stirling

JIM DOWLING,
SIOR
Direct: 318-347-2043
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2.31± ACRES
COMMERCIAL LAND

11785 Longridge Ave., Baton Rouge, LA 70816



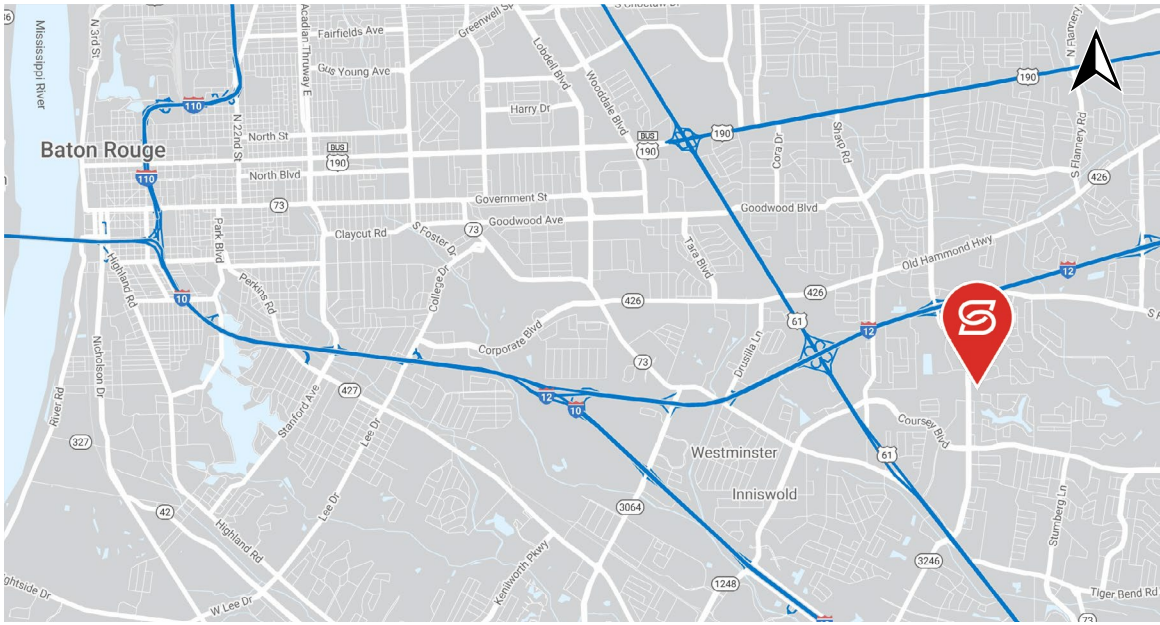
AVAILABLE
SELL, LAND LEASE, BUILD-TO-SUIT

PRICE
- Contact Jim Dowling
- Minerals not included

LAND SIZE
- 2.31 Acres (surveyed)
- 234' W x 426' D
- See Plat on reverse side

PROPERTY HIGHLIGHTS
- Cleared, level, & well drained
- Served by all utilities
- 233 ft. Fronting directly on 2-lane, concrete paved Longridge Ave
- Zoned C-1 (Light Commercial)
- Possible C-2 or Multi-Family Zoning
- Located in flood zone "X"
- Excellent location for a wide variety of commercial, multi-family, office, health care, and lodging
- Broker/Owner
- 28,300 Traffic Count on S. Sherwood Forest Blvd. at site
- Tax parcel: 1697080

LOCATION HIGHLIGHTS
- Located in the heart of Baton Rouge, LA
- 234' east of heavily travelled South Sherwood Forest Blvd.
- 4 blocks South of I-12 at Sherwood Forest Interchange
- 6 blocks north of Coursey Blvd.
- 11 blocks north of Airline Hwy. (US 61)
- Quick and easy access to all parts of Baton Rouge and surrounding areas
- Excellent visibility and accessibility to all traffic on S. Sherwood Forest Blvd. and Longridge Ave.
- In East Baton Rouge Parish, city of Baton Rouge



