

**LAND FOR SALE**

# 9765 Barringer Foreman Road

Baton Rouge, LA 70809

Presented By:

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### THE OFFERING

NAI/Latter & Blum and Latter & Blum | Compass, as exclusive Brokers to the Owner are pleased to present the opportunity to acquire vacant land located at 9765 Barringer Foreman Road for Development.

### OFFERING SUMMARY

Property Location	9765 Barringer Foreman Road
Total Land Available	Approximately 5.361 Acres
Zoning	C1, Light Commercial District
Asking Price	\$2,568,776.76

### MORE INFO AT [WWW.JESSICASILLSBR.COM](http://WWW.JESSICASILLSBR.COM)

### LOCATION DESCRIPTION

This property is located on Barringer Foreman Road just off its Airline Highway Corner. The location provides easy access to Highland Road and I-10. Airline Highway is one of the main connectors from Ascension Parish to East Baton Rouge Parish and has a 2021 recorded AADT of 34,608.

This site is immediately adjacent to the Barringer Park Mixed Use Development Project. It is located near other major projects in the area including Long Farm Village, a mixed-use project including retail and residential units.

### FINANCING

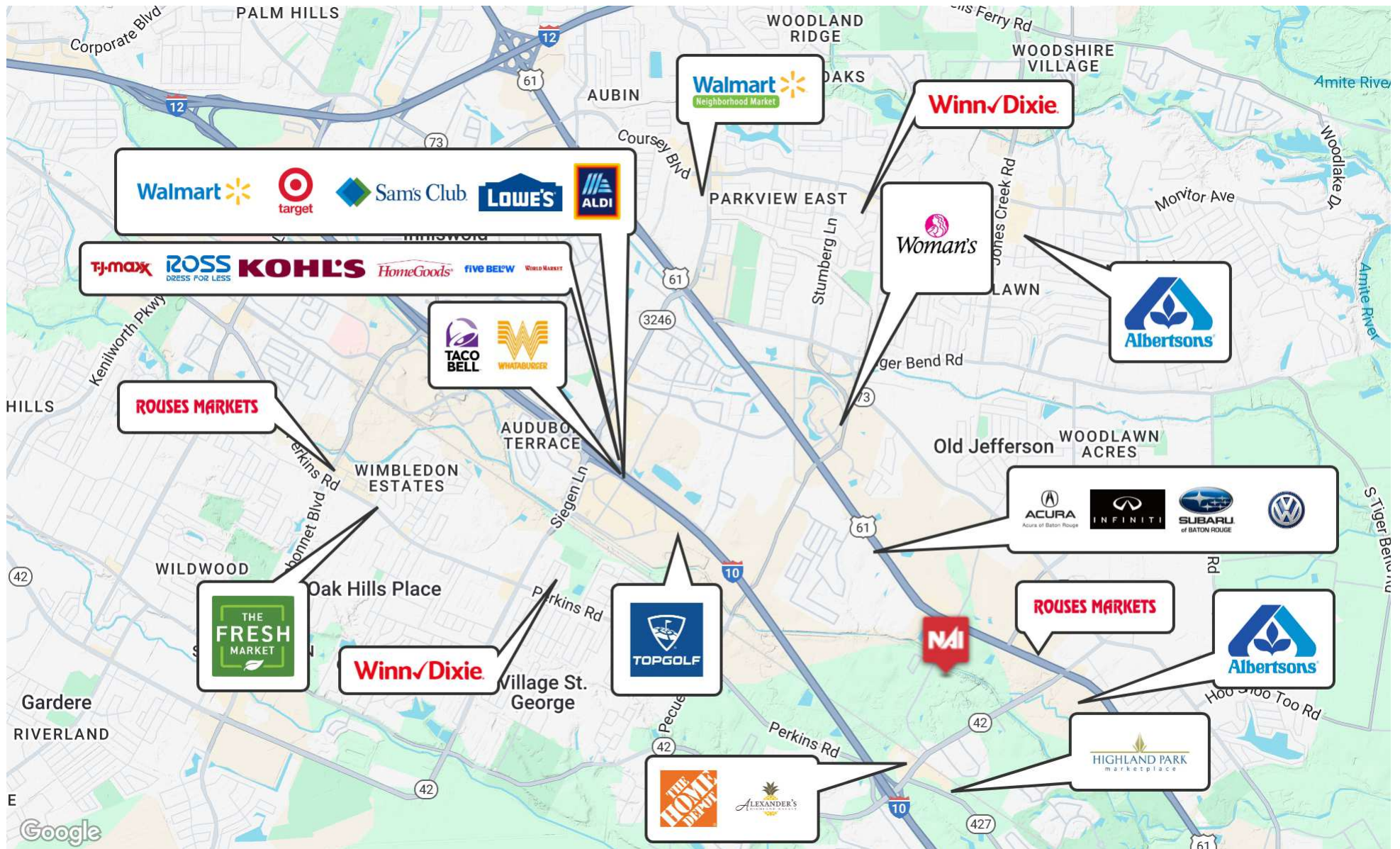
The Property shall be delivered free and clear.



