



NEW PRICE

PRIME LAND FOR SALE WITH INCOME

AIRLINE HWY, PRAIRIEVILLE, ASCENSION PARISH, LA
LARGE COMMERCIAL DEVELOPMENT OPPORTUNITY
27.64 AC WITH 1,673' FRONTAGE ON AIRLINE HWY

SALE PRICE: \$10,234,000

UNIT PRICE: \$8.50 PSF

- **Property may be subdivided. Contact agent.**
- For the past decade Prairieville has been the fastest growing suburb of Baton Rouge, with Ascension being the fastest growing parish in Louisiana, with continued growth predicted going forward.*
- Airline Hwy traffic counts exceed 20,300 north of the property and 29,000 south of the property.
- The property is mostly cleared, high (located in Flood Zone X) and zoned MU (Mixed Use).
- Current use of a portion of the property is as The Flea Market of Louisiana. This tenant is on a month to month lease. Annual rents are approx. \$300,000 NNN.
- Because of its size and location, the property can be developed into a wide range of uses including multi-family, commercial/retail, medical, and office. development inventory in Baton Rouge's fastest growing suburb in Louisiana's fastest growing parish.

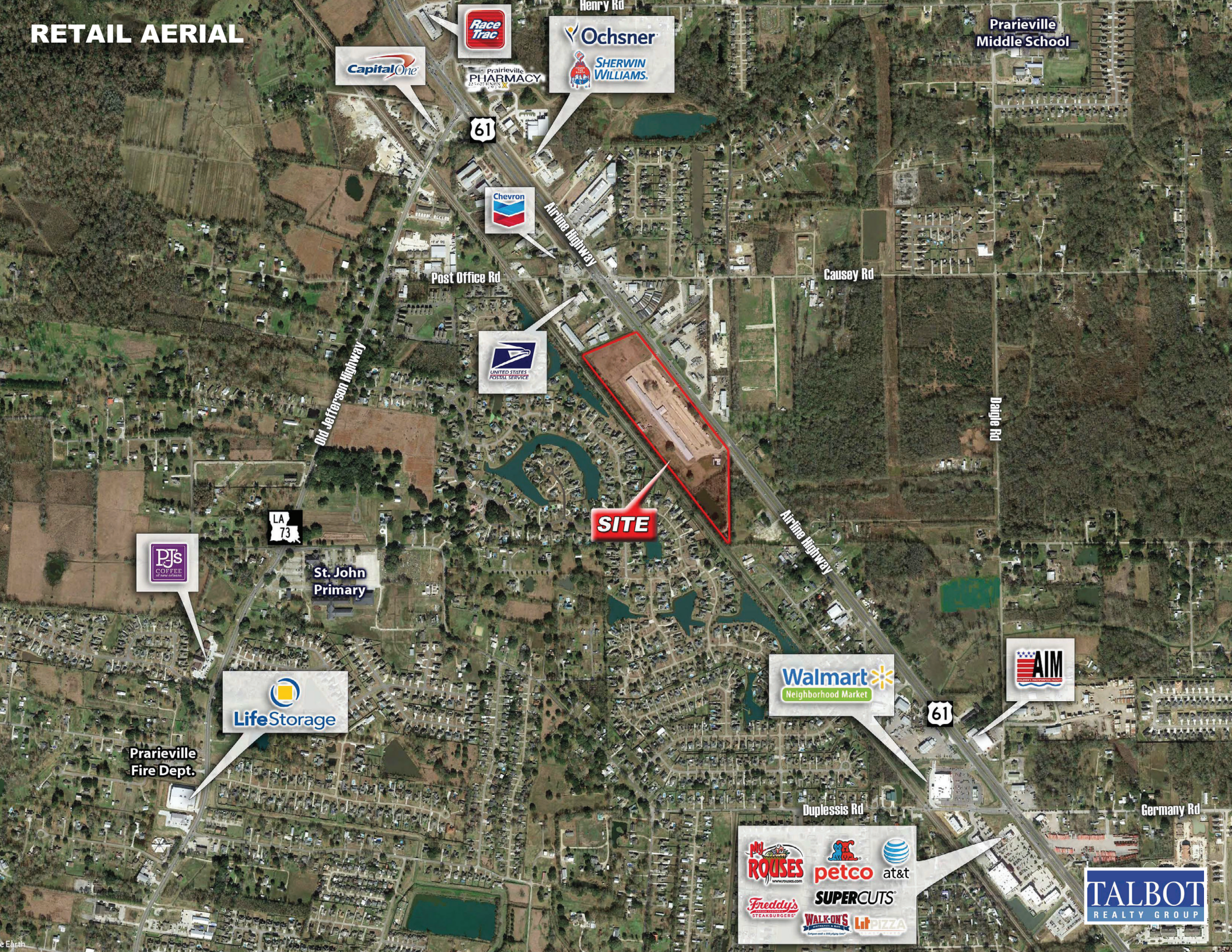
(*see attached "Demographic Information")

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TALBOT
REALTY GROUP

- Asking Price: \$10,234,000.00 (\$8.50 Per Square Foot)
- Address: 15545 Airline Highway, Prairieville, Louisiana, 70769
- Location: Along the west side of Airline Highway (US Highway 61), between LA Highway 73 & LA Highway 931
- Frontage: 1,673 feet on west side of Airline Highway (U.S Highway 61)
- Land Area: 27.640± acres (1,203,998± square feet)
- Current Use: The Flea Market of Louisiana. This tenant is on a month-to-month lease.
The lease may be assigned at closing.
- Income: Annual rental income of approximately \$300,000 per year NNN.
- Traffic Counts: Airline Hwy/US 61: 20,312 VPD north of site (LADOT 2024) & 29,019 VPD south of site (LADOT 2025)
- Primary Thoroughfares:
Access through the eastbank of Ascension Parish is facilitated by a series of intersecting major thoroughfares. Interstate 10 (I-10) and Airline Highway (US Highway 61) traverse the parish from northwest to southeast.
- Developmental Trends (Commercial):
Development in recent years has been most focused in Gonzales (along Airline Highway and at the LA Highway 30/Interstate 10 interchange), Prairieville (along Airline Highway between Old Perkins Road and LA Highway 42) and Dutchtown (along LA Highway 73 between Interstate 10 and LA Highway 74).

