

# DOWNTOWN RIVER PARK PROPERTY

BATON ROUGE, LA



**CLAY FURR**

c [225] 229-0753

d [225] 408-6593

clay@momentum-commercial.com

**PAUL ELLIS**

c [225] 317-3200

d [225] 408-6591

paul@momentum-commercial.com

**KADE BREAUX**

c [225] 485-3131

d [225] 408-6592

kade@momentum-commercial.com

**FOR SALE \$12,000,000**

32.31 Acres

Unencumbered Riverfront Property



For Sale

## PROPERTY HIGHLIGHTS

- **32.31 Acres of Unencumbered Riverfront Property** – A rare large-scale development and industrial site positioned directly along the Mississippi River in Downtown Baton Rouge.
- Significant Mississippi River Frontage – **Approximately 1,636 linear feet of frontage** along the east bank of the Mississippi River, creating exceptional **direct-water access potential**.
- Potential Docking / Marine Access – Extensive river frontage provides the opportunity to evaluate dock, barge, loading/unloading, or other marine-related facilities, subject to permitting and engineering requirements.
- Canadian National Railway Access – Rail infrastructure adjacent to the property provides the potential for direct Canadian National Railway connectivity, creating a compelling combination of **rail, river and roadway transportation options**.
- Railroad Overpass Access – Vehicular access to the property is available beneath the railroad overpass with **15 feet of vertical clearance**, providing access for commercial vehicles and equipment.
- Multimodal Industrial Opportunity – The combination of Mississippi River frontage, potential docking capabilities, Canadian National rail access and vehicular access makes the property particularly **well positioned for industrial, logistics, transloading, distribution or maritime-oriented users**.





*For Sale*





For Sale







**\*\*Approximate Property Outline**

## Premier Riverfront Development Opportunity in Downtown Baton Rouge

River Park offers a rare and irreplaceable opportunity in the heart of downtown Baton Rouge – the only developable tract with fully unencumbered Mississippi River frontage between New Orleans and Baton Rouge, unobstructed by the levee. Situated just steps from the Louisiana State Capitol Building and Capitol Complex, and adjacent to the newly expanded Queen Casino, the site commands sweeping, uninterrupted views of the Mississippi River, framed by the downtown skyline.

The river brings more than scenery. It's a working waterway and an economic engine for the region, anchored by the Port of West Baton Rouge and its steady flow of agricultural, petroleum, and industrial cargo – a daily reminder of the site's connectivity to regional and national commerce. Access is straightforward via River Park Blvd off N. River Rd, directly across from the Claiborne Building – home to the Louisiana Department of Education and part of the State Capitol Complex.

## KEY ADVANTAGES

- **Only developable Mississippi River-frontage tract** between Baton Rouge and New Orleans unencumbered by the levee
- Unobstructed river views next to the expanded The Queen Casino
- Prime downtown location steps from the State Capitol Complex
- **Direct access** via River Park Blvd / N. River Rd
- **Versatile zoning potential:** Industrial, Single- or Multi-Family, Institutional, Hospitality, and more
- Property **Zoned as PUD**

