

An aerial photograph of a commercial property, likely a warehouse or industrial site, with a red overlay. The property is bounded by a red line. The surrounding area includes a large parking lot filled with cars, a road, and other commercial buildings. The text "Airline Highway" is written in large, red, stylized letters across the top left. The text "Lindale Avenue" is written in large, red, stylized letters across the top right. The text "Delplaza Drive" is written in large, red, stylized letters across the bottom right. The text "LAND FOR SALE" is written in white, bold, sans-serif letters on a white rectangular background. The text "Airline Highway - Land" is written in large, white, sans-serif letters. The text "9449 Airline Highway, Baton Rouge, LA 70815" is written in white, sans-serif letters. The text "Presented By:" is written in white, sans-serif letters. The text "Dex Shill" is written in white, bold, sans-serif letters. The text "Commercial Sales & Leasing" is written in white, sans-serif letters. The text "O: 225.297.7874 | C: 225.284.9092" is written in white, sans-serif letters. The text "dexshill@latterblum.com" is written in white, sans-serif letters.

NAL Latter & Blum

Airline Highway

Lindale Avenue

LAND FOR SALE

Airline Highway - Land

9449 Airline Highway, Baton Rouge, LA 70815

Presented By:

Dex Shill

Commercial Sales & Leasing
O: 225.297.7874 | C: 225.284.9092
dexshill@latterblum.com

Delplaza Drive



PROPERTY DESCRIPTION

9449 Airline Highway, formerly the Chinese Inn, offered at land value only. The building has no value and will be sold as-is. The property includes an additional lot, Lot 49 on Delpaza Drive, totaling approximately 0.88 acres. This prime commercial location offers excellent visibility and accessibility for potential development.

PROPERTY HIGHLIGHTS

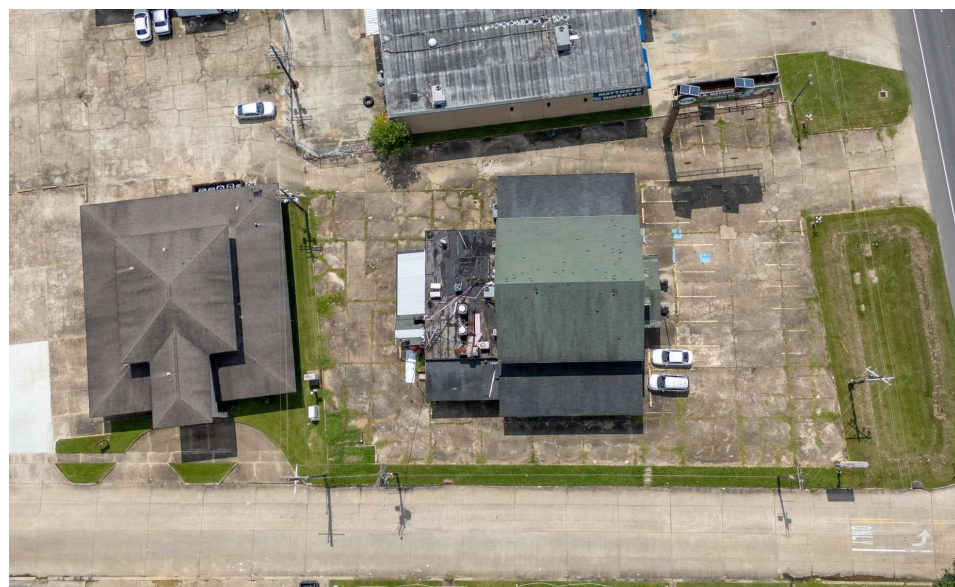
- Zoned C-2, offering versatile development opportunities
- Strategic location in the vibrant Baton Rouge MSA area
- Ideal for retail, commercial, or mixed-use development
- Excellent visibility and access from Airline Highway
- Proximity to major transportation routes for customer convenience
- Surrounded by a strong and diverse consumer base
- Potential for high-visibility signage and branding opportunities