RETAIL AERIAL



CapitalOne

Race Trac

Prairieville PHARMACY

Ochsner
SHERWIN WILLIAMS

Prairieville Middle School

Chevron

Post Office Rd

UNITED STATES POSTAL SERVICE

SITE

Causey Rd

Dangle Rd

PJ's COFFEE

LA 73

St. John Primary

LifeStorage

Prairieville Fire Dept.

Walmart
Neighborhood Market

AIM

61

Duplest Rd

Germany Rd

ROUSE'S
petco
at&t
FREDDY'S STEAKBURGERS
SUPERCUTS
WALK-ONS
LIT PIZZA

TALBOT
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TRADE AREA AERIAL

Santa Maria
Golf Course

Winn-Dixie

Walmart
Supercenter

HOBART

Walmart
Neighborhood Market

Mc
ROUSES

31,874 VPD (25)
OAK GROVE

Prairieville
Middle School

PRAIRIEVILLE

Causey Rd

St. John
Primary

SITE

Walmart
Neighborhood Market

Mc
ROUSES

Ralphs

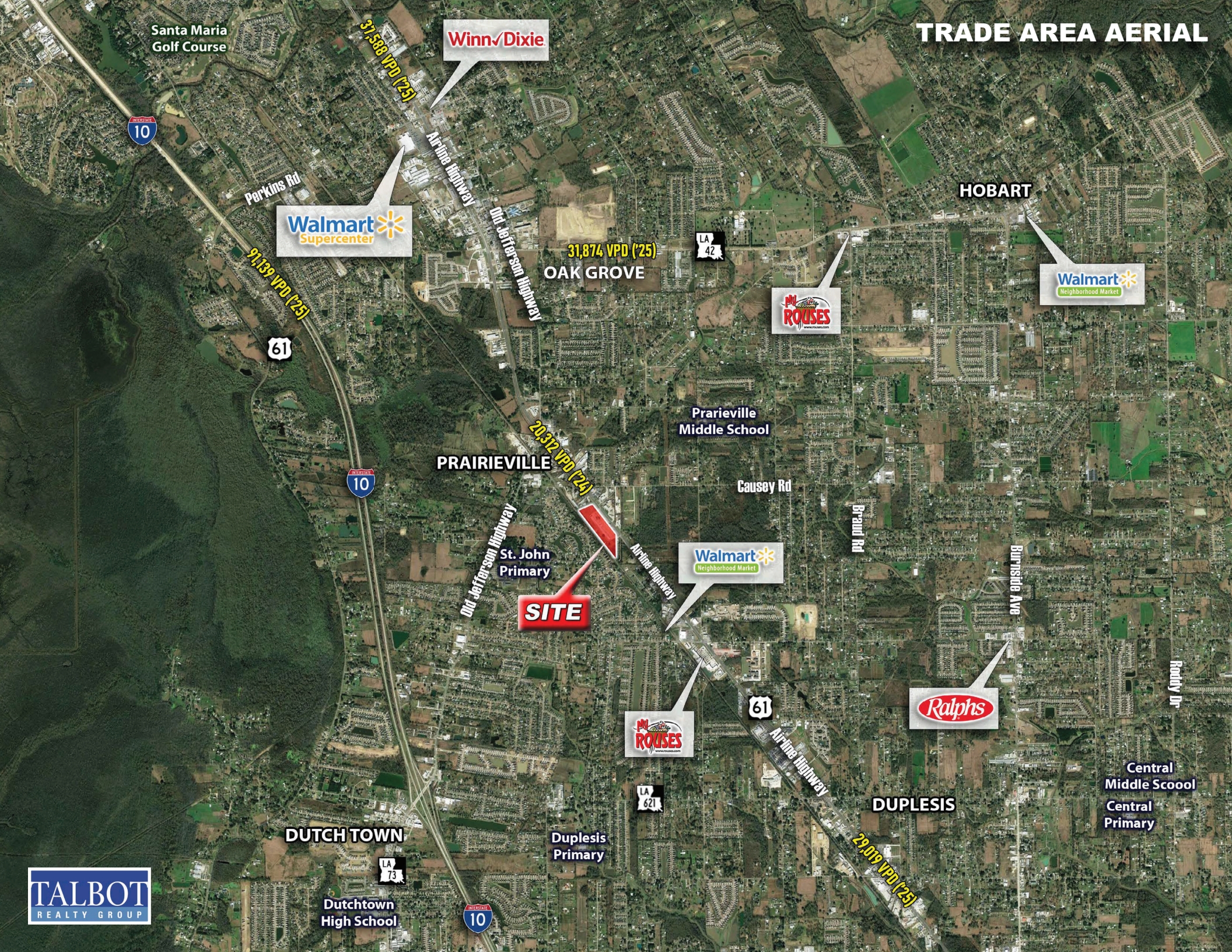
DUTCH TOWN

Duplesis
Primary

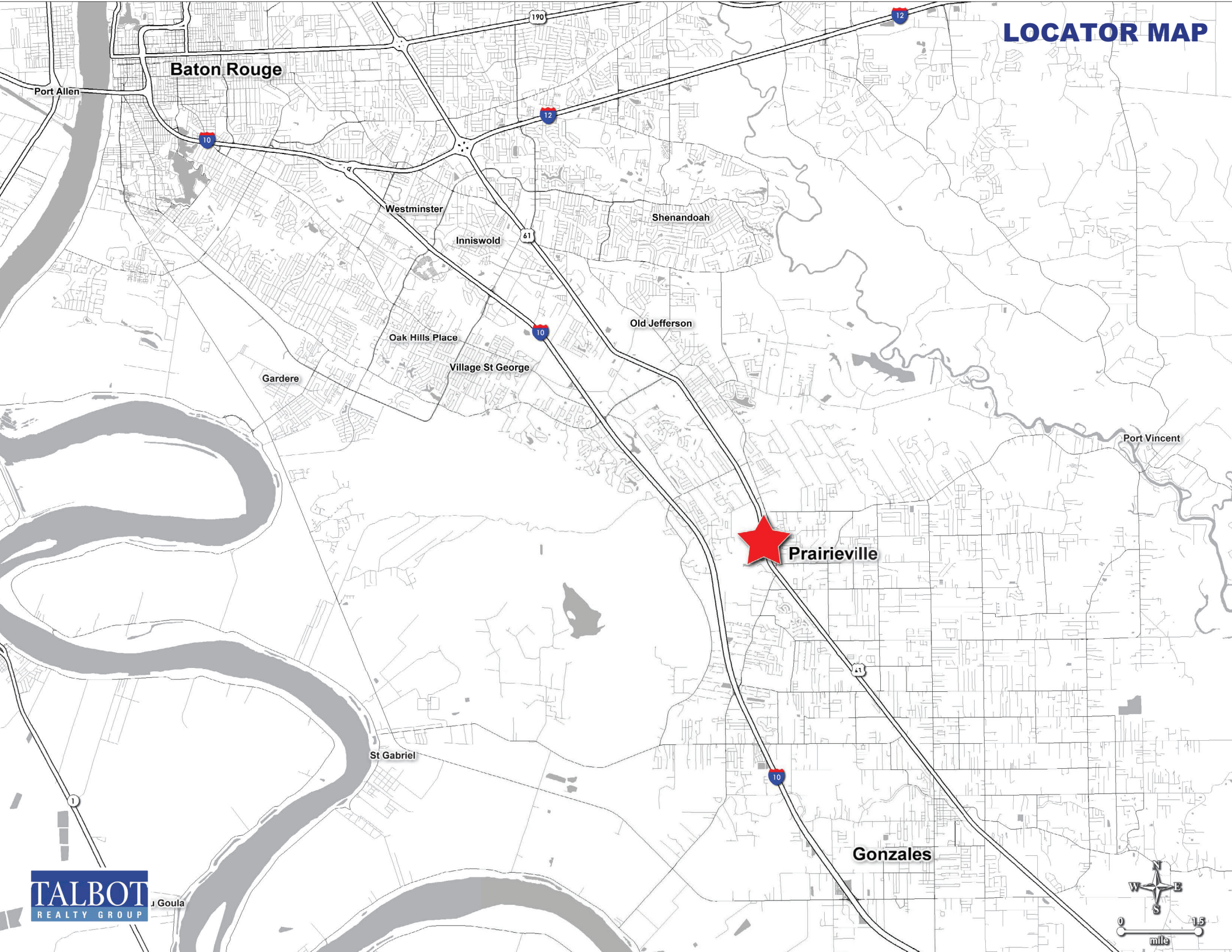
DUPLESIS

Central
Middle School
Central
Primary

Dutchtown
High School

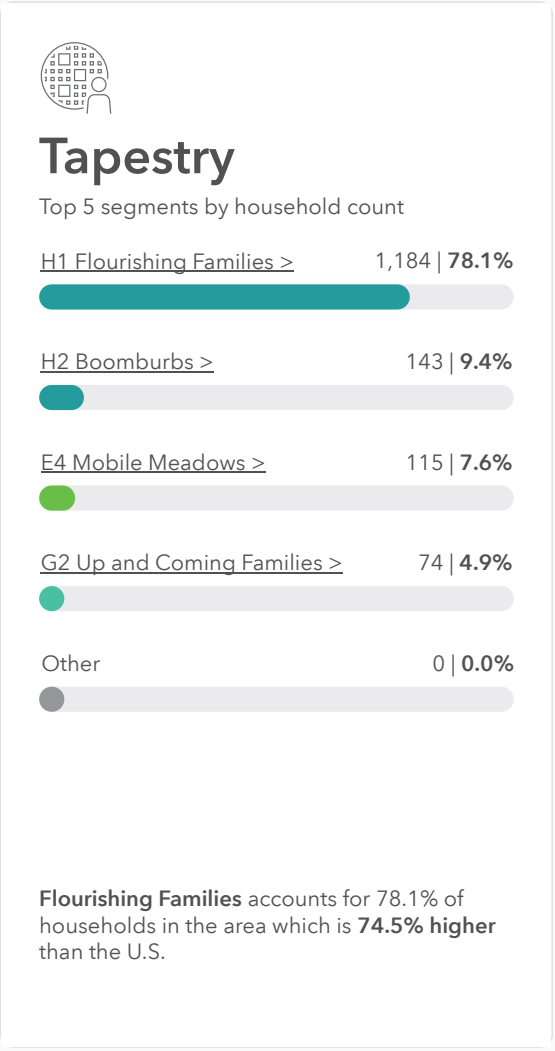
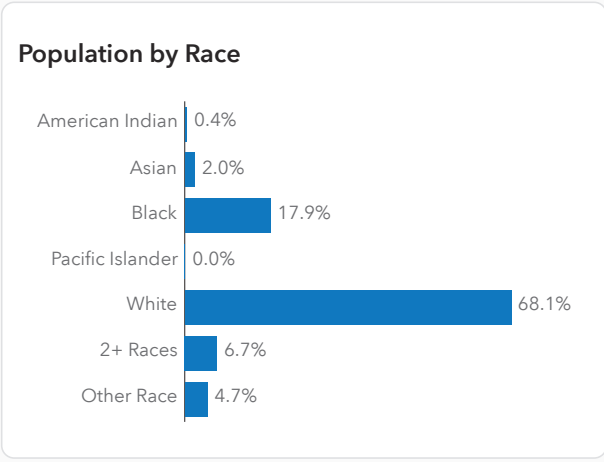
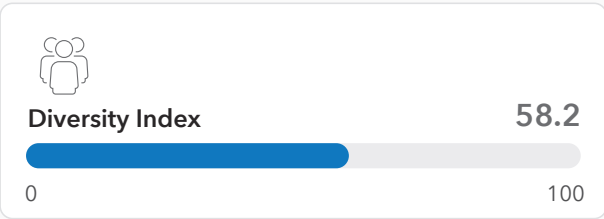
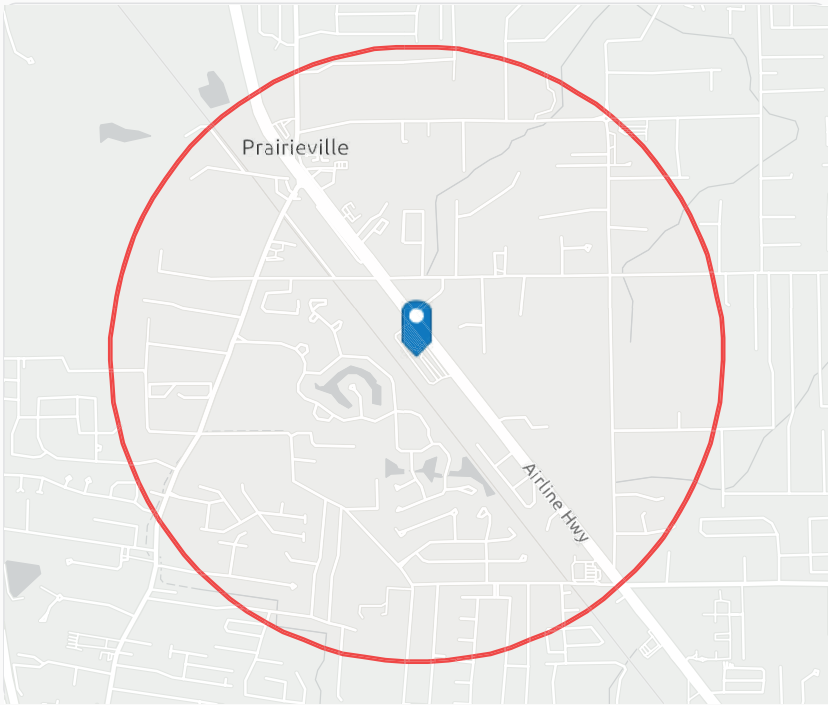
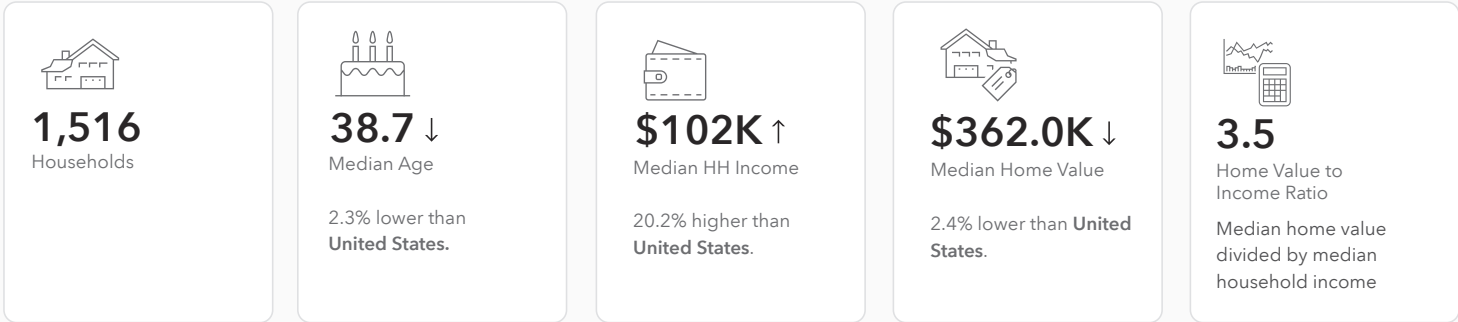


