

Midway Apartment Project

4109 Government Street, Baton Rouge, LA



Marketing Package presented by:

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1700 City Farm Drive | Baton Rouge, LA 70806 | Licensed in Louisiana

NAI Latter & Blum



4109 Government St, Baton Rouge, LA Mid-City Multifamily Land for Sale

The Offering – NAI/Latter & Blum, as exclusive Broker to the Owner, is pleased to present the opportunity to acquire .49 Acres located in the heart of Mid-City Baton Rouge, LA.

Solid Location – The Government Street area is one of the quickest up and coming neighborhoods in the Baton Rouge Market. This area of town has been the focus for years in an ongoing plan to revitalize the area.

Mid-City is home to some of the more popular restaurants in town such as Soji, Mid City Beer Garden, Doe's Eat Place, Curbside Burgers and more.

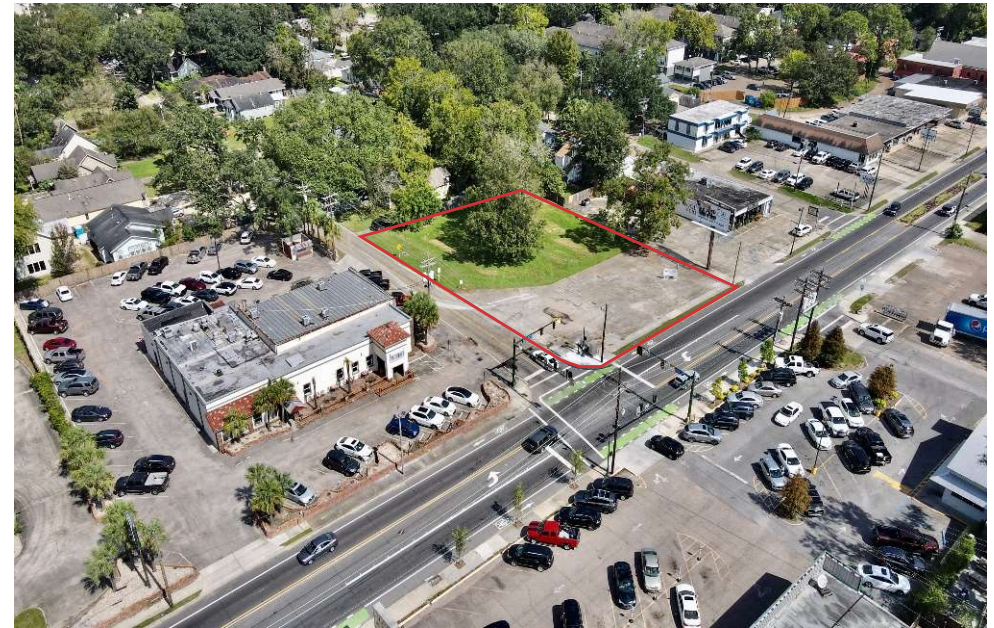
This location is in close proximity to multiple different schools and colleges. Baton Rouge Community College, Catholic High School, and Baton Rouge Magnet High School are just a few of the many located in this area of town.

Local attractions in Mid-City include Webb Memorial Golf Course, Electric Depot, Town Center, and numerous parks and greenways.

Opportunity – This site provides the opportunity to purchase a 0.49 acre corner lot in one of the up and coming areas of Baton Rouge.

Also, this property comes as an entitled multifamily site that has a bulk of the design work completed. The plan calls for a 4 story 34 unit complex with a mix of studio, 1br, and 2br units. All development materials to be turned over with the sale

Financing – Property shall be delivered free and clear.



