

Barringer Park
Development Ready Sites For Sale
Airline Hwy at Barringer Foreman, Baton Rouge, LA



Highland Road

Airline Highway



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03 Executive Summary

04 Property Description
Location Maps
Zoning Map
Property Floor Plan
Property Aerials

12 Market Analysis

14 Conclusion

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Executive Summary

Retail Development Parcels for Sale

The Offering – NAI/Latter & Blum, as exclusive Broker to the Owner, is pleased to present the opportunity to acquire vacant land located in the Barringer Park Development with frontage along Airline Hwy, ideal for Retail Development.

Solid Location – This property is located on Airline Hwy close to the border of East Baton Rouge Parish and Ascension Parish. This location provides easy access to Airline Hwy, Highland Rd, and I-10. Airline Hwy is one of the main connectors from Ascension to Baton Rouge and boasts an AADT of 34,608 as of 2021.

The development is a mixed use project and currently in phase 1 which includes retail parcels available. It is located near other major projects in the area including Long Farm Village, a mixed use project including retail and residential units.

Opportunity –Purchase a parcel of Vacant Land in the Barringer Park Development project.

Financing – Property shall be delivered free and clear.



Offering Summary

Property Location:	Airline Hwy @ Barringer Foreman Baton Rouge, Louisiana
Total Project Size	66 Acres
Available Land Size:	±30 Acres
Zoning:	HC1 – Heavy Commercial One
Asking Price:	Contact Agent(s)

Barringer Park

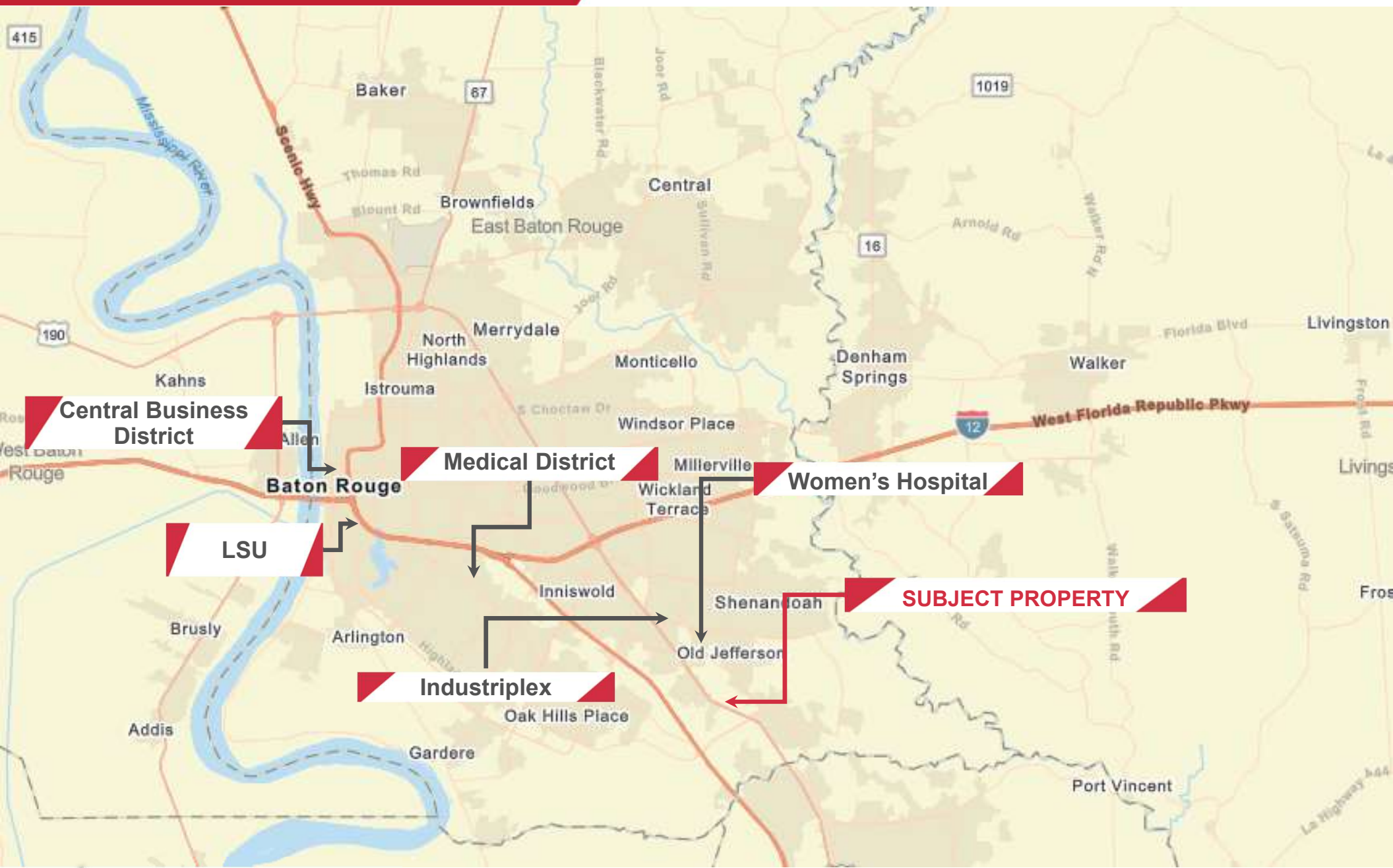
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Location Map