LOCATOR MAP



Tapestry Profile

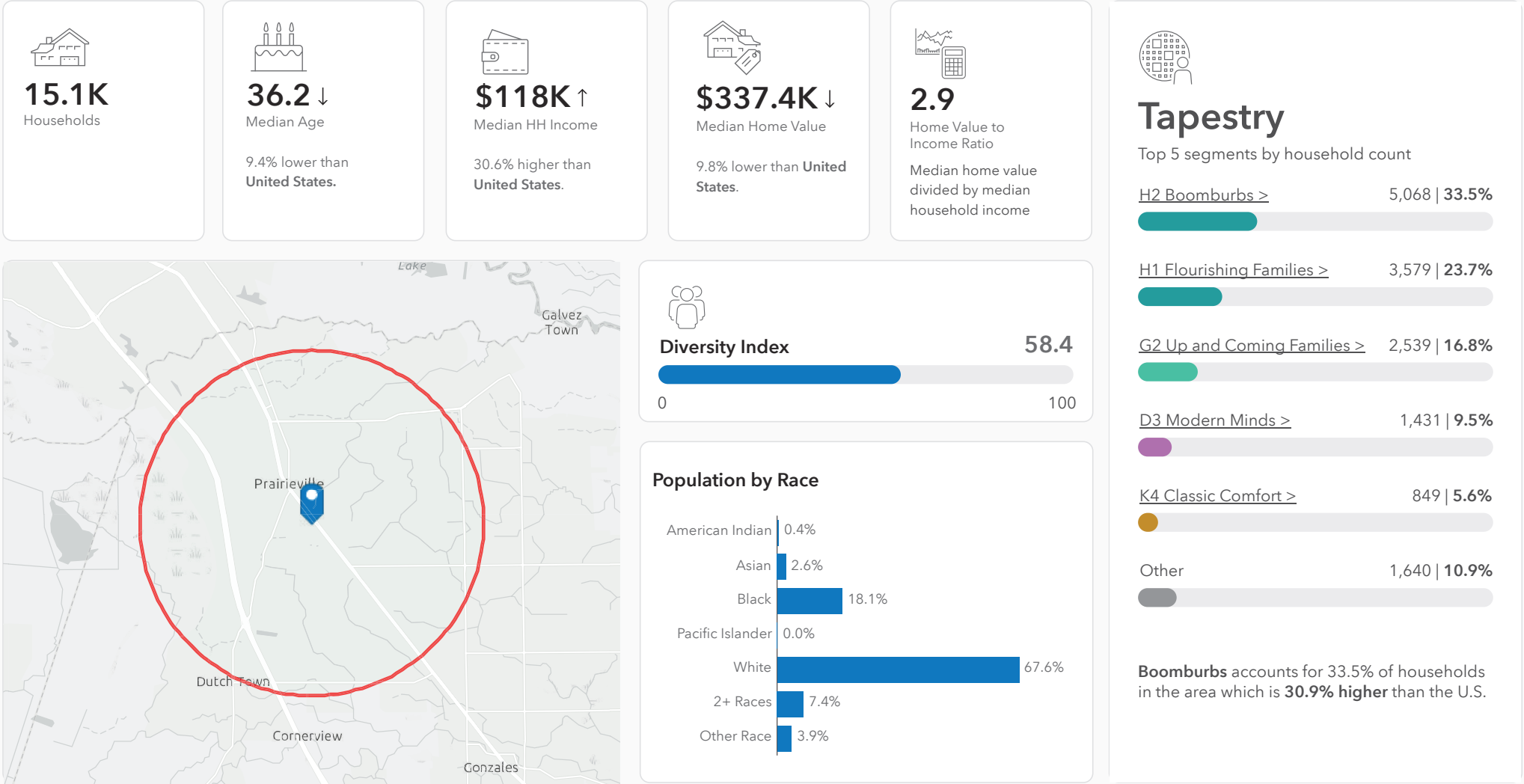
15545 Airline Hwy, Prairieville, Louisiana, 70769 | Ring of 1 mile



