



FOR SALE

+/- 26,016 SF Hard Corner on Perkins Lot

845 La Crete Ln, Baton Rouge, LA 70810

Presented By:

Brooks Lawley

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PROPERTY DESCRIPTION

Embark on an exceptional opportunity for your business within the heart of a thriving industrial area. We present to you a premium vacant land offering, available for lease with an enticing option to buy. Located south of I-10 in the HATCHER, HENRY C. ESTATE subdivision, this property opens doors to a myriad of possibilities for development.

PROPERTY HIGHLIGHTS

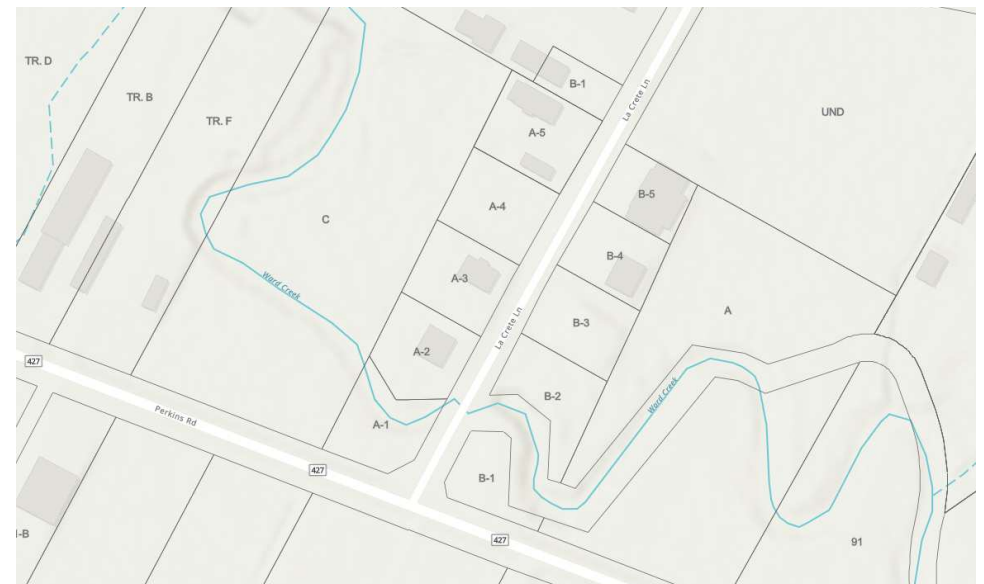
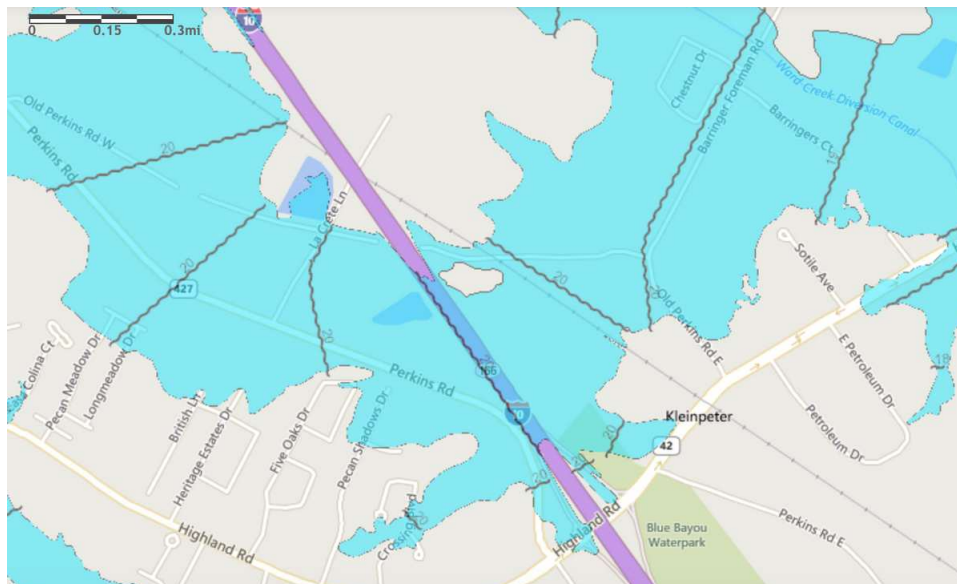
- **Ideal for Heavy Industrial Activities:** Positioned as an optimal site for heavy industrial endeavors, this property strategically supports a variety of business ventures.
- **Strategic Location:** Situated south of I-10 Hwy, these lots boast strategic access to transportation routes, offering logistical advantages for your operations.
- **Investment Opportunities:** Delve into the potential for growth and development with these investment-grade lands, each presenting unique advantages.
- **Additional Leasing Opportunity:** Across the street, an office building with a deck provides an additional leasing opportunity, enhancing the flexibility of this prime location.