Offering Summary

Property Location:	4109 Government St. Baton Rouge, Louisiana
Acres:	0.49 Acres
Zoning :	ISPUD
Flood Zone:	X
Asking Price:	**MAJOR PRICE REDUCTION** \$550,000

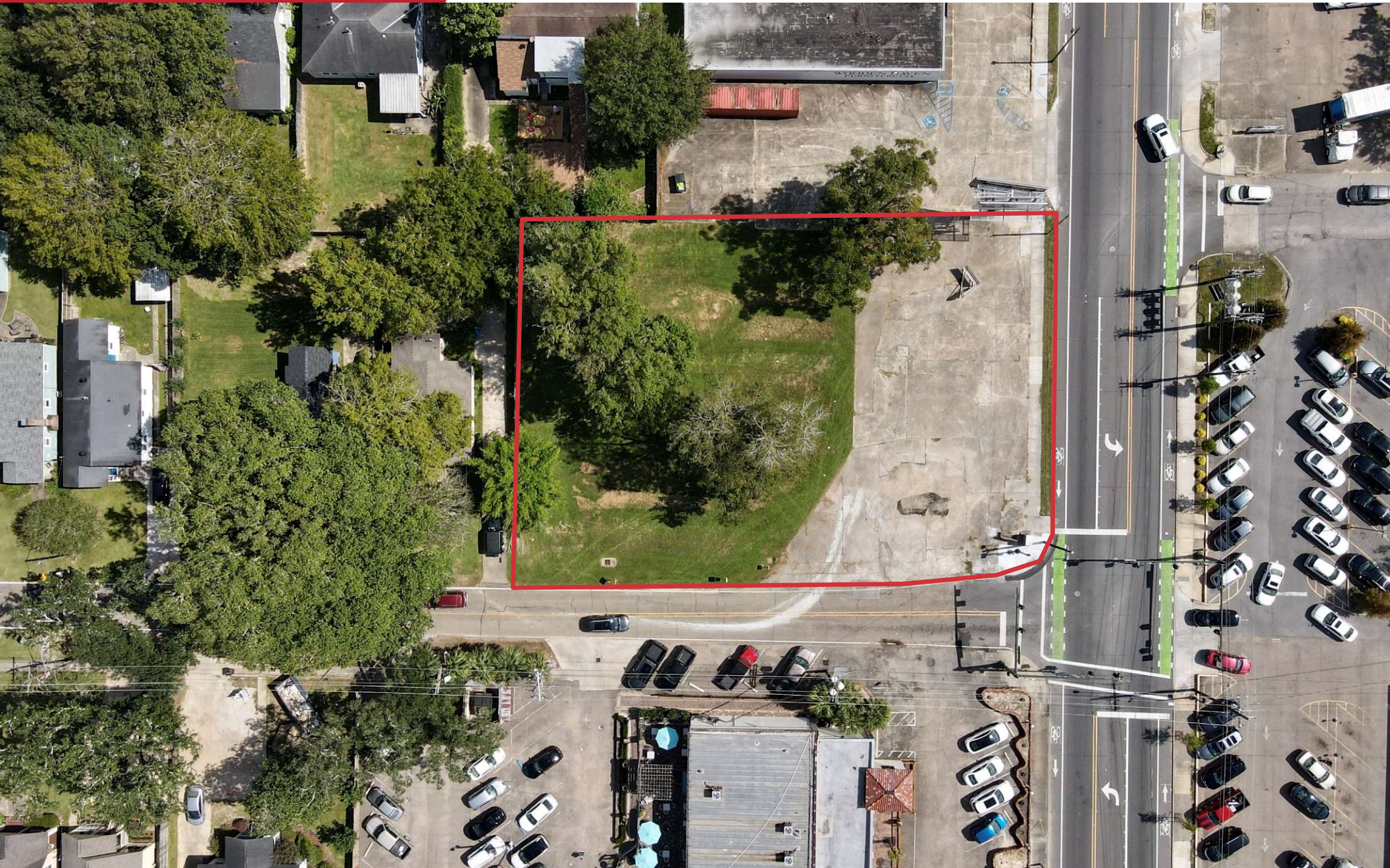


Government Street

Edison Street

Mid-City Multifamily Land For Sale
