

# South Baton Rouge Redevelopment Opportunity

4.05 Acres  
For Sale

10455 Rieger Rd  
Baton Rouge, LA

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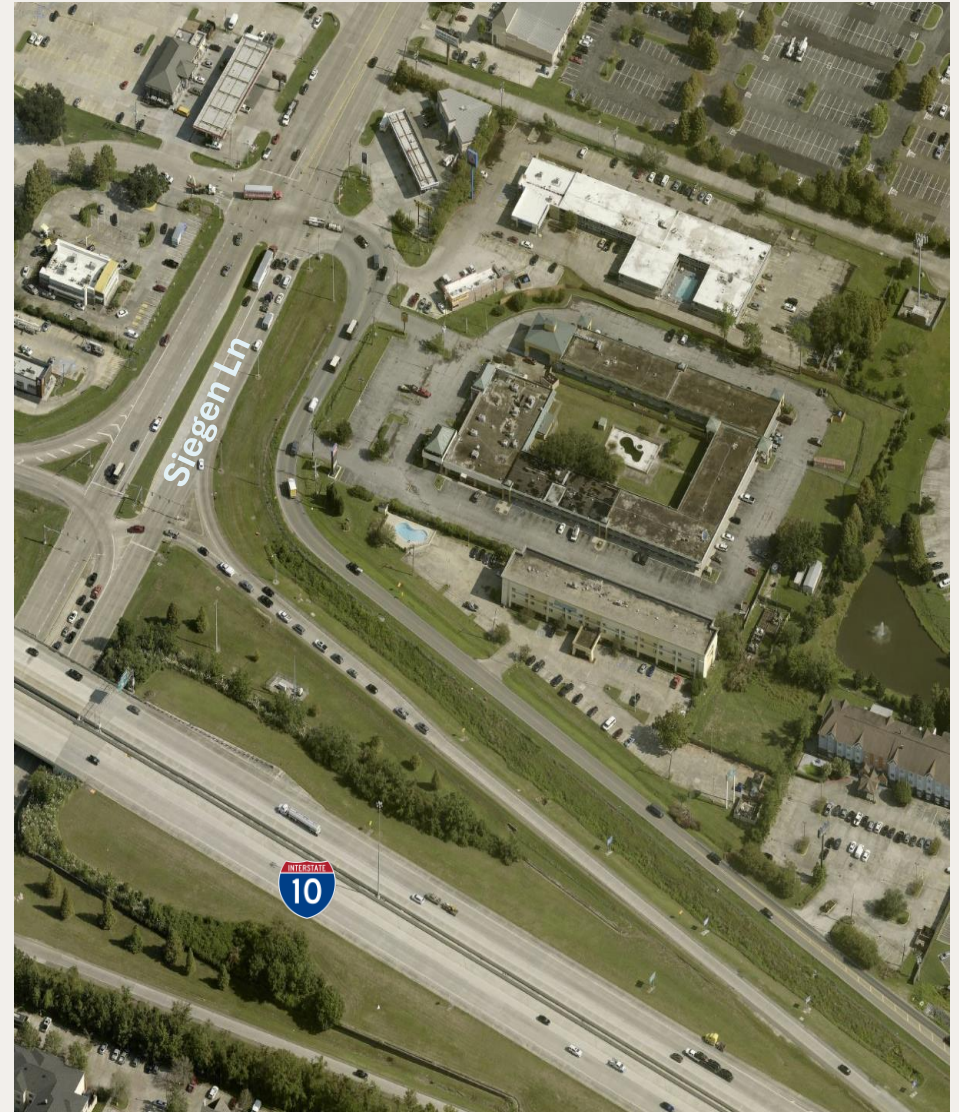
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**CBRE**



# Property Description

- Approximately 4.05 Acres located on Rieger Rd
- Redevelopment opportunity
- Current structures include an old hotel that is no longer in operation
- Front portion of the property is zoned C2 and the rear is zoned C-AB-2
- Located in Flood Zone X
- Great access to Siegen Ln and I-10
- Strong traffic counts
- Lighted access to Siegen Ln



