



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE HOWELL PLACE DEVELOPMENT SITES

**Howell Boulevard
Baton Rouge, LA 70807**

JACK HERRINGTON, CCIM
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HOWELL BOULEVARD, BATON ROUGE, LA 70807

FOR SALE

8.143 - 24.233 ACRES

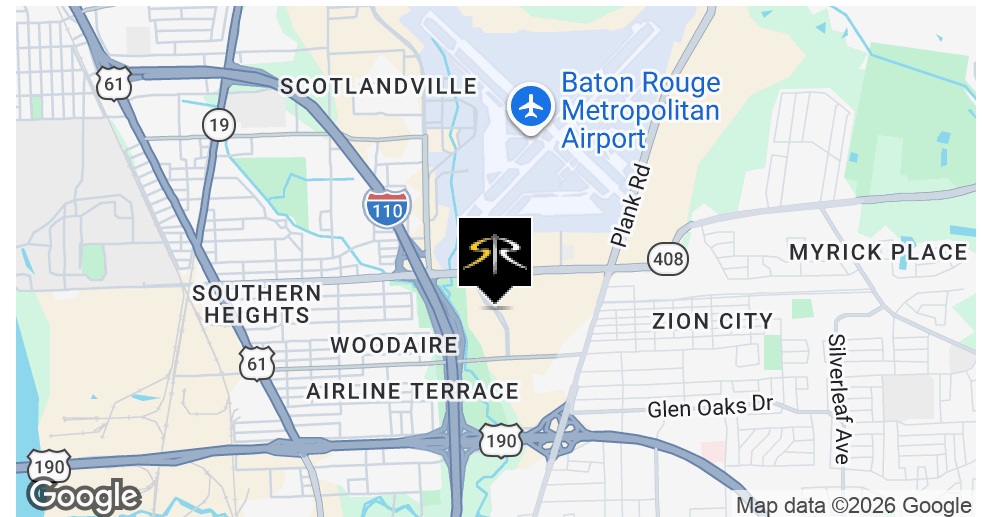


OFFERING SUMMARY

Sale Price:	\$4.25 - \$6.25 / SF
Lot Size:	8.143 - 24.233 Acres
Zoning:	C2 (Heavy Commercial)

PROPERTY HIGHLIGHTS

- Two Lots For Sale in Howell Place Development
- Tract H: 11- 16.09 ac. priced at \$4.25/sf
- Tract F: 8.143 ac. priced at \$6.25/sf
- Ideal for Hospitality, Retail and Office use
- Adjacent future home of proposed grocery anchored "The BLVD at Harding" Commercial Development



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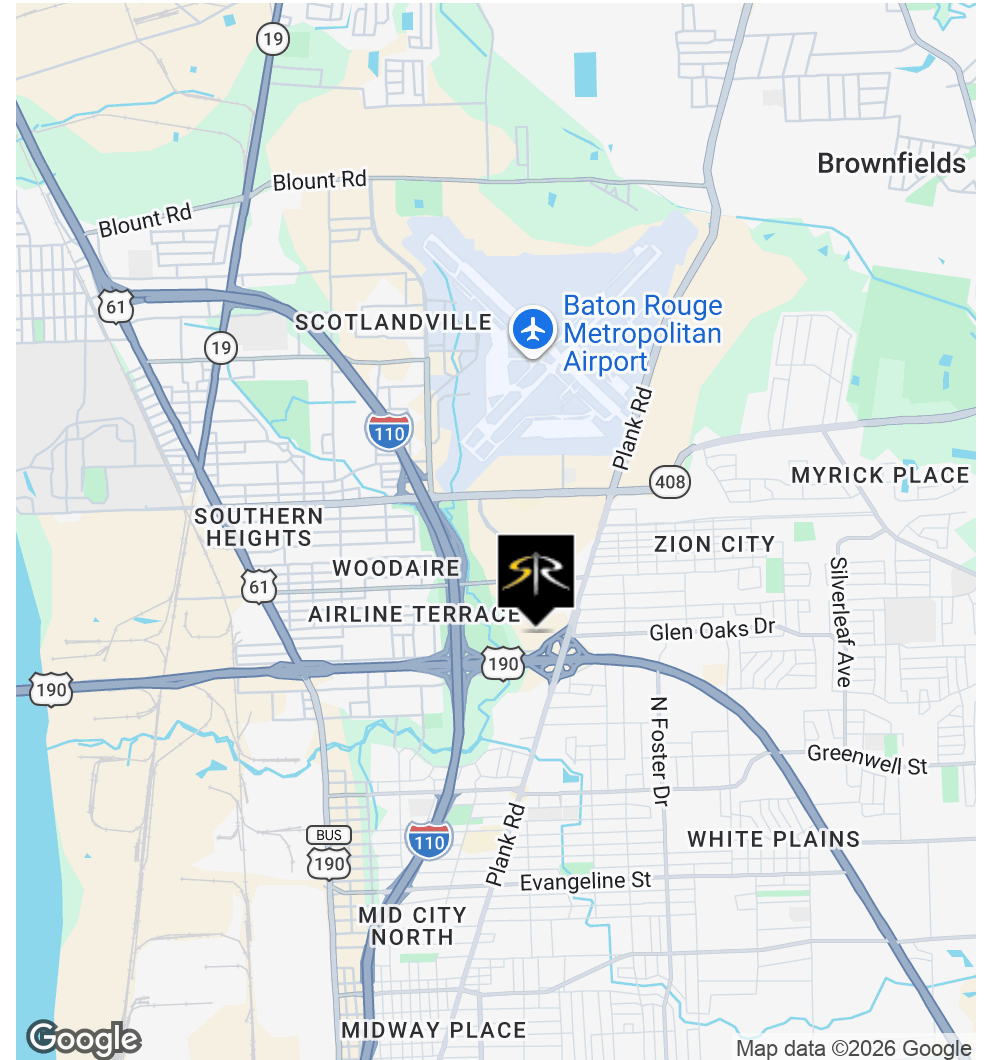