4109 Government Street
Baton Rouge, LA

Property **Description**



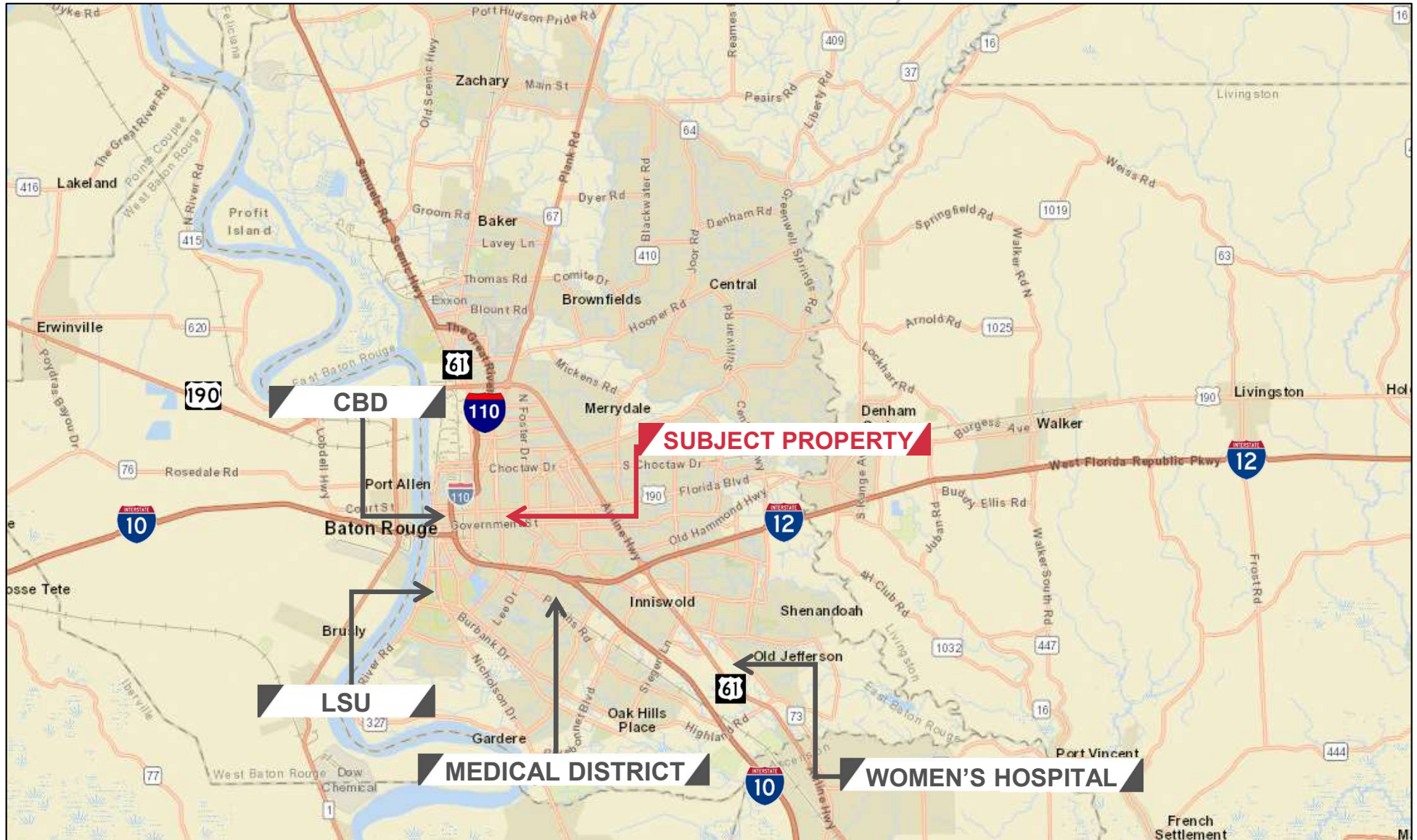
Location Map

Property
Description