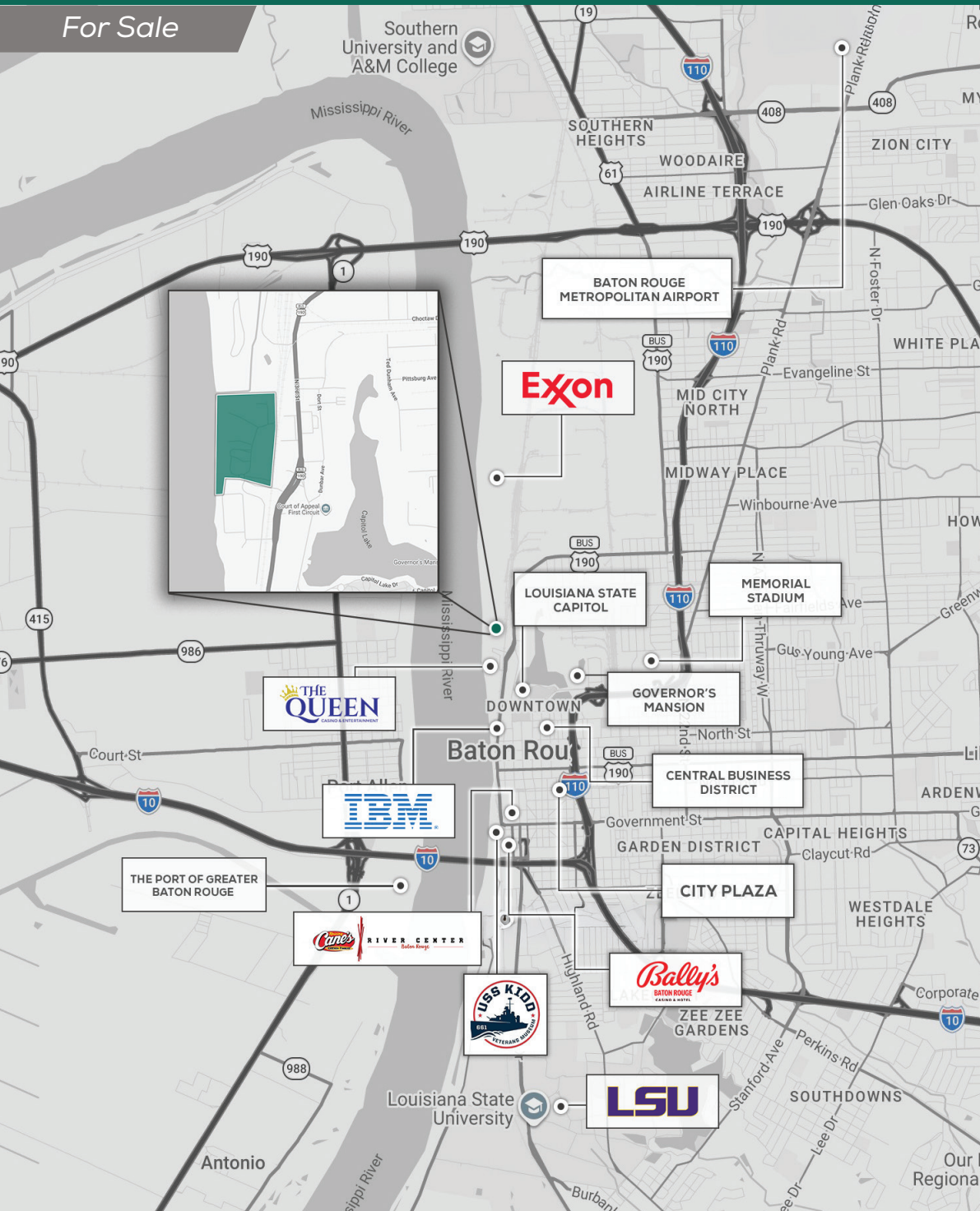


For Sale





For Sale



## LOCATION HIGHLIGHTS

### Ingress/ Egress Heights under Railway:

Clear Hieght under railway: 15 ft 5 inches

Queen entrance sign off River Rd./N 3rd Street: 15 ft

### River Frontage:

1,636.46 ft

### Linear Railroad Frontage:

1501.23 ft