Barringer Park

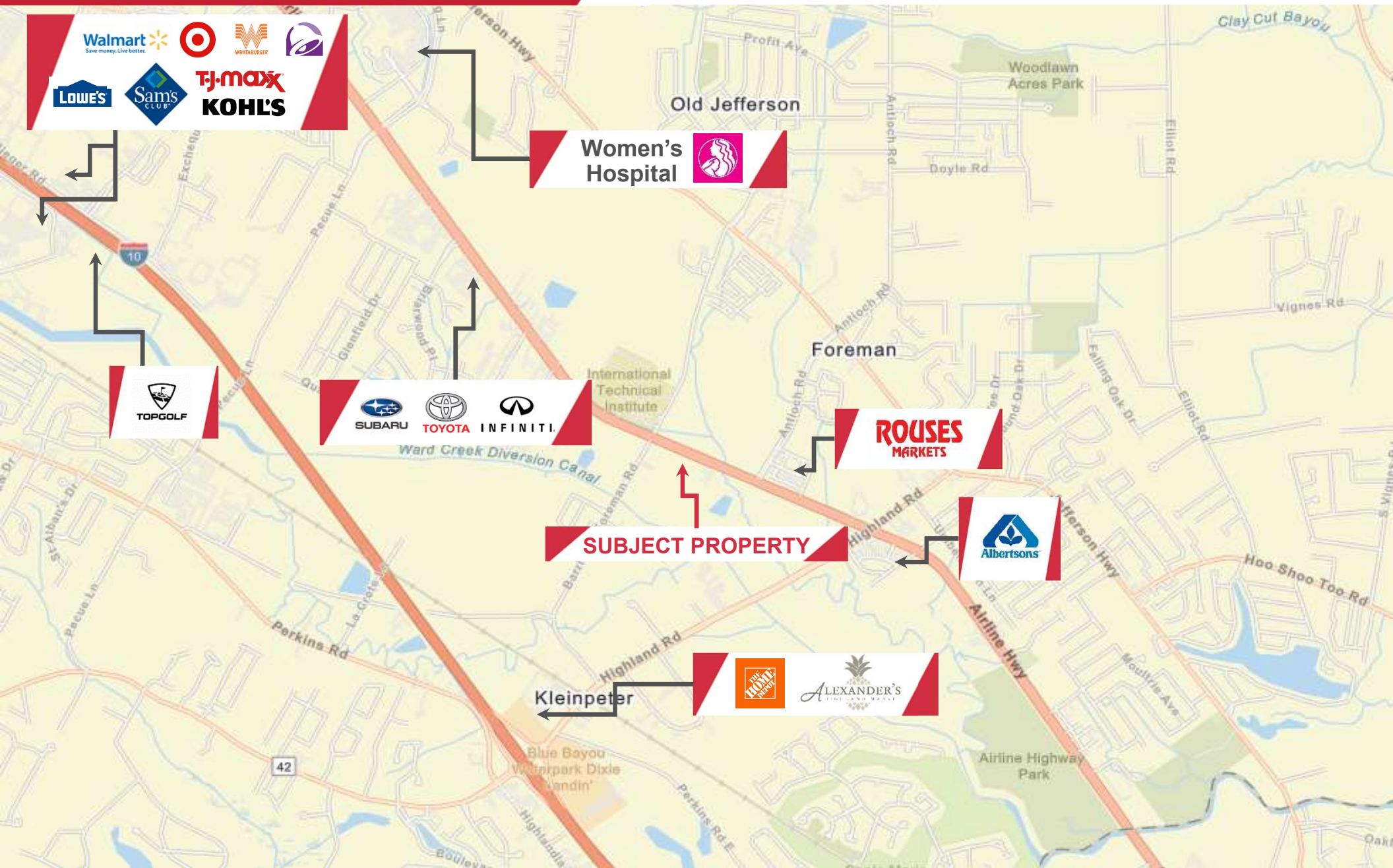
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