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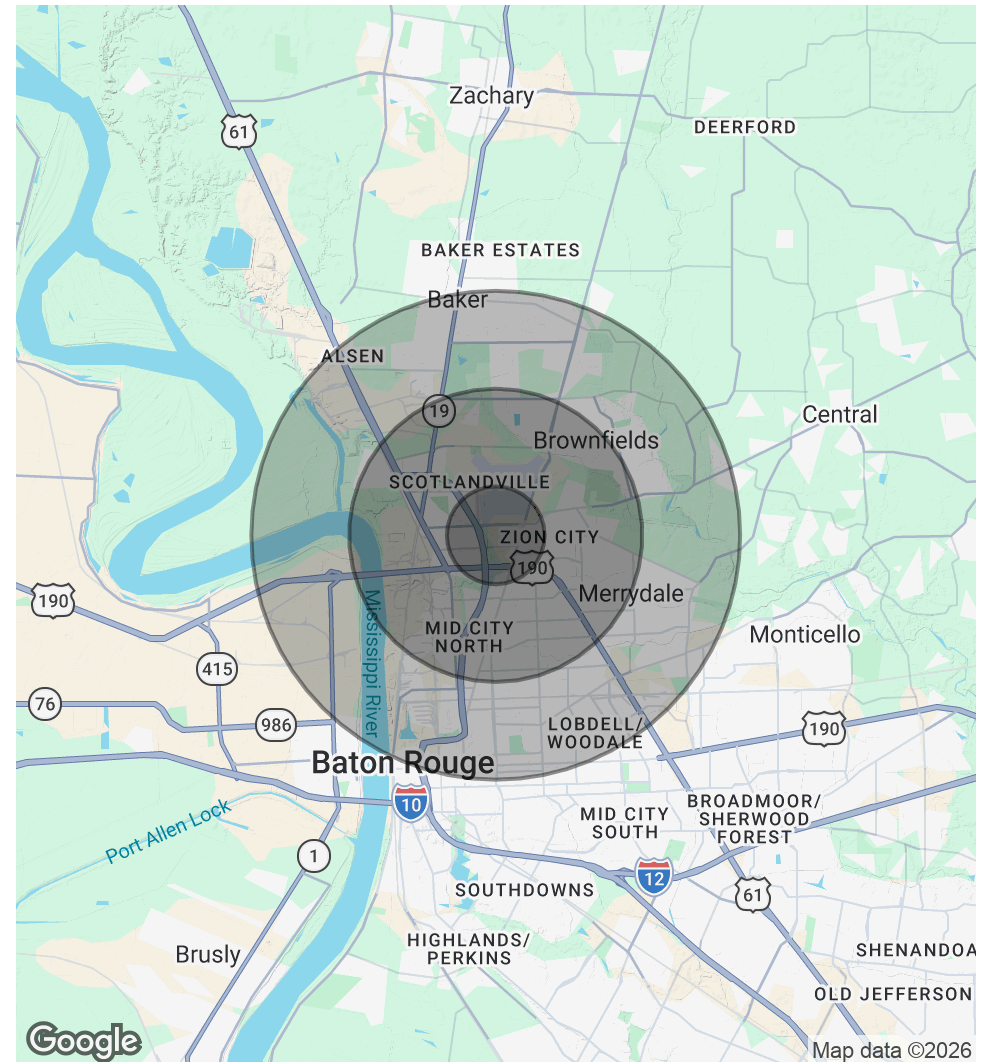
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,169	49,786	102,970
Average Age	37.5	35.6	35.6
Average Age (Male)	34.0	30.6	33.6
Average Age (Female)	46.5	39.9	37.2

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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