

Multiple Lots Located in St. Rose

Airline Hwy, Saint
Rose, LA 70087

LAND FOR SALE

Prepared By:

Chris A. Town

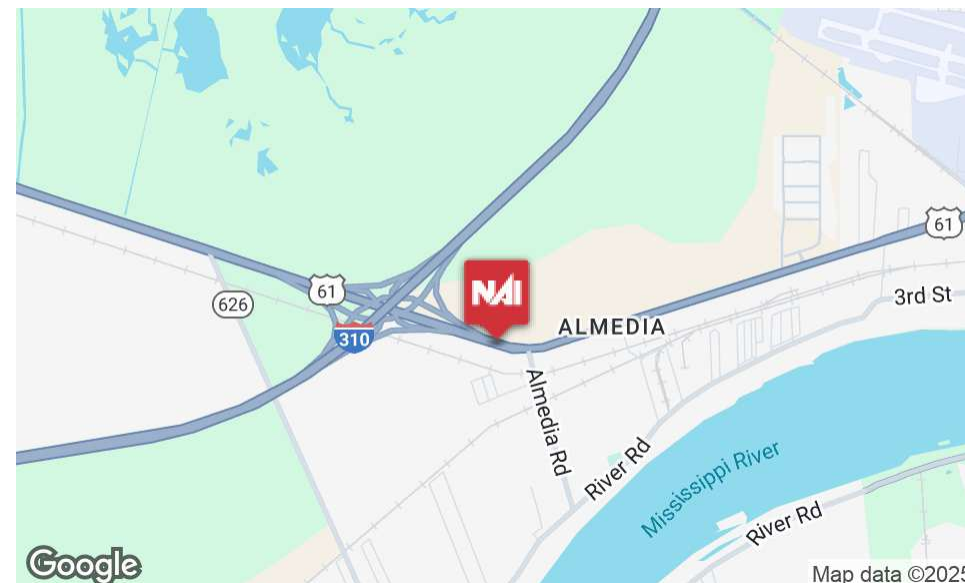
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PROPERTY DESCRIPTION

This prime commercial land opportunity consists of two contiguous 0.45-acre lots, perfectly positioned for development. Zoned for commercial use, the site is surrounded by established industrial properties, making it ideal for a variety of business applications, including logistics, warehousing, or retail services.

Strategically located near Airline Highway, this property offers excellent accessibility and visibility, ensuring strong traffic exposure for any commercial venture. Additionally, it is within convenient proximity to New Orleans, providing easy connections to regional markets, ports, and major economic hubs.

This site represents a rare chance to secure a well-located commercial lot in a high-demand industrial corridor, with strong infrastructure and growth potential.