Source: This infographic contains data provided by Esri (2025). © 2025 Esri

Tapestry Profile

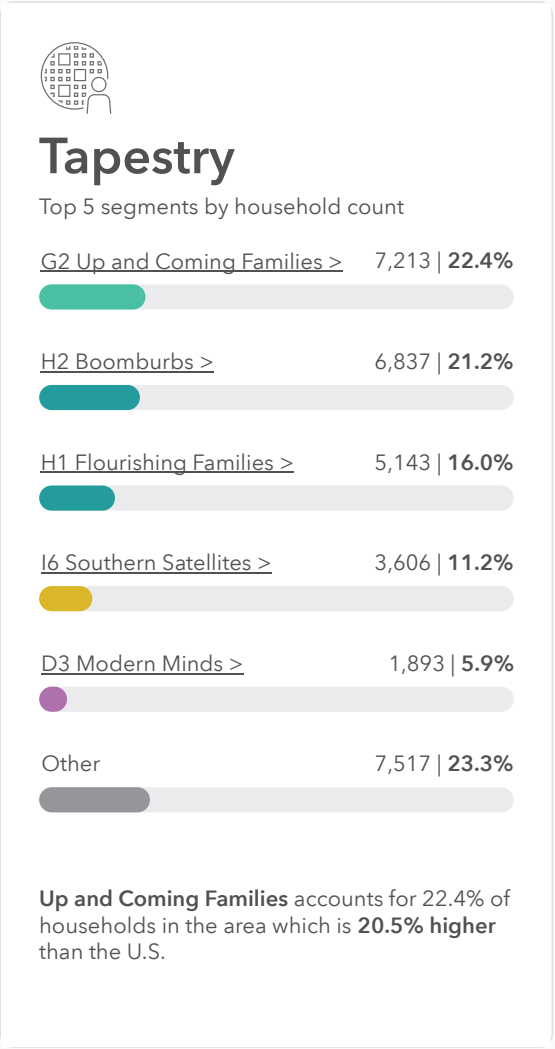
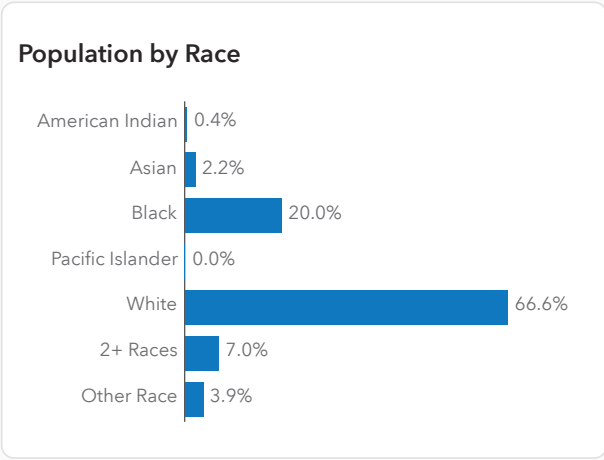
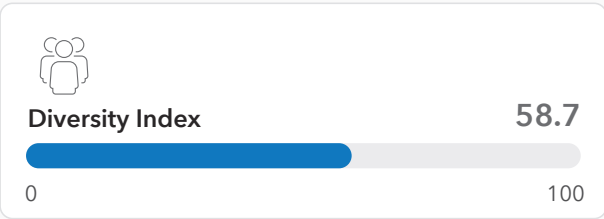
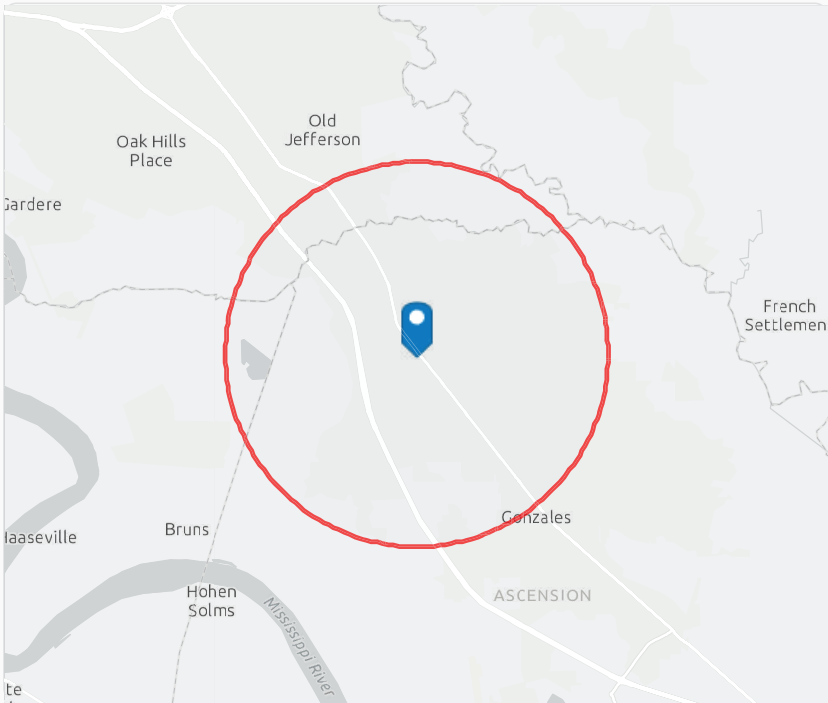
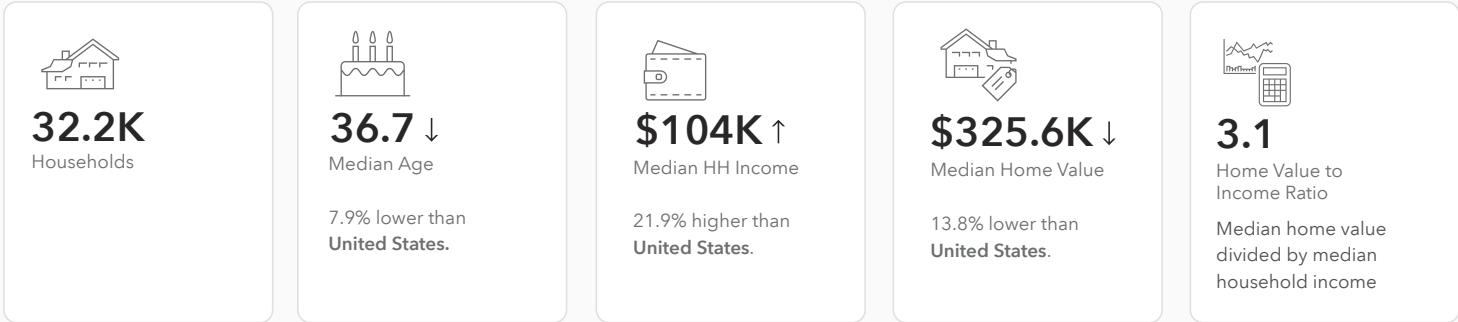
15545 Airline Hwy, Prairieville, Louisiana, 70769 | Ring of 3 miles