4.05

Acres Available

\$18/SF

Asking Price



# Property Overview

Demographics and Traffic Counts

69,224

Population

34,497

Households

\$113,549

Average Household  
Income

8,322

Businesses

111,150

Employees

\$53,021

Per Capita Income

44,091

AADT (2024)  
Siegen Ln

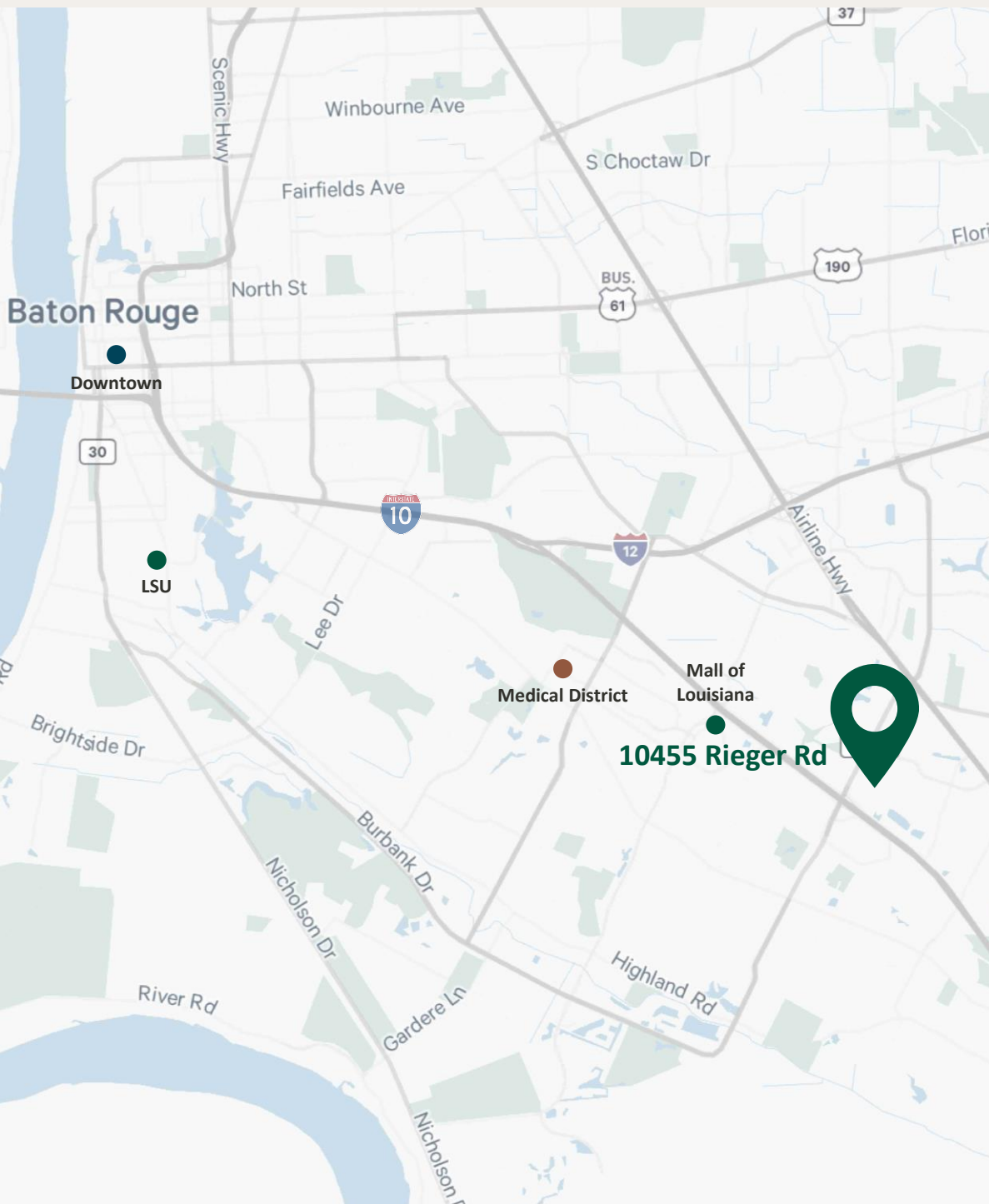
107,943

AADT (2024)  
I-10



1.929  
Acres





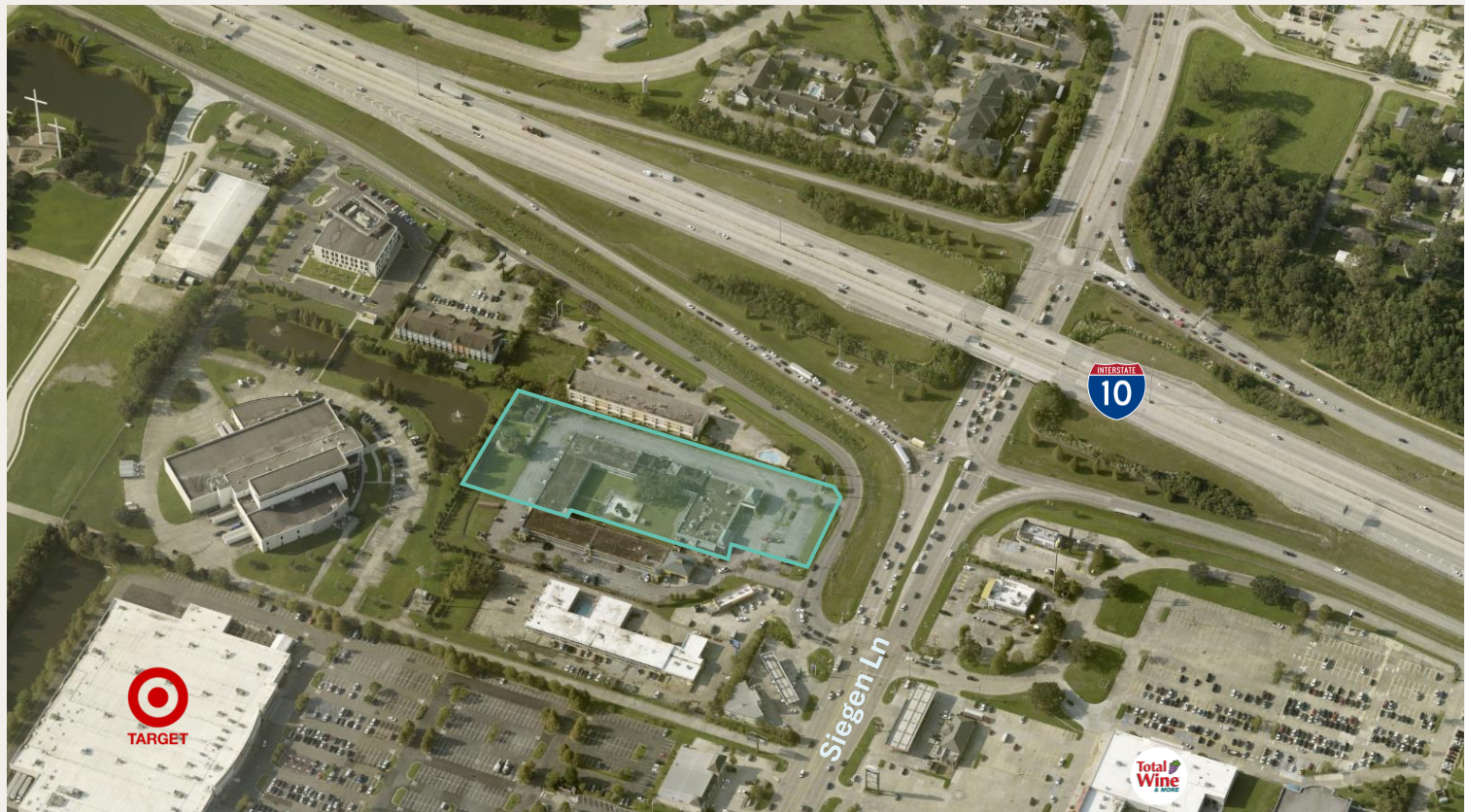
# Area Overview

LOCATION	DRIVE TIME
Downtown	17 Minutes
LSU	15 Minutes
Medical District	9 Minutes
Mall of Louisiana	6 Minutes



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