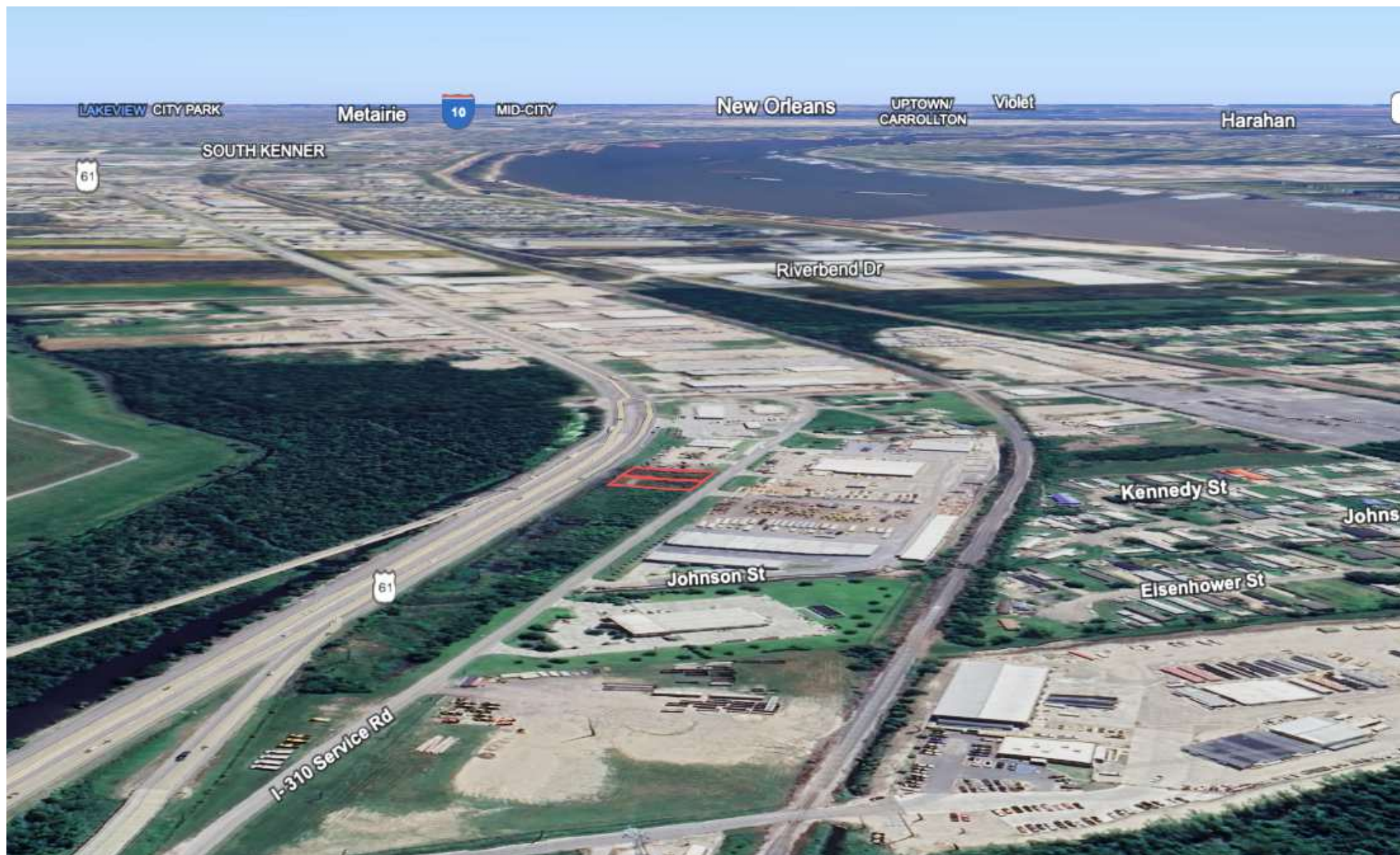
OFFERING SUMMARY

Sale Price:	\$270,000
Total Size:	+/- 0.90 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,044	7,601	27,863
Total Population	1,975	15,031	58,070
Average HH Income	\$96,199	\$89,848	\$89,759