OFFERING SUMMARY

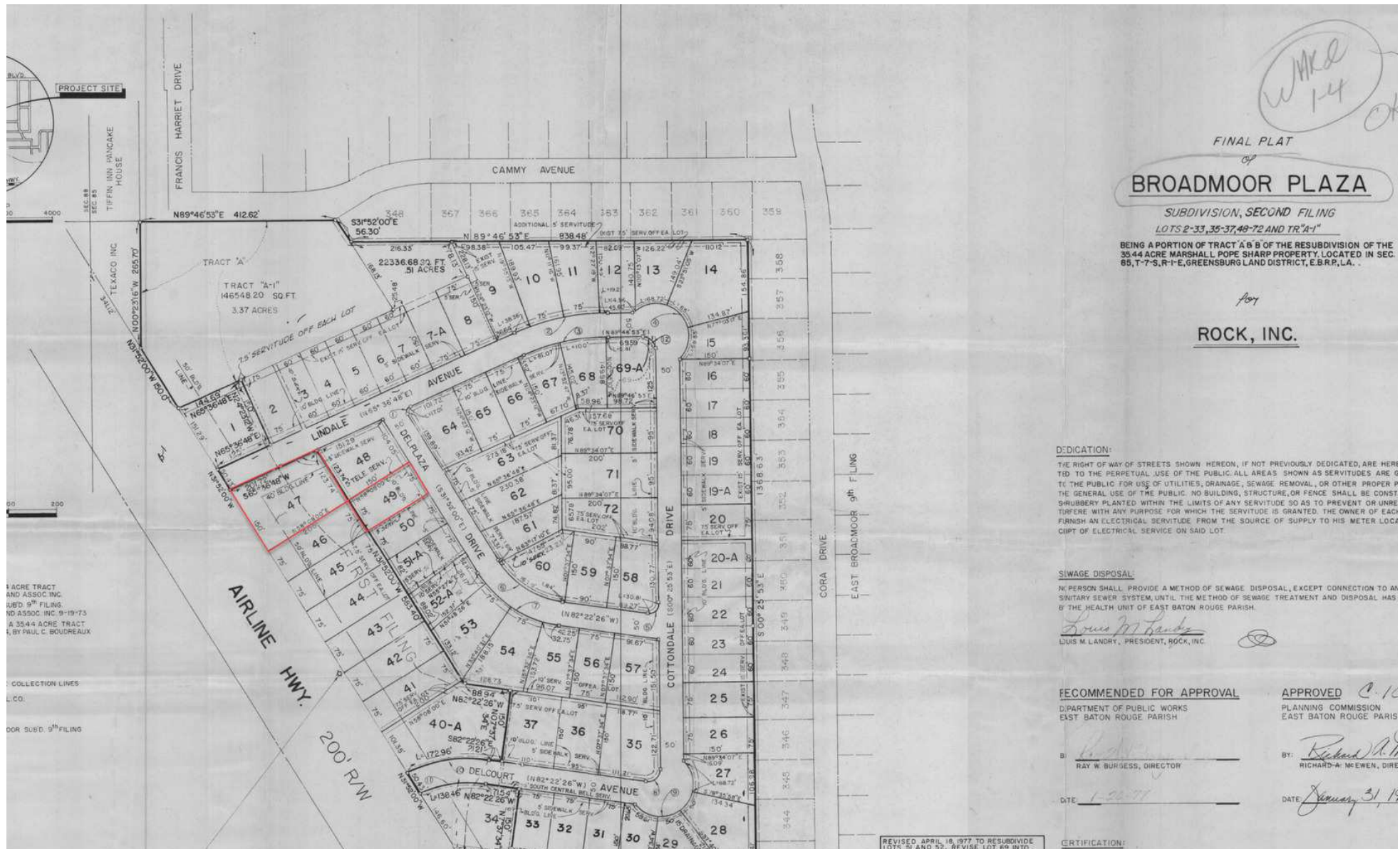
Sale Price:	\$535,000
Lot Size:	0.88 Acres
Price Per SF:	\$13.96/SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,221	35,134	86,104
Total Population	7,554	80,995	201,941
Average HH Income	\$111,464	\$82,106	\$84,588

