

Lexington Estates Commercial

Nicholson Dr, Baton Rouge, LA 70810



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MAESTRI·MURRELL INC.
REAL ESTATE

DESCRIPTION

Location	Nicholson Dr, Baton Rouge, LA
Zoning	PUD
Flood Zone	Zone X
Area Growth	Over 7,000 new and existing homes in the surrounding area

FOR SALE

Retail, Office, & Multifamily Land Available
Pad Sites & Build-to-Suit Options Available
1 – 23 Acres Total

FOR LEASE

Retail & Office Space Available



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Bluebonnet Blvd

Nicholson Dr

AERIALS

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CONCEPT PLAN

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Lexington lakes Ave

Pool

Retention Pond

Nicholson Dr

Existing Cottages

AREA GROWTH

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375 Homes

Lauberge
CASINO HOTEL
BATON ROUGE

2,232 Homes

1,106 Homes

350 Homes

**Subject
Property**

Nicholson Dr

Bluebonnet Blvd

493 Homes

1,000 Homes



838 Homes

213 Homes

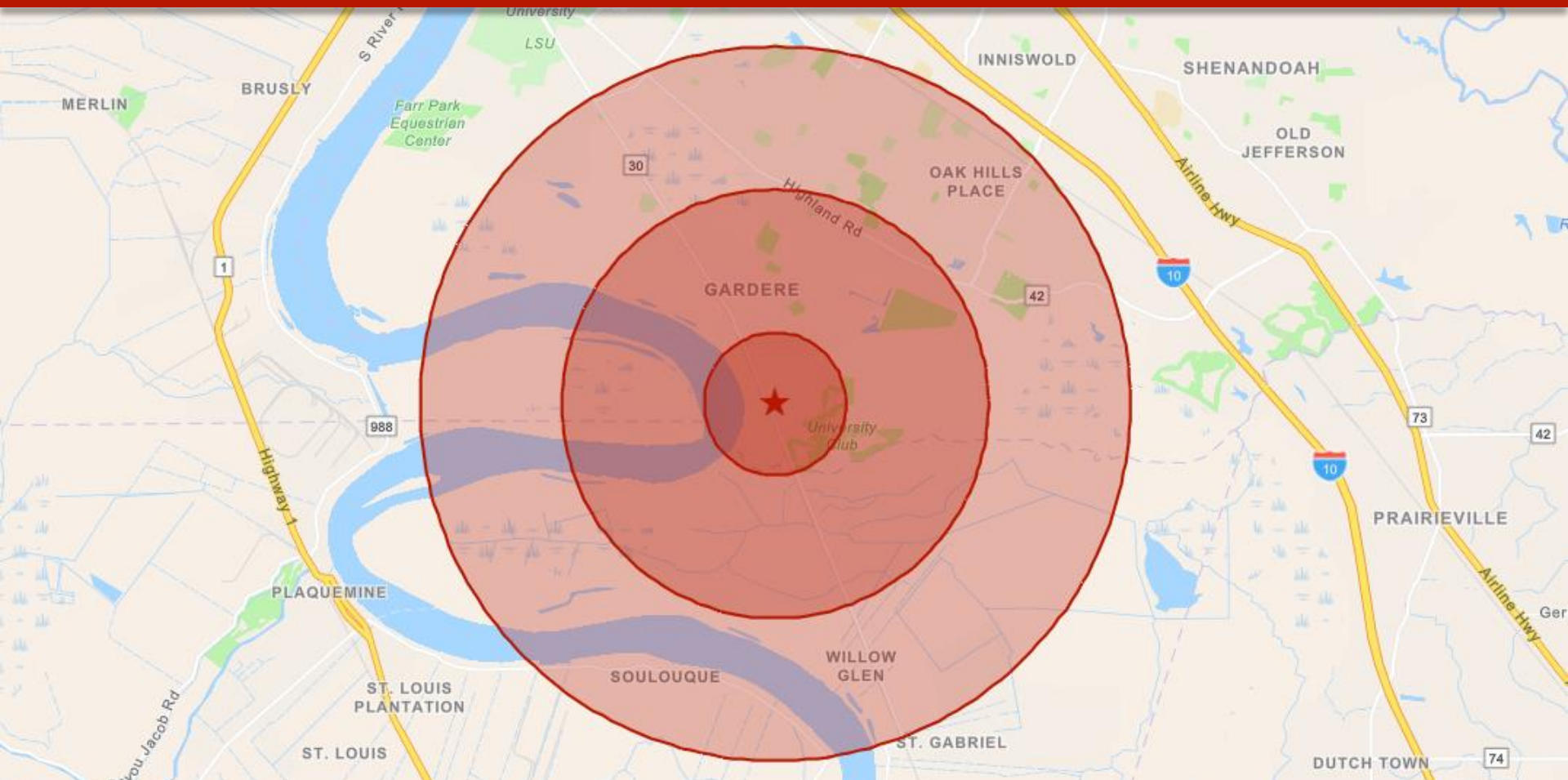
391 Homes

DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile
Total Population	702	27,197	65,362
Total Households	271	10,795	27,359
Average Household Income	\$223,191	\$107,342	\$109,844
Average Home Value	\$587,791	\$418,834	\$410,871