PROPERTY HIGHLIGHTS

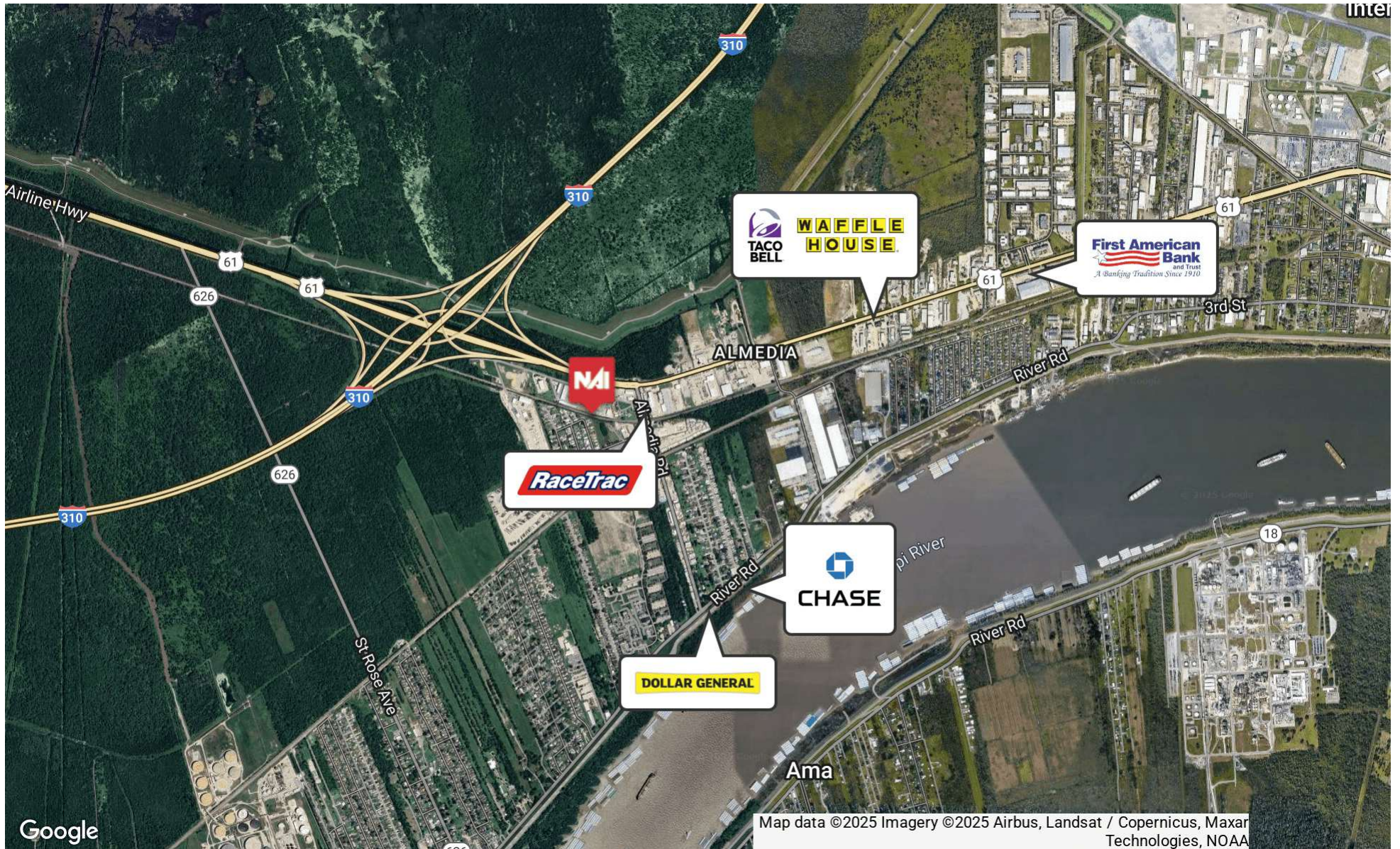
- Located near major highways and transportation hubs (Latitude: 29.68352, Longitude: -90.99445).
- Total labor force of 127,554 with a 95% employment rate.
- 7,267 businesses across multiple industries.
- Median household income projected to grow from \$60,052 in 2024 to \$71,812 in 2029 (3.64% annual growth).
- 84,981 total employees and a business-to-resident ratio of 53 per 100 residents.
- Market rent varies by location and property type, influenced by amenities and accessibility.
- Access to Industrial & Retail Sectors: 934 retail businesses employing 11,176 people and 524 construction businesses with 4,919 employees
- A labor force participation rate of 59.2%, with major employment sectors including healthcare, retail, and construction.
- Strong demand for commercial and industrial properties with increasing investment interest.
- Interstate 310 Service Rd and Bayou Black Dr provide connectivity to regional and national markets.
- Growth in industrial and office parks attracting more businesses.
- 53 employees per 100 residents, supporting local business sustainability.
- Overall unemployment rate of 5.0%, with lower rates for ages 55-64 (3.0%) and 65+ (2.7%).
- 274 industrial businesses employing 5,656 people and 58 mining businesses employing 1,989 people.
- Household formation remains steady, supporting long-term real estate investments.