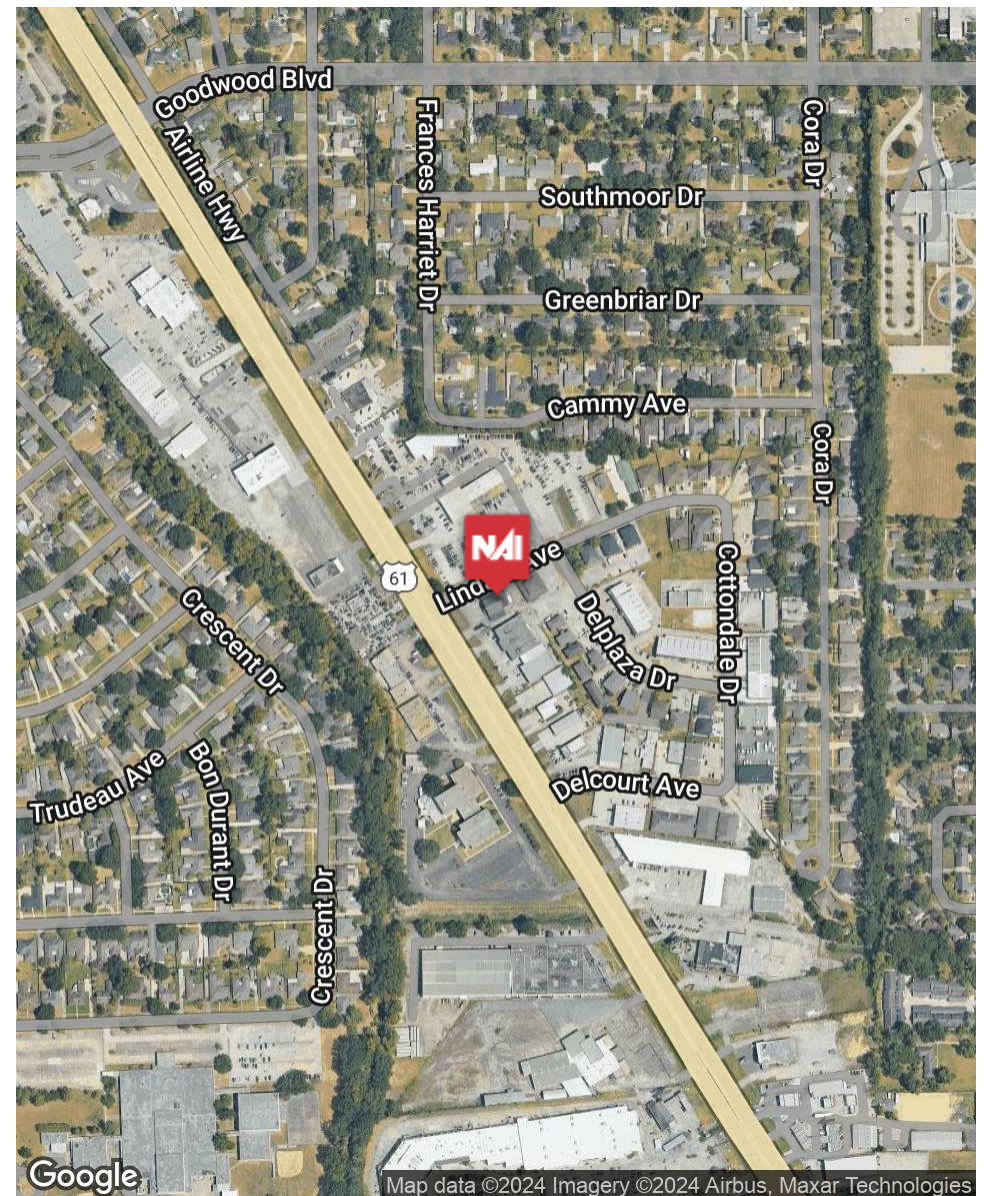
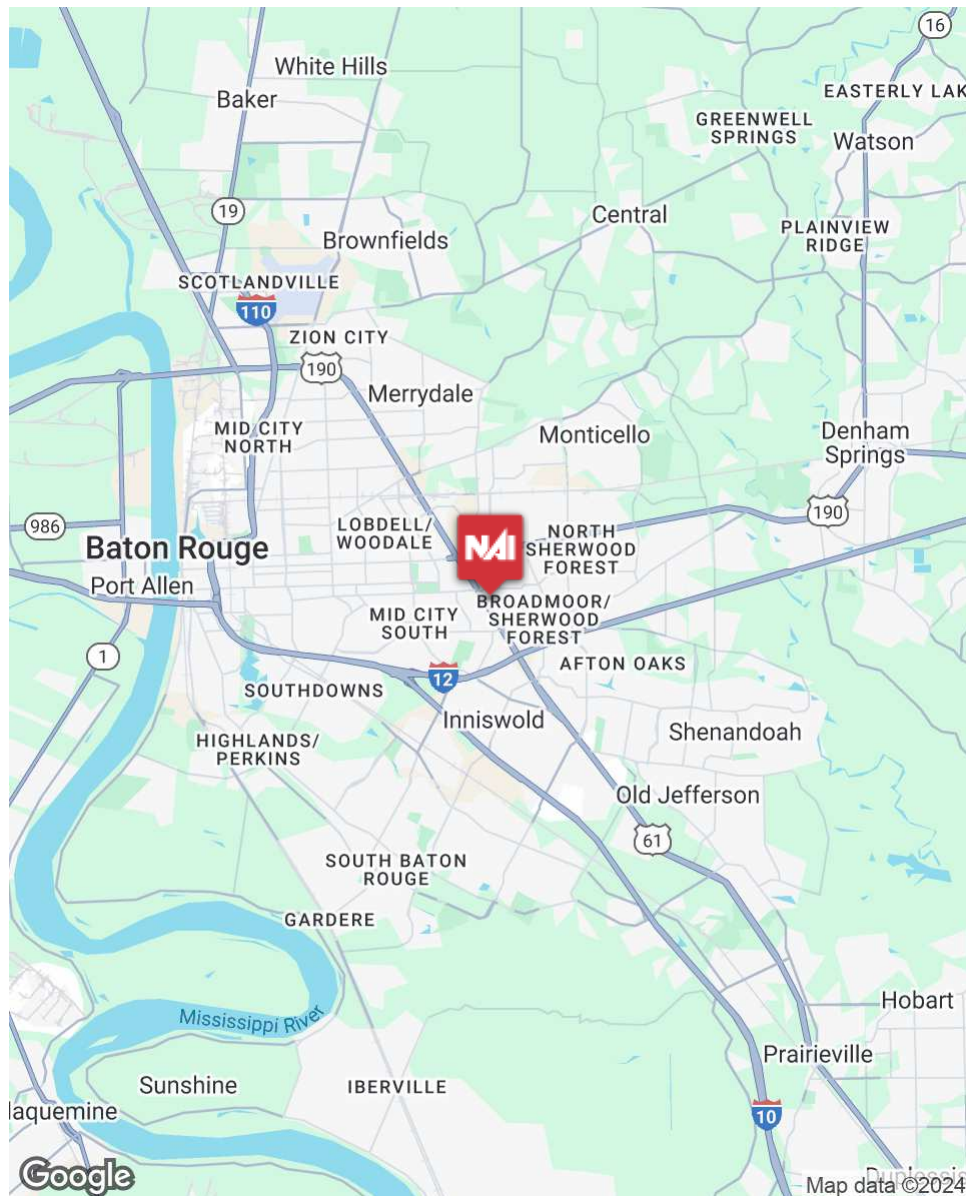
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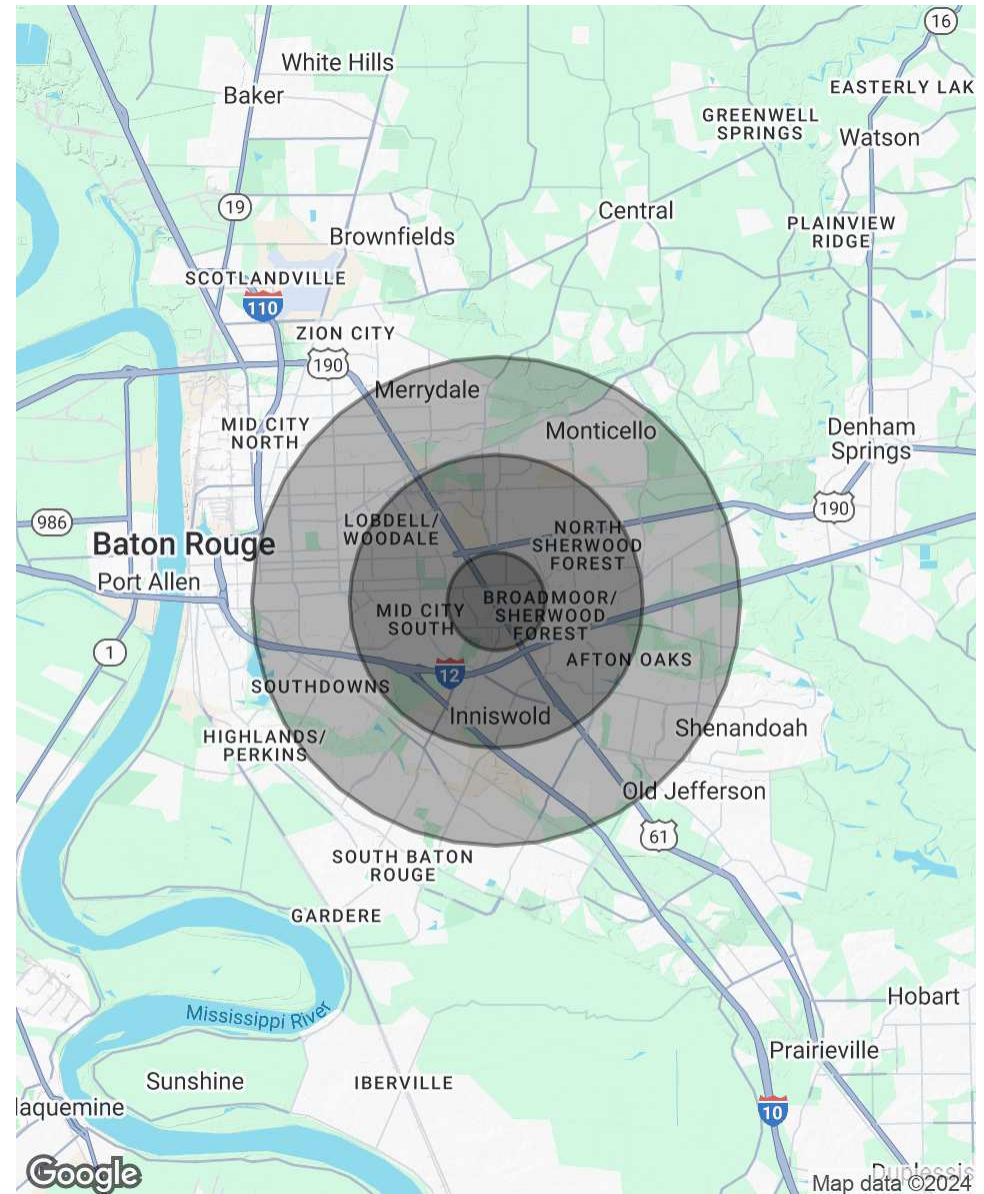


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,554	80,995	201,941
Average Age	43	40	40
Average Age (Male)	42	38	39
Average Age (Female)	45	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,221	35,134	86,104
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$111,464	\$82,106	\$84,588
Average House Value	\$308,854	\$282,183	\$289,464

Demographics data derived from AlphaMap



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Airline Highway

Lindale Avenue

For More Information:

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