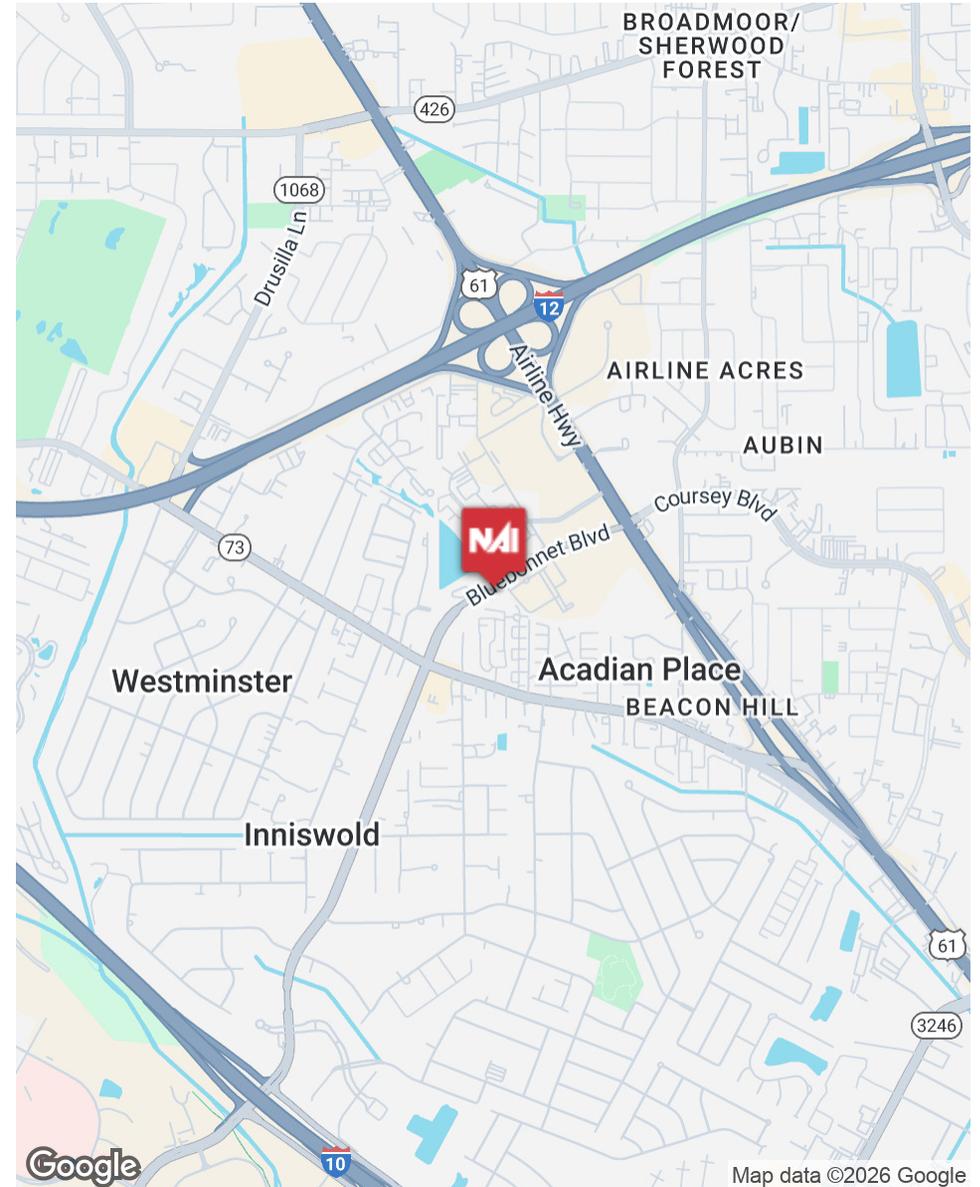