Source: This infographic contains data provided by Esri (2025). © 2025 Esri

Tapestry Profile

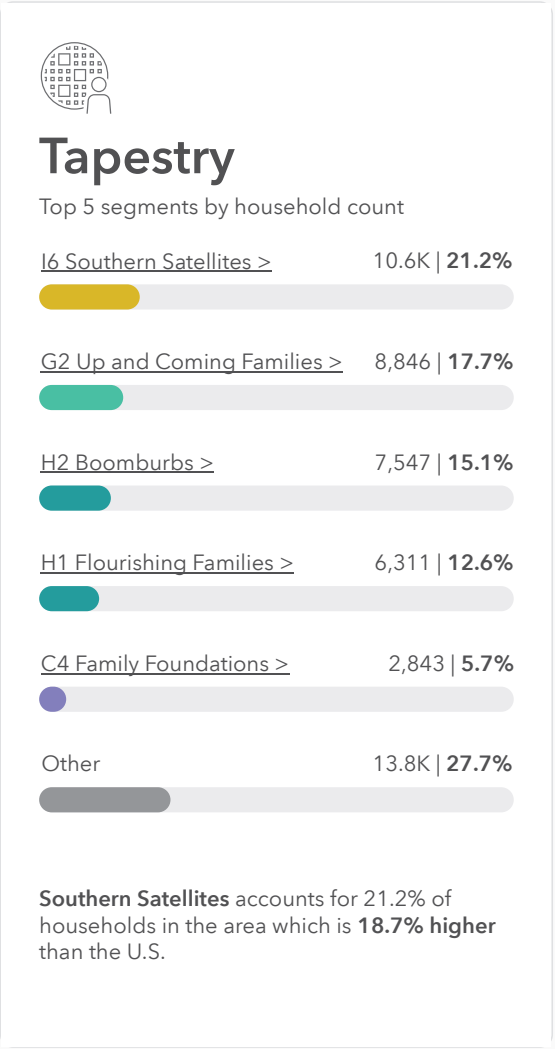
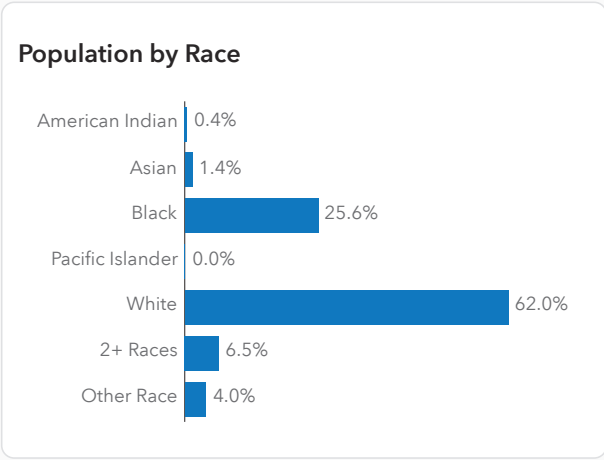
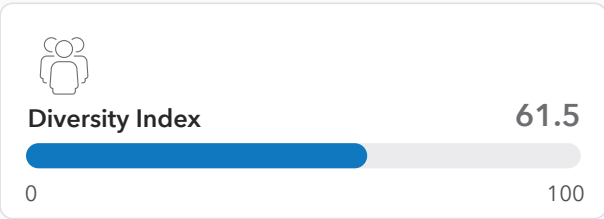
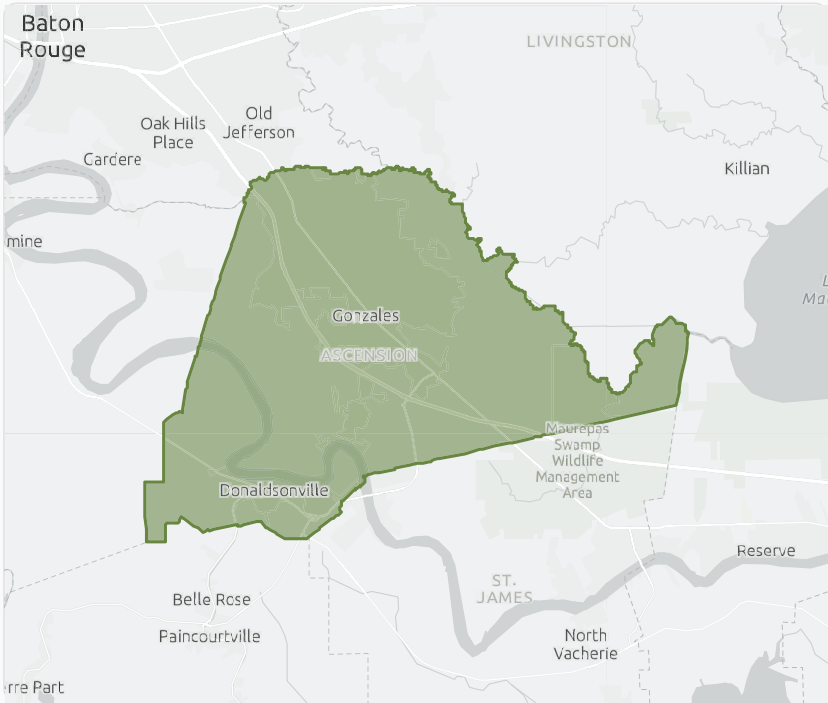
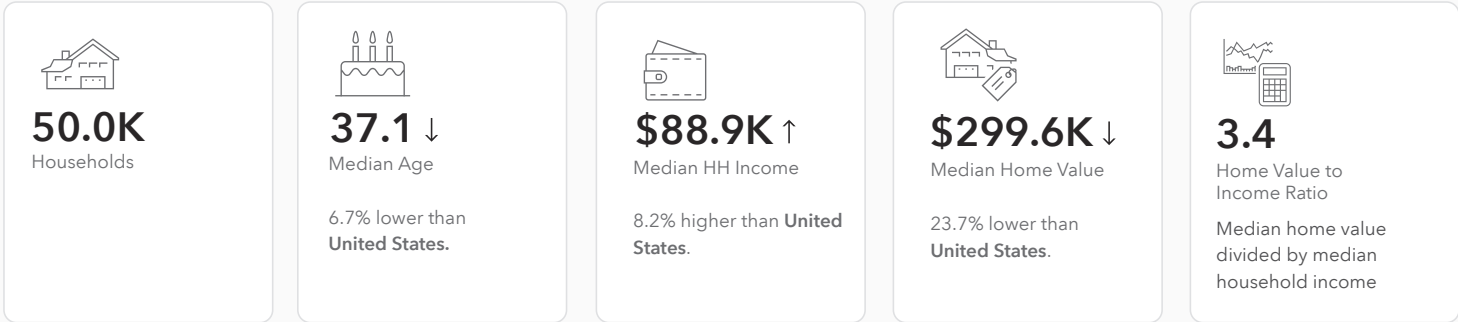
15545 Airline Hwy, Prairieville, Louisiana, 70769 | Ring of 5 miles



Source: This infographic contains data provided by Esri (2025). © 2025 Esri

Tapestry Profile

Ascension Parish, LA | Geography: County



Source: This infographic contains data provided by Esri (2025). © 2025 Esri

Tapestry Profile

Baton Rouge City, LA | Geography: Place



93.5K
Households



33.4 ↓
Median Age

18.6% lower than
United States.



\$48.3K ↓
Median HH Income

69.1% lower than
United States.



\$248.3K ↓
Median Home Value

49.2% lower than
United States.