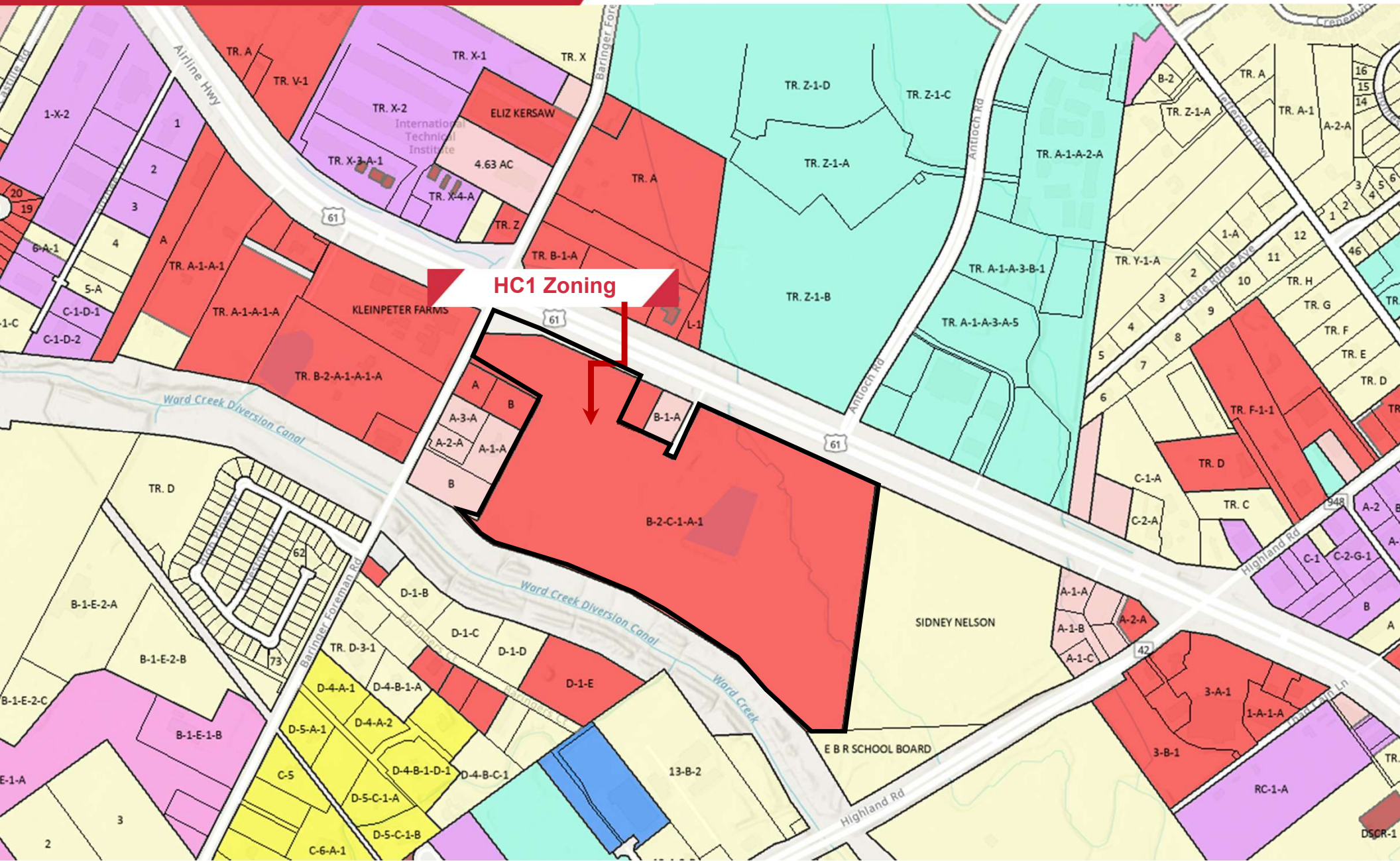
Neighborhood Map