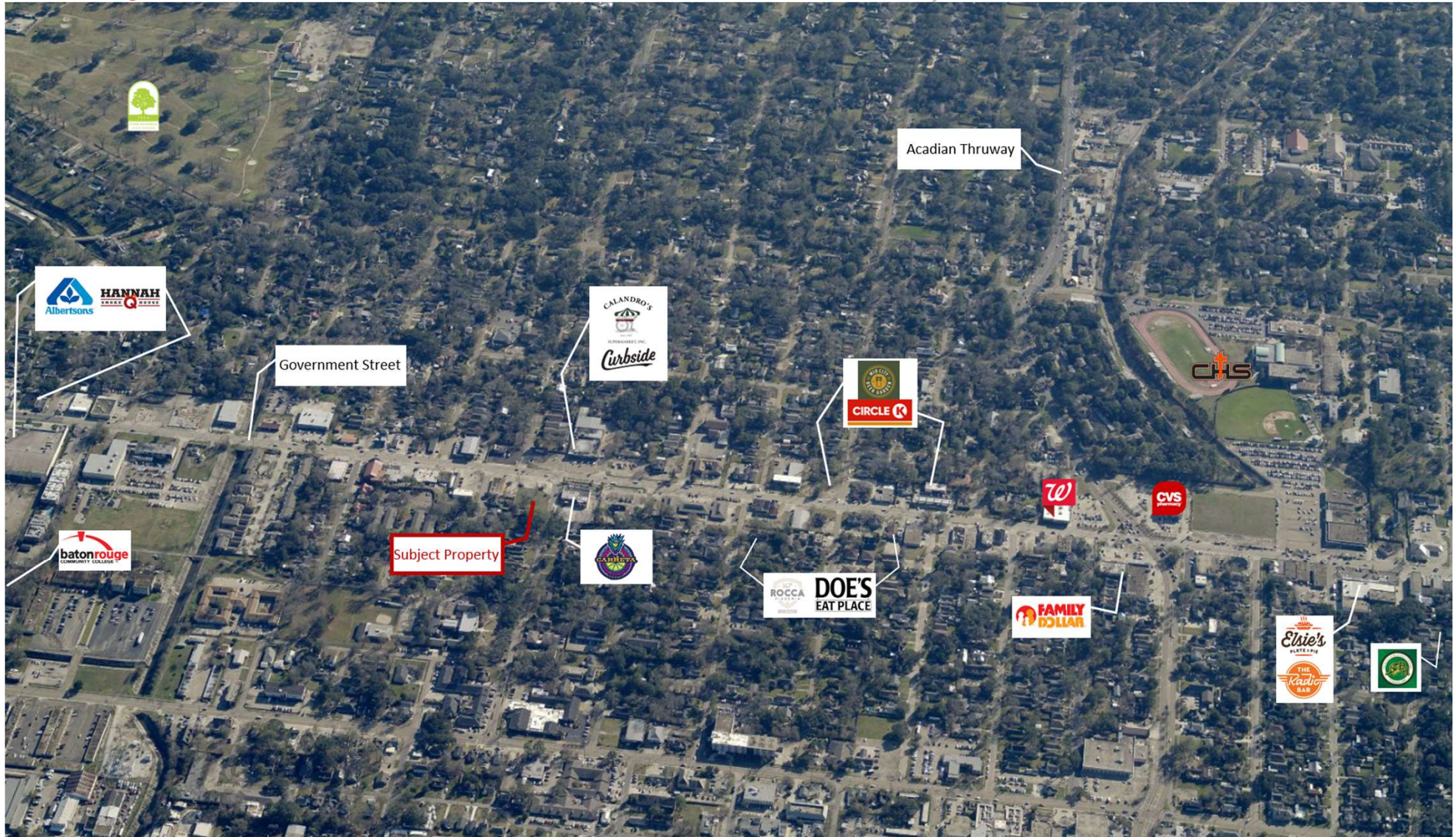
Metro Map

Property Description



Neighborhood Map

Property
Description



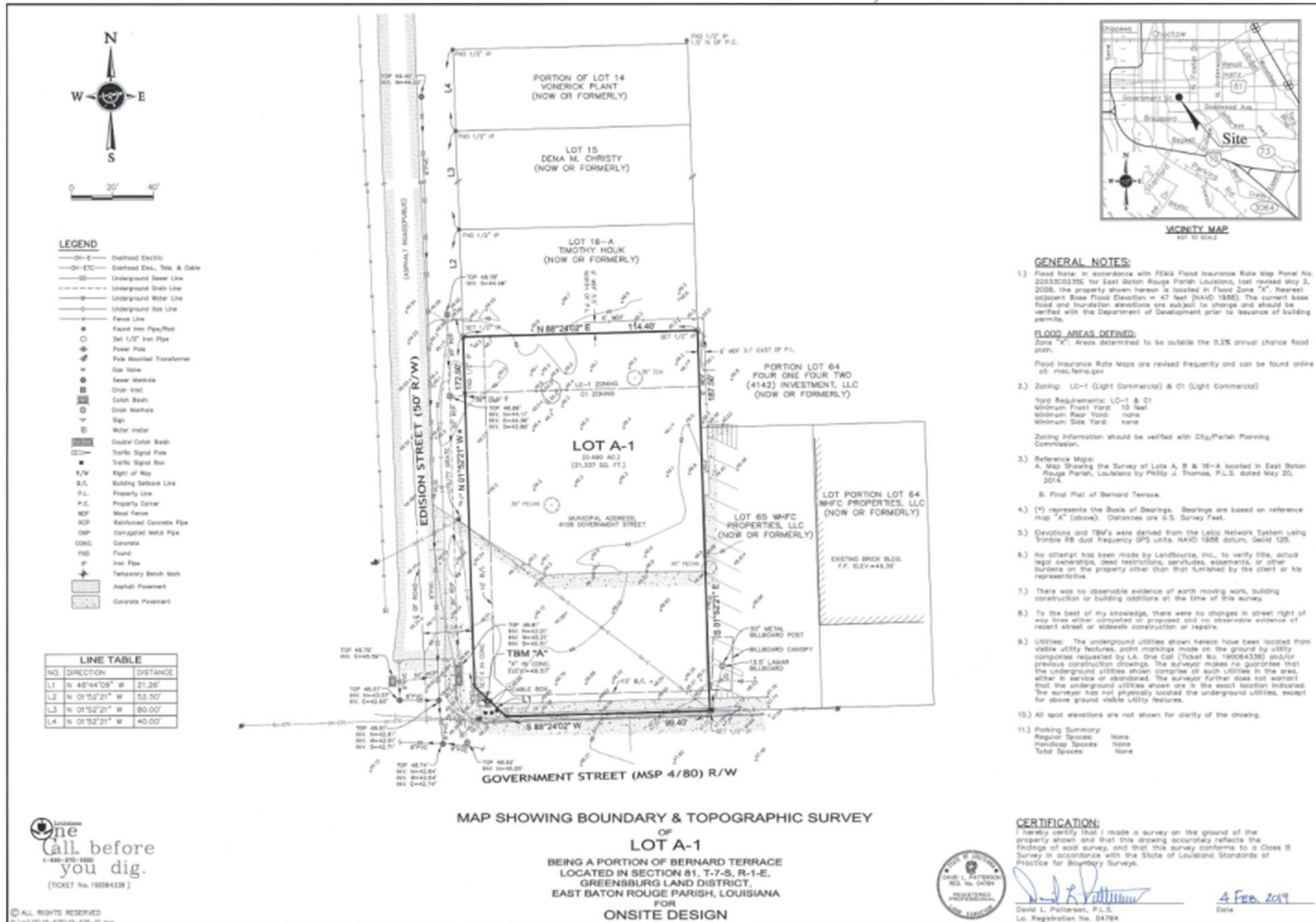