5.1
Home Value to
Income Ratio

Median home value
divided by median
household income



Tapestry

Top 5 segments by household count

E1 Modest Income Homes > 12.8K | 13.7%

K4 Classic Comfort > 6,741 | 7.2%

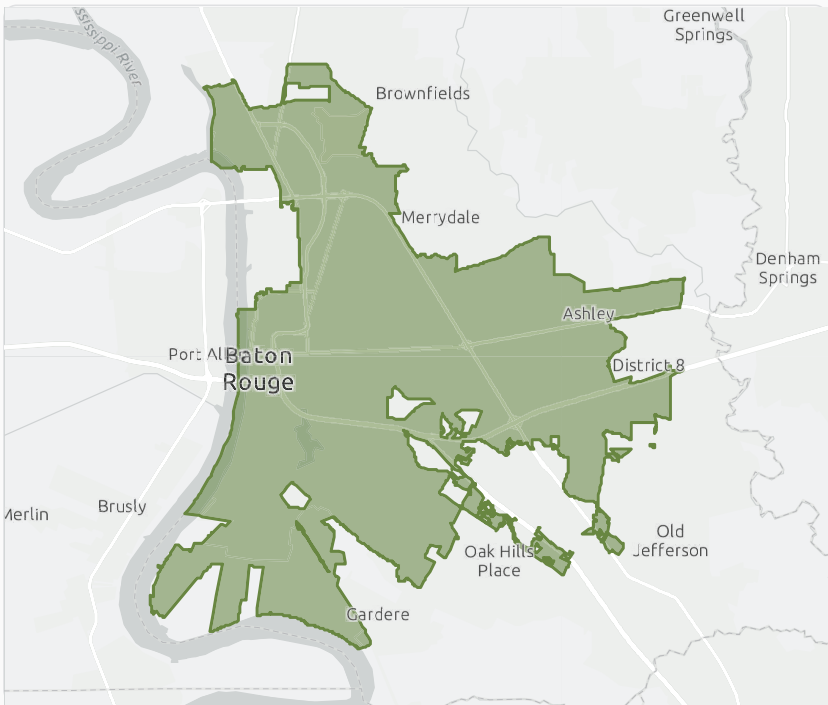
C4 Family Foundations > 6,372 | 6.8%

K6 City Greens > 6,221 | 6.7%

D1 Emerging Hub > 5,680 | 6.1%

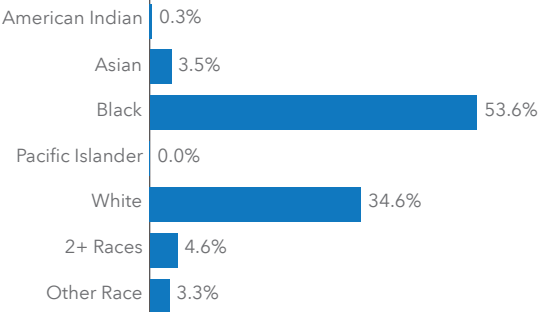
Other 55.7K | 59.5%

Modest Income Homes accounts for 13.7% of households in the area which is 12.4% higher than the U.S.



Diversity Index 63.6

Population by Race



Source: This infographic contains data provided by Esri (2025). © 2025 Esri



Ascension Parish (French: Paroisse de l'Ascension) (Spanish: Parroquia de Ascension) is a parish located in the U.S. state of Louisiana. As of the 2010 census, the population was 107,215.

Its parish seat is Donaldsonville. The parish was created in 1807.

Ascension Parish is part of the Baton Rouge, LA Metropolitan Statistical Area. It is one of the fastest-growing parishes in the state.

Ascension Parish is one of the 22 parishes that make up Acadiana, the heartland of the Cajun people and their culture. This is exhibited by the prevalence of the French or Cajun French language heard throughout the parish, as well as the many festivals celebrated by its residents, including the Boucherie Festival, Lagniappe Music and Seafood Festival, Crawfish Festival, and the world-famous Jambalaya Festival. The largest city in Ascension Parish, Gonzales, is celebrated as the "Jambalaya Capital of the World".

Education

Ascension Parish School Board operates the local public schools. The parish is also home to private schools and – since 1998, to River Parishes Community College.

National Guard

The 922nd Engineer Company (Horizontal), a unit of the 769th Engineer Battalion and the 225th Engineer Brigade. The 1021st Vertical Engineer Company also resides in Gonzales, Louisiana.

LAMAR DIXON EXPO CENTER was purchased by the Parish in 2009 and has a major impact on local businesses (especially hotels and restaurants).

EDENBORNE a 340-acre mixed-use development at the southwest quadrant of the Interstate 10/LA Highway 44 interchange. Original plans for Edenborne were to include 400 singlefamily homes, about 400 multifamily residences and more than 1 million square feet of commercial space, including offices, hotels, stores and a movie theater.

PRAIRIEVILLE: One of the most notable additions along Airline Highway in Prairieville has been the construction of a Walmart Supercenter and retail strip center on a 35 acre site at the intersection of Airline Highway and Old Perkins Road. Winn-Dixie, Gold's Gym, Investar Bank and numerous strip shopping centers have been constructed along Airline Highway.

DUTCHTOWN: The Dutchtown area is undergoing rapid residential and commercial development, primarily along LA Highway 73. Several single-family residential developments have been completed in the Dutchtown area, including Old Mill, Cobblestone and Highlands at Dutchtown, Lakes at Dutchtown and Oak Alley.

DEVELOPMENTAL TRENDS (INDUSTRIAL): The largest driver of the industrial market in the near term is expected to be the expansion of petrochemical facilities along the Mississippi River in Ascension, Iberville and St. James Parish. The construction and eventual completion of several upcoming projects will drive growth in the bulk storage and service industry segments of the industrial market.

DEVELOPMENTAL TRENDS (RESIDENTIAL): The commercial construction activity in the neighborhood has been driven by strong residential growth. An influx of residents from Baton Rouge has been supported by Ascension's well-reputed public school system and lower land costs. Strong population and housing growth has been noted throughout the northern portions of Ascension Parish.

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