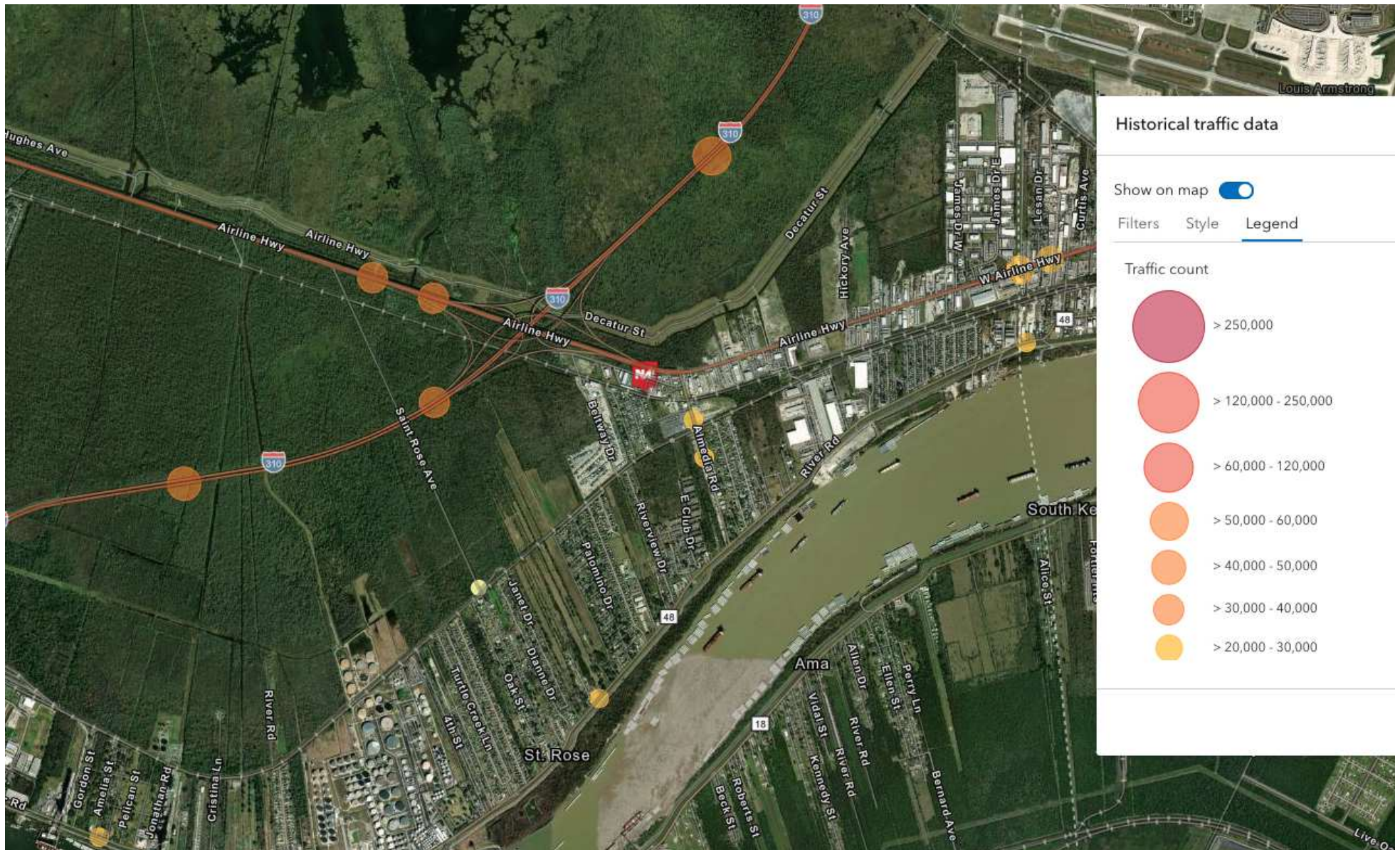
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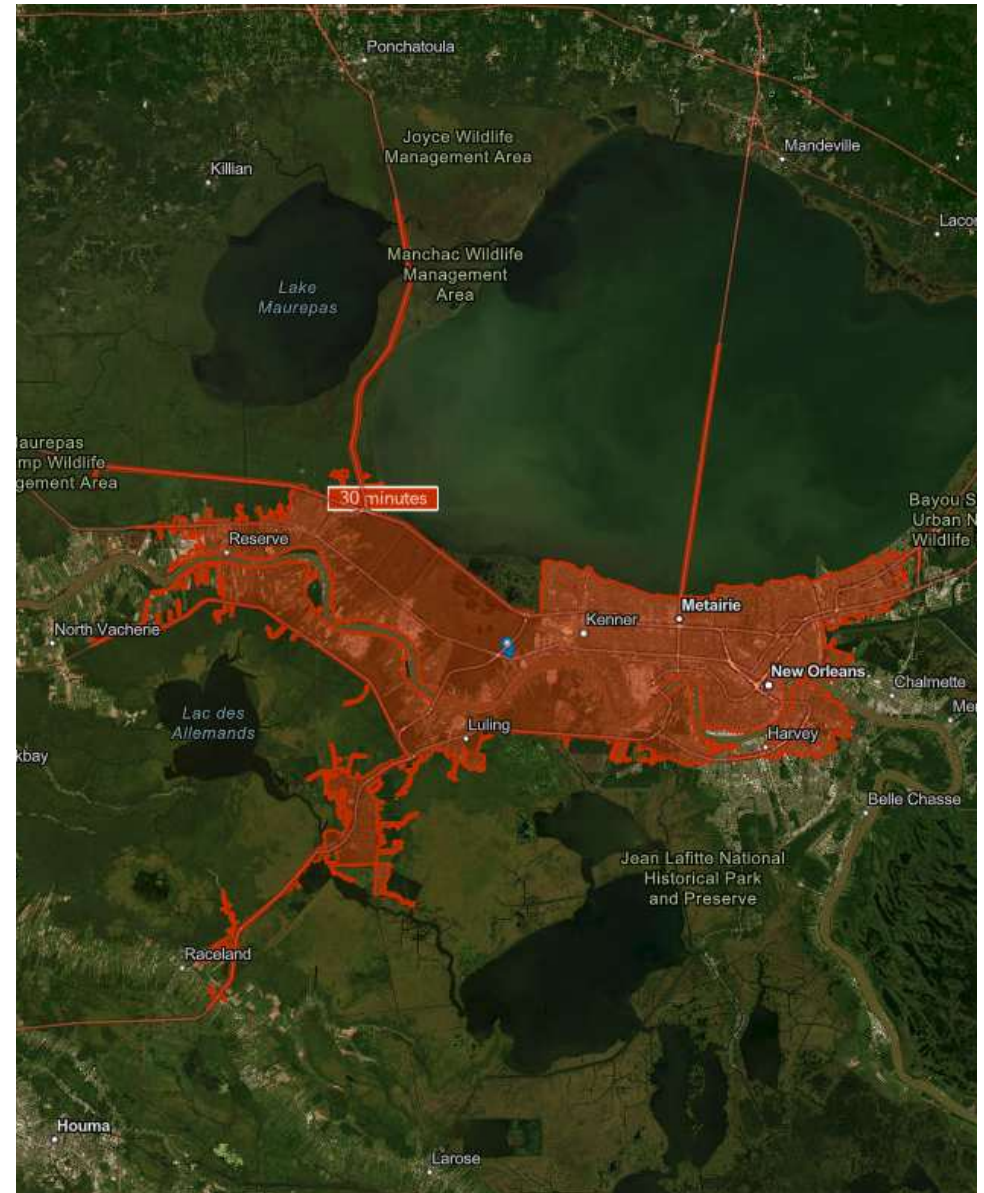
DEMOGRAPHICS - EXECUTIVE SUMMARY