BUILD-TO-SUIT
- 2,000 to 35,000 S.F. Bldg with ample parking

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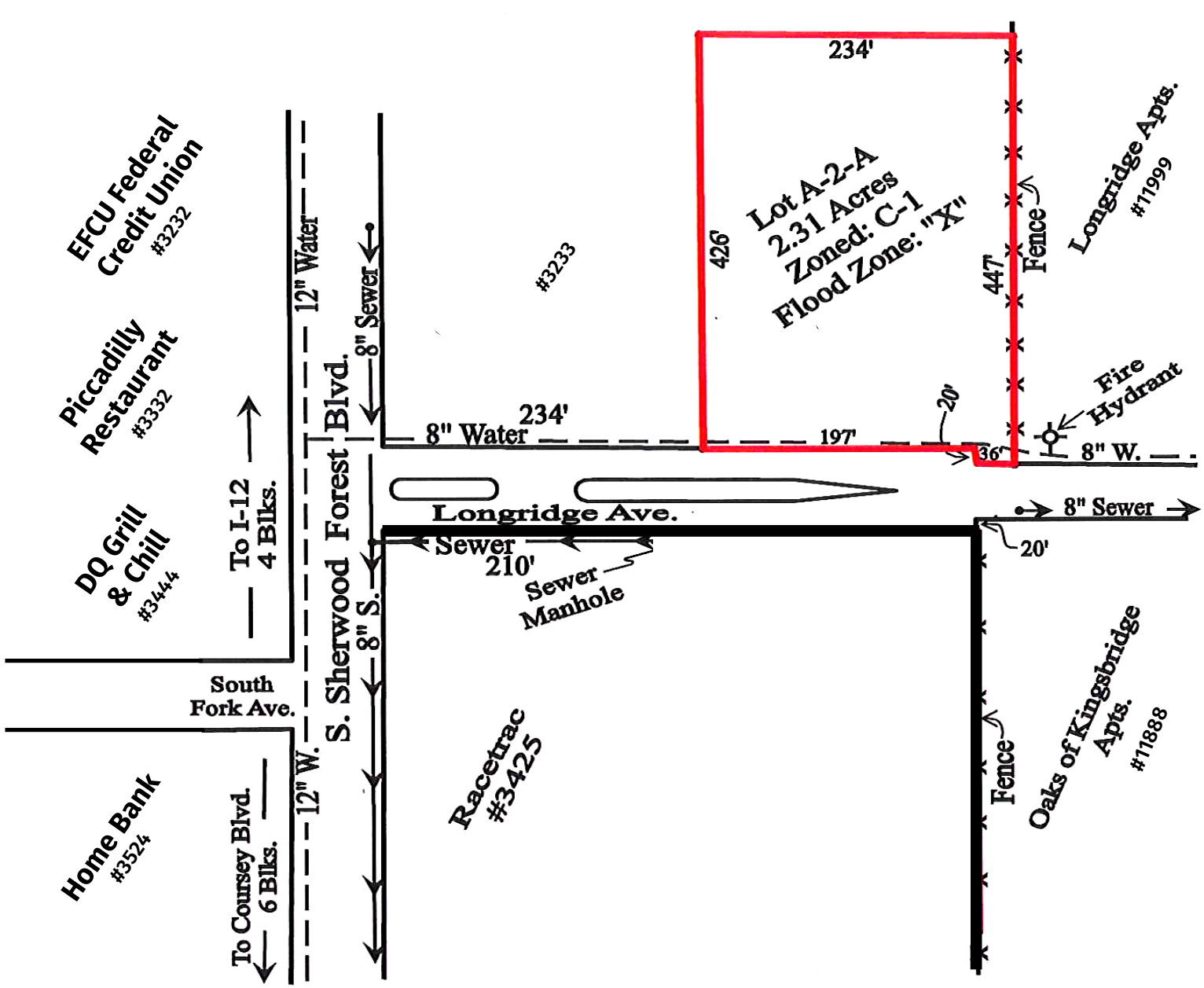
Member of RETAIL BROKERS NETWORK

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