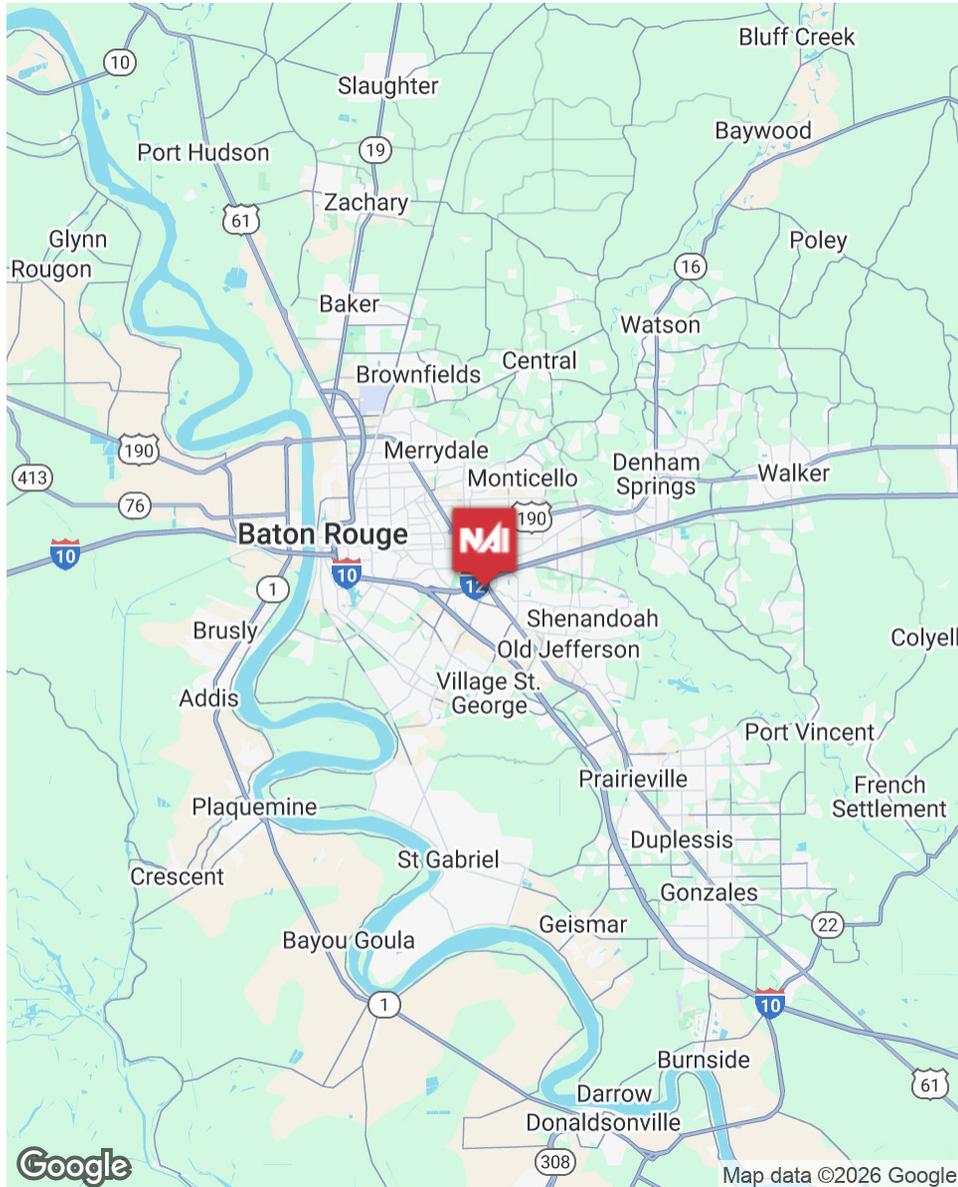
OFFERING SUMMARY