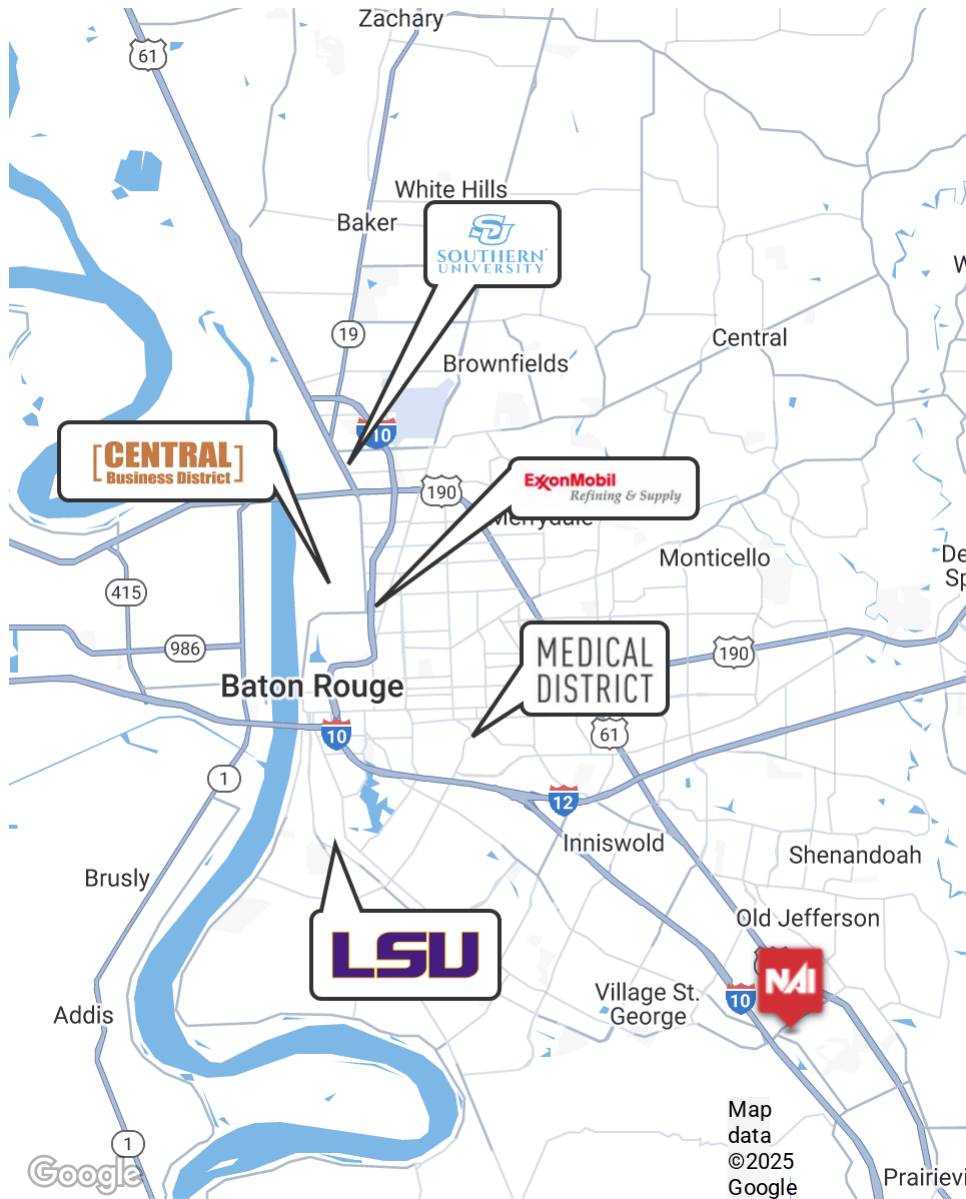


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## BATON ROUGE OVERVIEW

The Greater Baton Rouge area, made up of nine parishes, sits in southeastern Louisiana along the Mississippi River and Interstate 10. Its location makes it a key connection point to major southern cities like New Orleans, Jacksonville, Mobile, Houston, and San Antonio. As Louisiana's capital, Baton Rouge serves as a hub for government, business, and education. The metro area had an estimated population of 882,000 in 2024 and continues to see steady growth. The local economy remains strong, with a total GDP of nearly \$69 billion and a job growth rate that ranks among the fastest-growing metro areas in the country.

Baton Rouge offers the best of both worlds—the convenience of a larger city with the close-knit feel of its surrounding communities. With over 20,000 businesses, the region has a diverse economy that includes petrochemicals, specialty chemicals, digital media, and manufacturing. It's home to 65% of Louisiana's petrochemical operations, with industry leaders like ExxonMobil, Dow Chemical, Shell, and BASF running major facilities.

Beyond industry, Baton Rouge continues to expand its digital and technology sector. The Baton Rouge Area Digital Industries Consortium fosters growth in digital media, and IBM maintains a significant presence in the region. Major corporations like CB&I (formerly The Shaw Group) and Albemarle Corporation have headquarters here, while IBM, Turner Industries, and Lamar Advertising operate key regional offices.

Education is another major pillar of the community, with Louisiana State University (LSU) and Southern University shaping the workforce and driving innovation. With its strong economic foundation, strategic location, and growing industries, Baton Rouge remains a vital center for business and opportunity in the Gulf South.





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For More Information:

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