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Zoning Map





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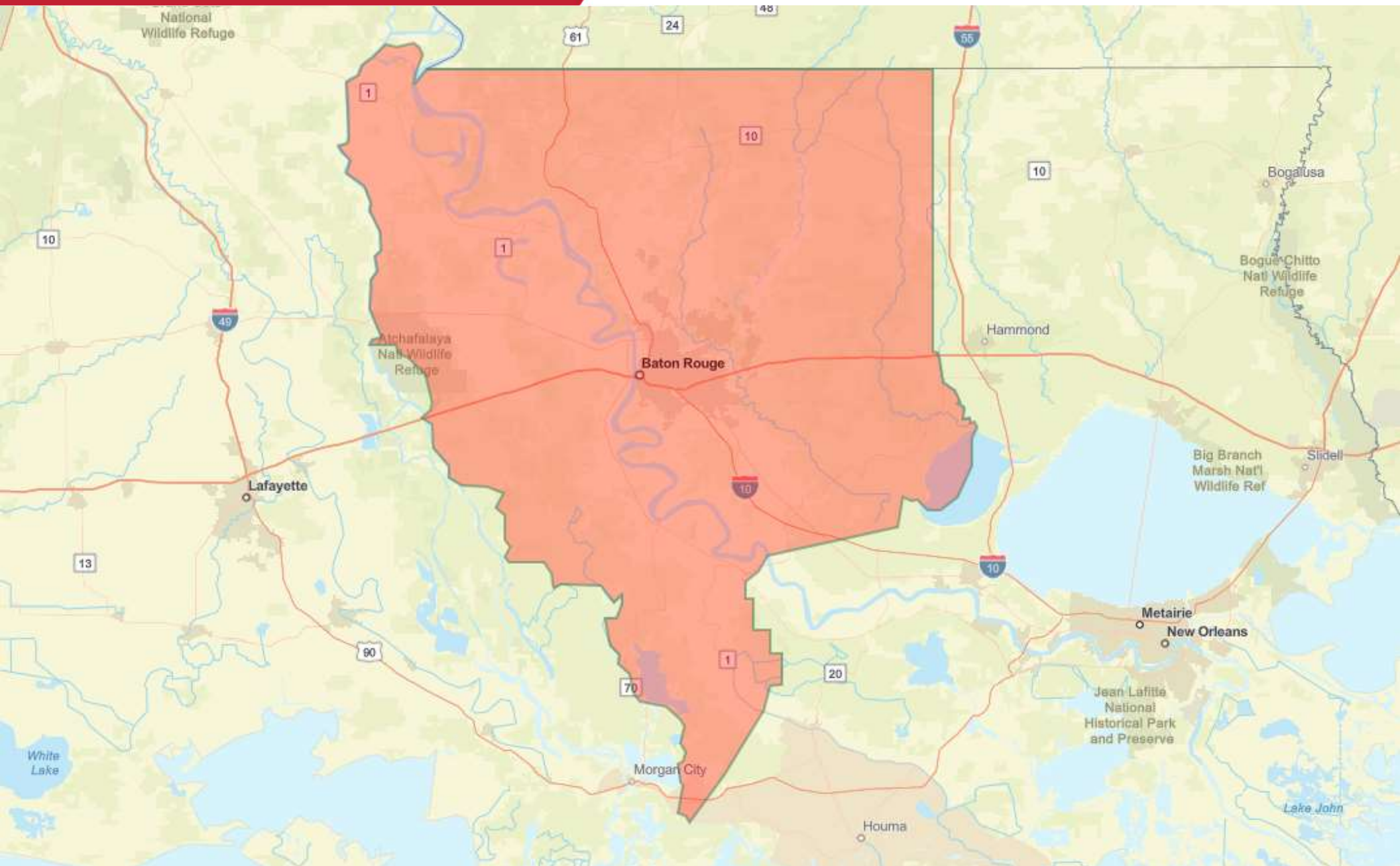
Property **Aerial**