The Executive Summary for 152-198 Interstate 310 Service Rd in Saint Rose, Louisiana highlights a strong economic and residential environment. The median age is 38.9, indicating a balanced population with a stable workforce. The household count is 308,412, with an average household size of 2.28, supporting demand for residential and commercial development. The region's Wealth Index is 78, reflecting a moderate level of affluence and spending power. With its strategic location near major roadways and business hubs, this area presents significant growth potential for commercial and industrial opportunities.

The economic outlook is positive, with median household income at \$60,052, expected to grow to \$71,812 by 2029, an annual increase of 3.64%. Average household income is projected to rise from \$95,148 to \$110,608, reinforcing a growing economy and increasing disposable income. Per capita income is currently \$40,760 and is forecasted to reach \$48,404 in five years, demonstrating strong economic stability and upward mobility. The housing affordability index is 81, suggesting a competitive and sustainable real estate market that supports both homeownership and rental demand.

The housing market is stable, with owner-occupied housing at 47.7% and renter-occupied housing at 39.9%, reflecting a healthy mix of long-term residents and rental opportunities. The median home value is currently \$300,250, with a projected annual appreciation rate of 2.80%, reaching \$344,644 within five years. This continued increase in home values, combined with strong employment levels and income growth, makes Saint Rose an ideal location for residential, commercial, and industrial investment. With expanding business sectors and infrastructure improvements, this area remains a key hub for economic development and long-term investment potential.

*Demographics provided upon request.