Property Aerial

Property Description



Property Survey

Property Description

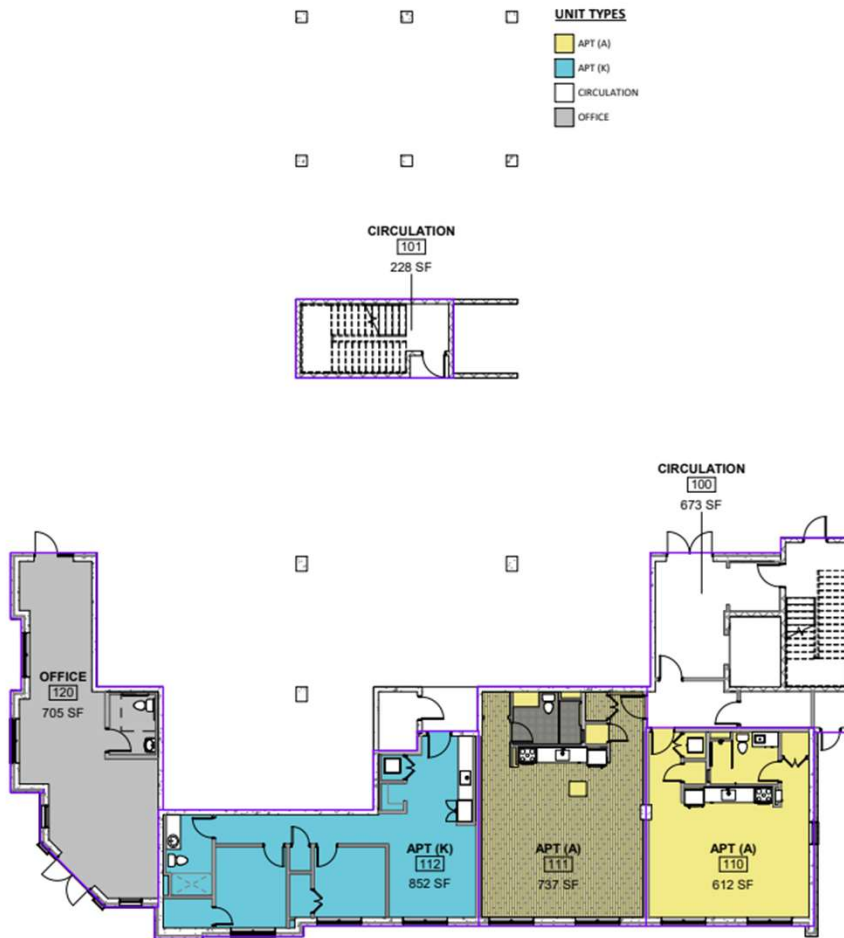