OFFERING SUMMARY

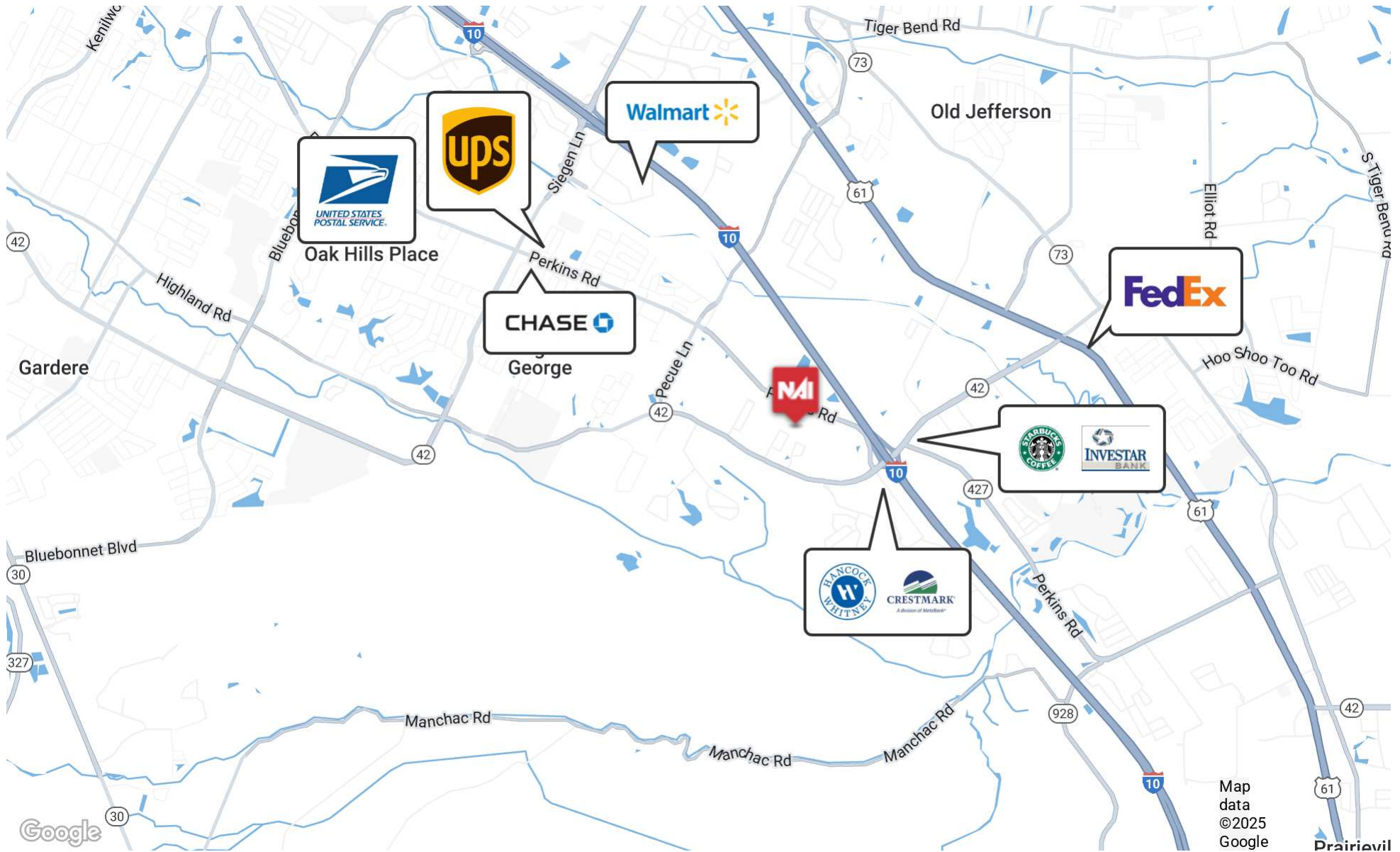
Sale Price:	\$300,000
Lot Size:	35,286 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	89	346	1,306
Total Population	172	711	3,029
Average HH Income	\$126,836	\$128,254	\$148,313

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