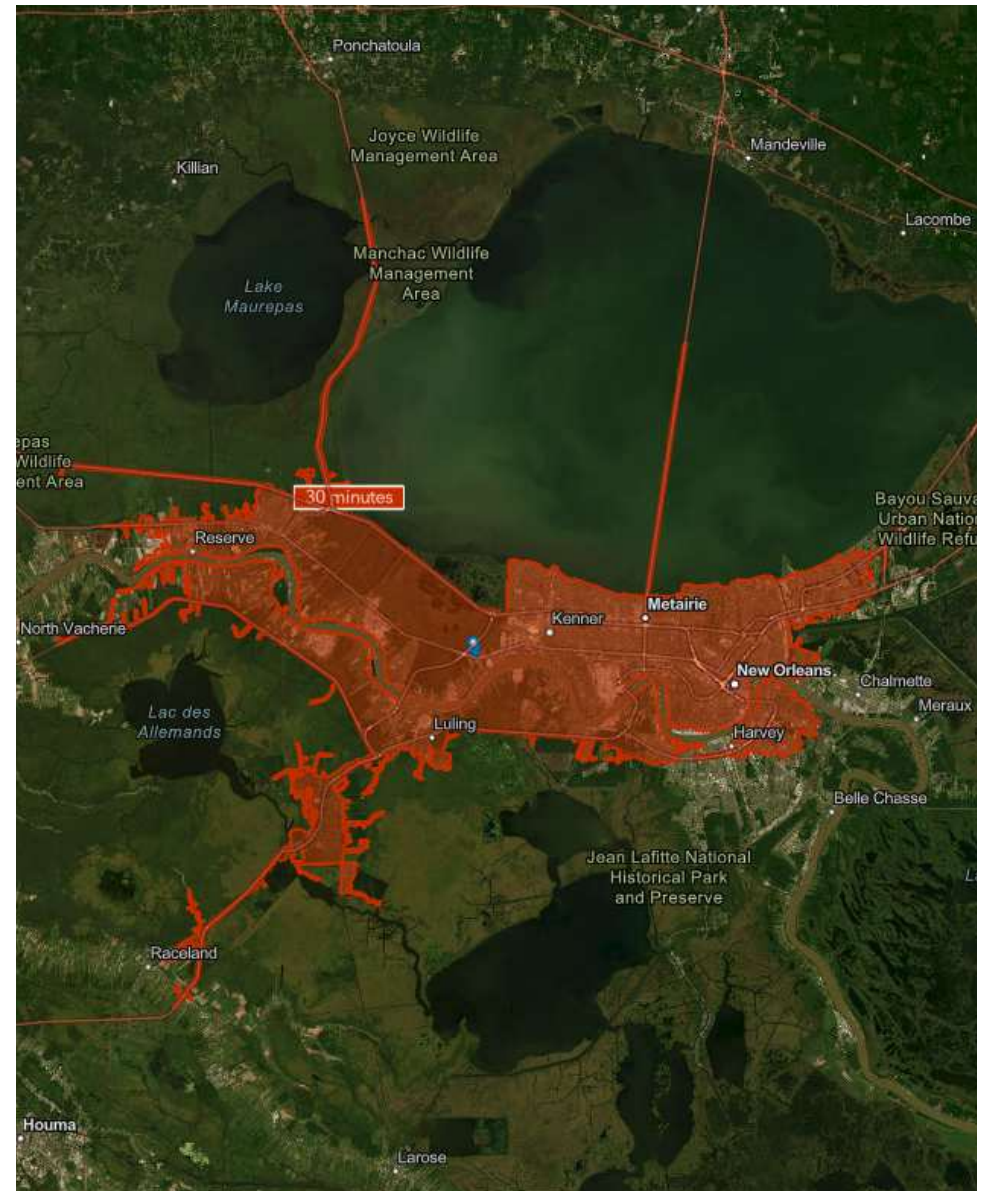
DEMOGRAPHICS - INDUSTRIAL SPECIALTY REPORT

The Industrial Specialty Report for 6401-6429 Bayou Black Dr, Gibson, Louisiana highlights the area's strong labor force and business environment. The local workforce consists of 71,809 employees, with a labor force participation rate of 59.2%, ensuring a solid employment base. The largest employment sectors include healthcare (14.8%), retail trade (13.6%), and construction (8.6%), making the area a diverse economic hub. Additionally, the transportation and warehousing sector employs over 4,000 workers, providing strong support for logistics and industrial operations.

The area boasts a business-friendly environment, with over 7,267 businesses supporting 84,981 jobs. Key industries such as manufacturing, retail, and construction contribute to a well-balanced economy. Retail trade represents 12.9% of businesses, indicating a strong consumer market, while the construction sector accounts for 7.2% of businesses, highlighting ongoing development. The location quotient of 13.75 for mining, quarrying, and oil & gas extraction suggests a high specialization in energy-related industries, making it an attractive location for companies in these fields.