### Drive Distance from Highlighted Areas to the Site:

Exxon to River Park= 3 miles

State Capitol to River Park= 0.7 miles

Mississippi River Bridge to River Park= 1.8 miles

LSU Campus to River Park= 4.1 miles

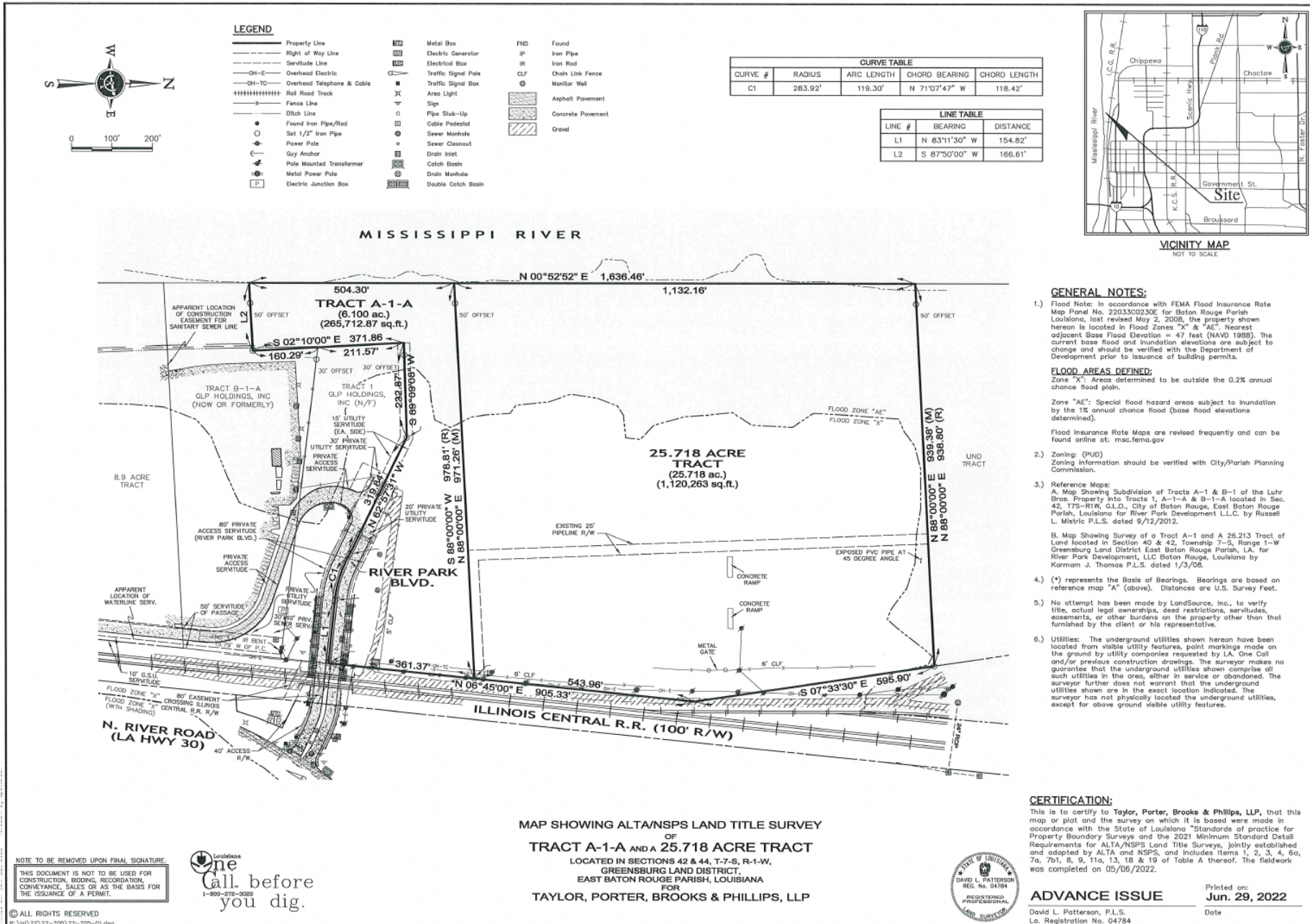
Baton Rouge Airport to River Park= 6 miles