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Market Analysis





2020 Census Redistricting Data (Public Law 94-171)

Baton Rouge, LA Metropolitan Statistical Area 3
 Geography: CBSA

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

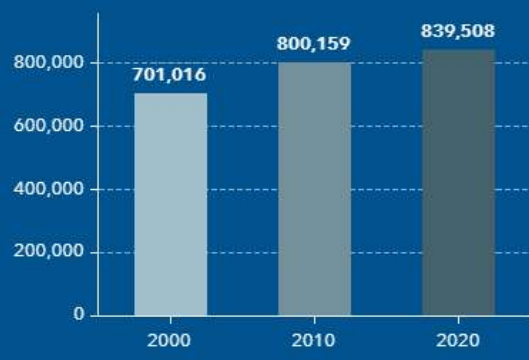
KEY FACTS

870,569 Total Population **375,423** Housing Units **199.4** Population Density
2.52 Average Household Size **62.6** Diversity Index

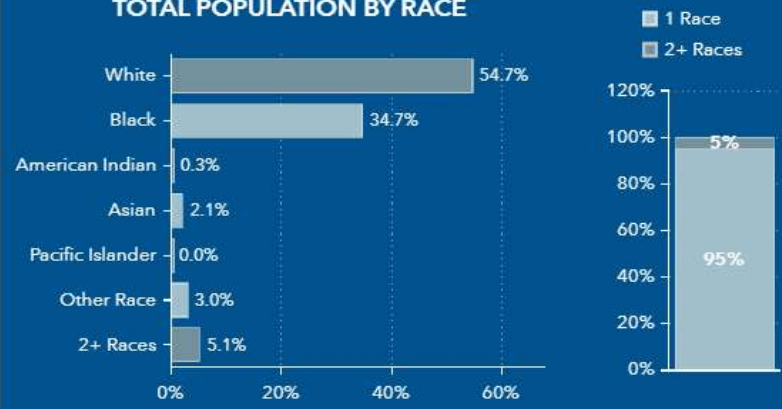
2010-2020 ANNUAL GROWTH RATE



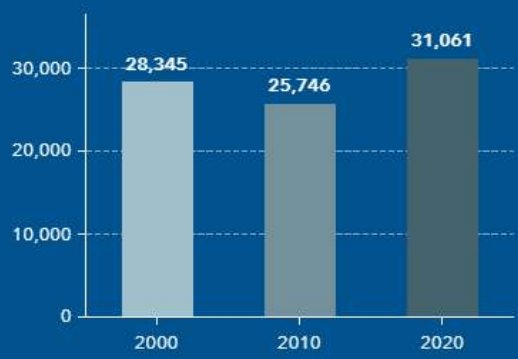
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	202,952	667,617
1 Race	188,063	637,795
White	95,110	381,138
Black	79,887	222,590
American Indian/Alaska Native	661	2,109
Asian	3,905	13,994
Pacific Islander	35	205
Some Other Race	8,465	17,759
2 or More Races	14,889	29,822

Source: U.S. Census Bureau, 2020 Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

OVERVIEW

Baton Rouge MSA – The Greater Baton Rouge area is located in the southeast portion of the state comprised of nine parishes. The city is located along the banks of the Mississippi River and I-10, which connects Baton Rouge to key southern cities such as New Orleans, Jacksonville, Mobile, Houston, and San Antonio. Baton Rouge is the capital city in the state of Louisiana and the metropolitan statistical area, as of 2018, has a population estimate of 854,000 and has an average growth rate of about 1% per year.

Baton Rouge offers all the amenities of a big city, while maintaining tightknit parishes within the region. The Baton Rouge area has over 20,000 businesses that draw from a wide variety of disciplines making the area very diverse. The Baton Rouge area has a strong presence in industries such as petrochemicals and specialty chemicals, creative and digital media, and advanced and light manufacturing.

The Baton Rouge region accounts for 65% of the states petrochemicals operations with company plants that include ExxonMobil, Dow Chemical, Shell, and BASF. The Baton Rouge Area Digital Industries Consortium is a growing field that is comprised of both public and private sector organizations that collaborate to develop a digital media hotbed in the area. The Shaw Group (now CB&I), and Albemarle Corporation both headquarter in Baton Rouge along with several regional offices that include IBM, Turner Industries and Lamar Advertising. The area is also home to educational institutions that include Louisiana State University (LSU) and Southern University.



Thank You

NAI Latter & Blum would like to thank you for the opportunity to present this asset for your consideration.

For additional information, please contact:

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