The region presents significant investment potential, with a skilled workforce, strong economic diversity, and growing business opportunities. The median household income continues to rise, indicating a stable economy and increasing consumer spending power. With affordable land, infrastructure support, and proximity to major transportation routes, 6401-6429 Bayou Black Dr is well-positioned for industrial, commercial, and logistics developments. This location provides long-term growth opportunities for businesses looking to establish or expand their presence in Louisiana.

*Demographics provided upon request.



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CHRIS A. TOWN

Advisory / Investments / Management

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PROFESSIONAL BACKGROUND

Chris brings a wealth of expertise from his successful career in commercial and industrial construction. He possesses extensive knowledge of all aspects of development, building and risk analysis. Chris has held numerous executive positions in multiple companies and has served on various industry boards as well as charitable and religious organizations.

He actively participates in numerous commercial real estate organizations, staying at the forefront of industry trends and best practices. He has initiated several groups within NAI Latter & Blum focusing on key areas of CRE, including Sale-Leaseback, Office Space, Single Family Rentals (SFR), Carbon Capture (CCS), Solar and Land Acquisition/Disposition.

Chris believes in building long term relationships and provides exceptional service to the client, which has made him a trusted advisor in the commercial real estate industry.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) - Member, Candidate for Certification

Louisiana Association of Realtors - Member

Greater Baton Rouge Realtors Association, Commercial Investment Division - Member
Baton Rouge Chamber of Commerce - Executive Council Member, Carbon Capture Alliance

Good Growth Coalition of Baton Rouge - Member

Associated Builders & Contractors - Former Board Member, Executive Committee

St. Aloysius Parish - Former Trustee

Habitat for Humanity of Greater Baton Rouge - Past President

Sunrise Rotary of Baton Rouge - Past President

NAI Latter & Blum
1700 City Farm Drive
Baton Rouge, LA 70806
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BRYANT J. CHEELY

Advisor

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PROFESSIONAL BACKGROUND

With a background in residential investment management, including serving as Director of Single-Family Management for the largest third-party property management firm in the Gulf South, Bryant possesses a comprehensive understanding of the real estate market and has successfully supervised a team of real estate professionals managing 2.2 Million square feet of residential investment property, demonstrating exceptional leadership and management qualities. This background provides a strong foundation for transitioning into commercial real estate brokerage, consulting, and advisory services. With particular skill sets in Market Research, Financial Analysis, Site Selection, Demographic Research, Risk Management, Asset Management, and Technological Support, Bryant has been invited to join several groups within the organization, such as the Home Portfolio Group and the Carbon Capture and Sequestration Group.

Bryant also excels in Technology services, focusing on Artificial Intelligence (AI) and custom AI products to boost business efficiency and productivity. He skillfully integrates AI in real estate, using custom tools for market analysis and predictive modeling. This technological savvy, combined with his real estate expertise, uniquely positions Bryant as a forward-thinking professional, enhancing the value he delivers to his clients.

MEMBERSHIPS

- National Association of Realtors
- LA Realtors Association
- Greater Baton Rouge Association of Realtors (GBRAR)
- Greater Baton Rouge Association of Realtors Commercial Investment Division (CID)
- Certified Commercial Investment Member (CCIM) – candidate for designation
- CCIM Louisiana Chapter – Member
- CCIM Technologies Advisory Board (2023-Present)
- CCIM Presidential Action Group (PAG) for Artificial Intelligence (2023-Present)
- NAI Global Technologies Subgroup – Artificial Intelligence Advisor (2024-Present)
- Institute of Real Estate Management
- National Association of Residential Property Managers
- Licensed Louisiana Real Estate Broker Associate
- Baton Rouge Area Chamber (BRAC)
- Volunteers of America
- Friends of the Animals Baton Rouge
- Society of St. Vincent de Paul Baton Rouge

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BLAKE HOWARD

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PROFESSIONAL BACKGROUND

Blake Howard is a newly licensed Commercial Real Estate agent at NAI Latter & Blum. Blake grew up in Little Rock, and is currently finishing up his business degree at Arkansas State University virtually. His approach to real estate is straightforward—Understand your needs while using business administration experience to better connect with businesses on a personal level. No flashy stuff here—just building real connections, not just business ties. Keeping you up to date with market trends using the many tools available to NAI Latter & Blum. Blake is also currently working as an intern at Latter & Blum, allowing him to continuously learn from many experienced and established agents in real estate. In the future he plans on using his knowledge to grow in the industrial and retail markets.

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