RAIL MAP

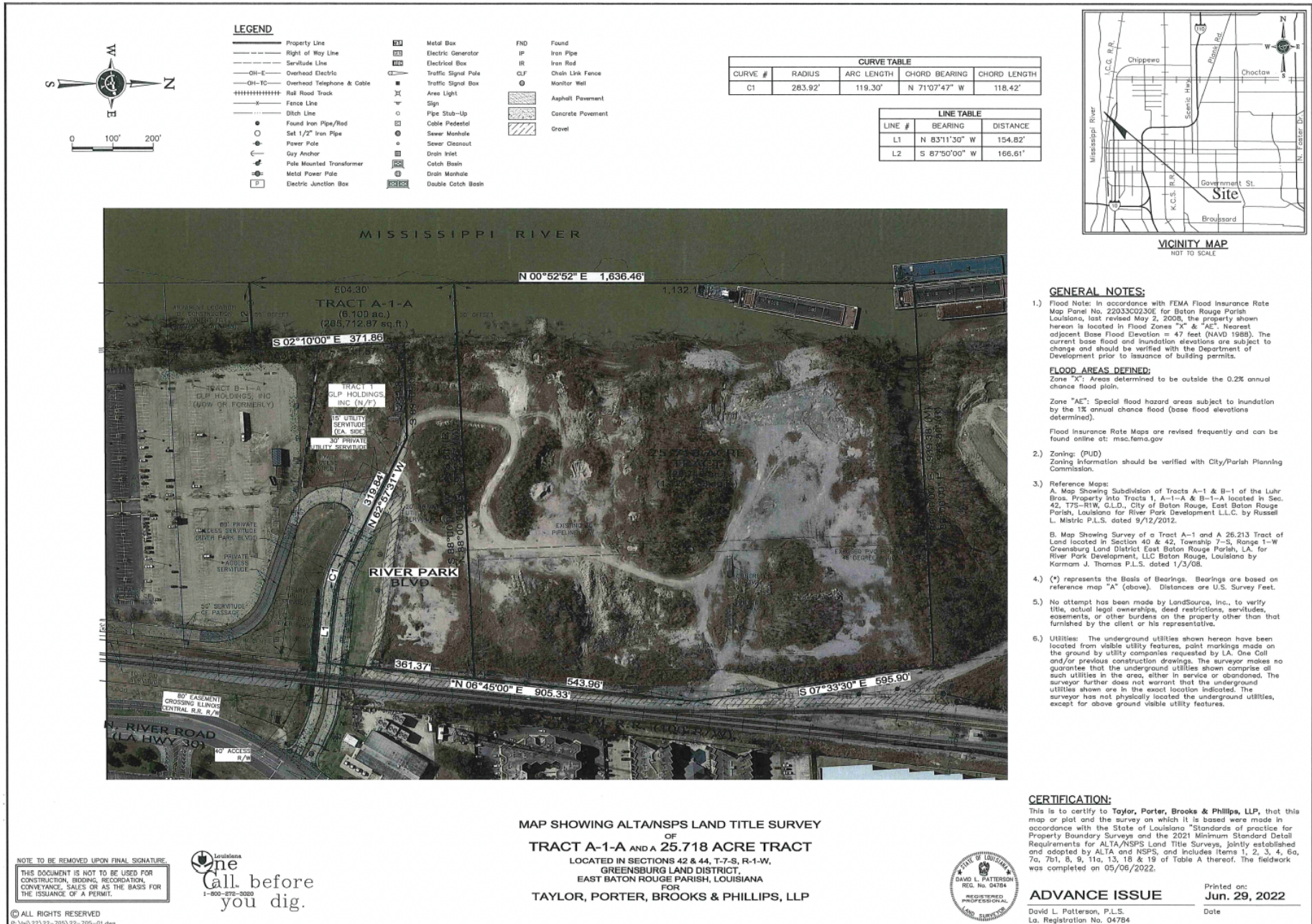






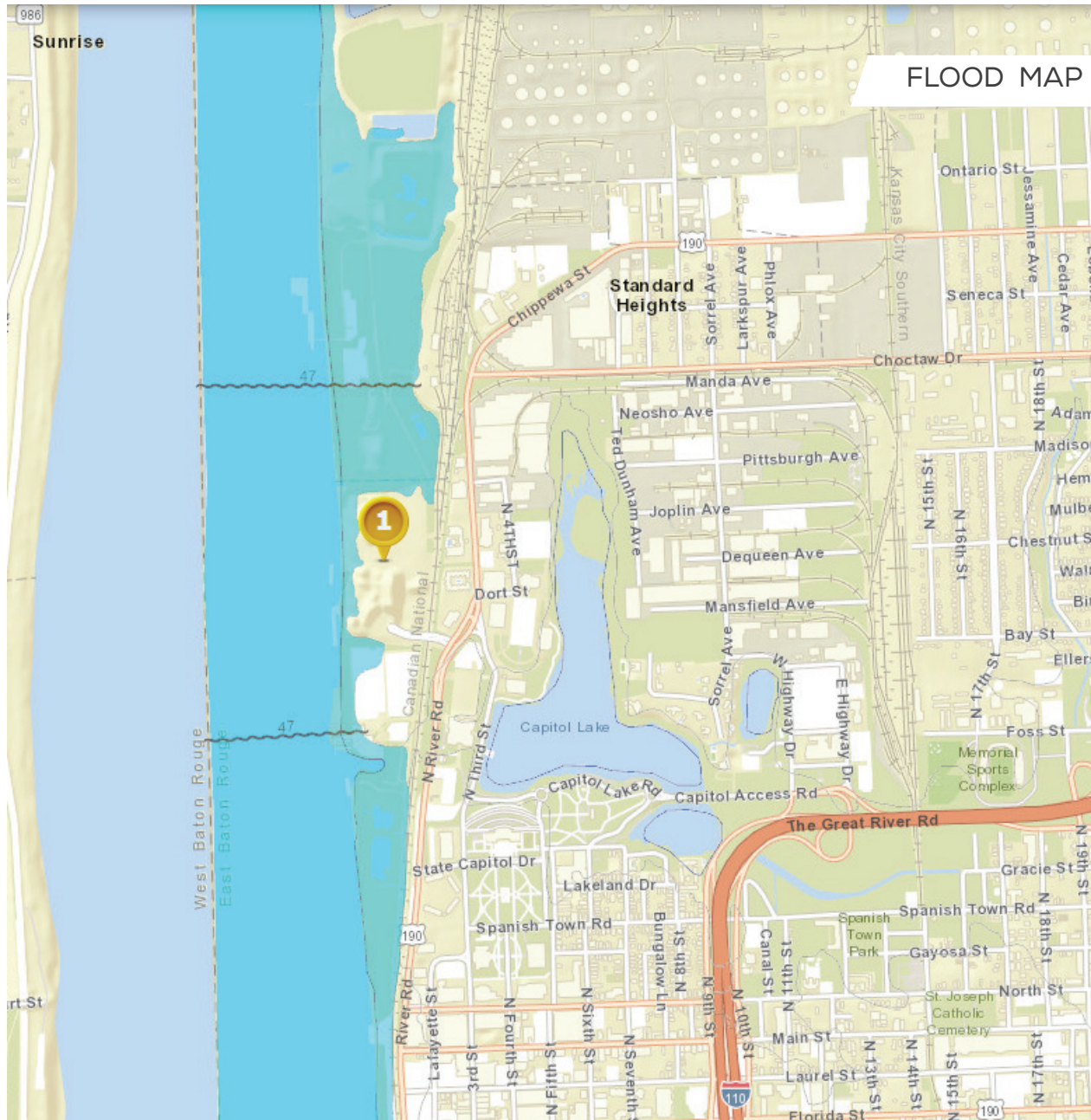


For Sale





**Community:** Baton Rouge  
**Effective FIRM Effective:** 5/2/2008)  
**Flood Zone:** X-AREA OF MINIMAL  
 FLOOD HAZARD  
**FIRM Panel ID:** 22033C0230E  
**FIRM Panel Date:** 5/2/2008  
**Ground Elevation:** 48.6 ft





## **CLAY FURR**

**c** [225] 229-0753  
**d** [225] 408-6593  
**f** [225] 408-9596  
[clay@momentum-commercial.com](mailto:clay@momentum-commercial.com)

## **PAUL ELLIS**

**c** [225] 317-3200  
**d** [225] 408-6591  
**f** [225] 408-9596  
[paul@momentum-commercial.com](mailto:paul@momentum-commercial.com)

## **KADE BREAU**

**c** [225] 485-3131  
**d** [225] 408-6592  
**f** [225] 408-9596  
[kade@momentum-commercial.com](mailto:kade@momentum-commercial.com)