Sale Price:	\$15.00 / SF
Lot Size:	1.35 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,241	33,345	84,364
Total Population	9,217	74,027	197,918
Average HH Income	\$100,269	\$95,311	\$94,928

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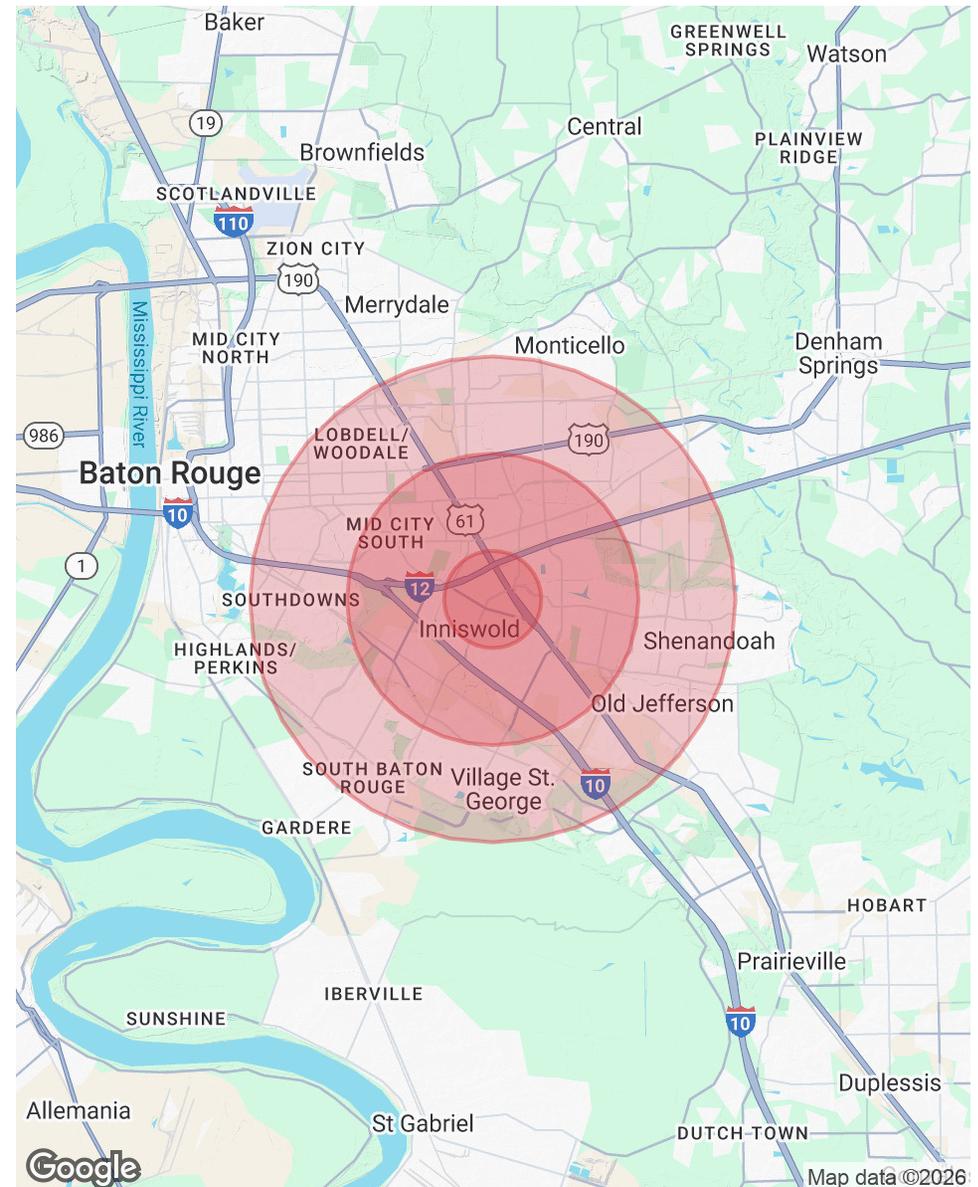


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,217	74,027	197,918
Average Age	42	41	40
Average Age (Male)	40	39	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,241	33,345	84,364
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$100,269	\$95,311	\$94,928
Average House Value	\$280,106	\$326,674	\$320,401

Demographics data derived from AlphaMap



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