Property Description

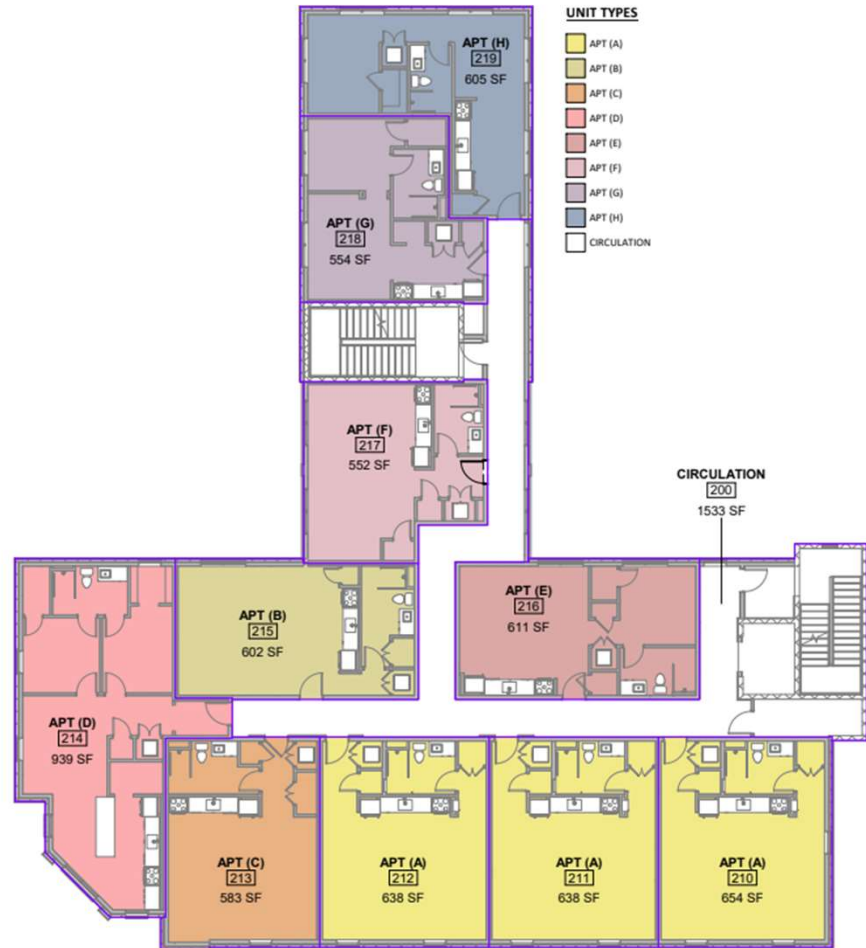


Proposed Unit Plan

Property Description



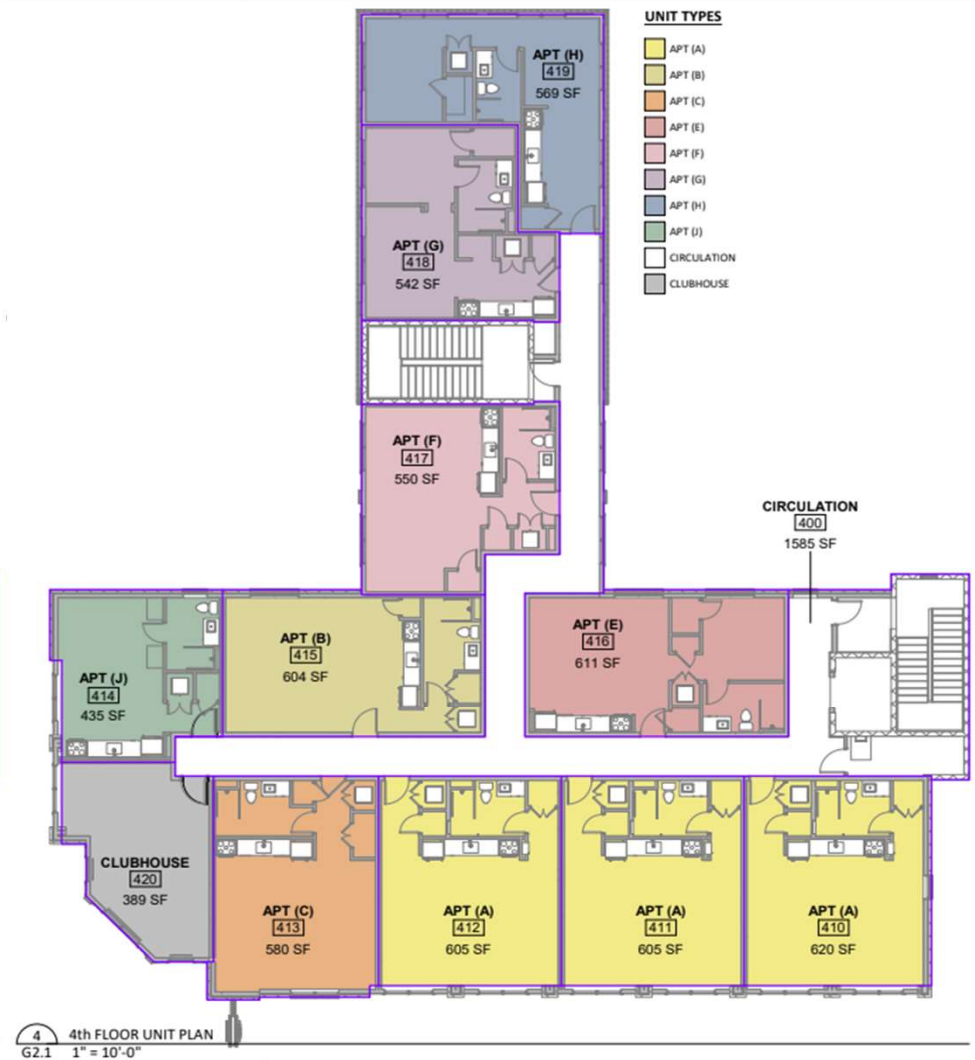
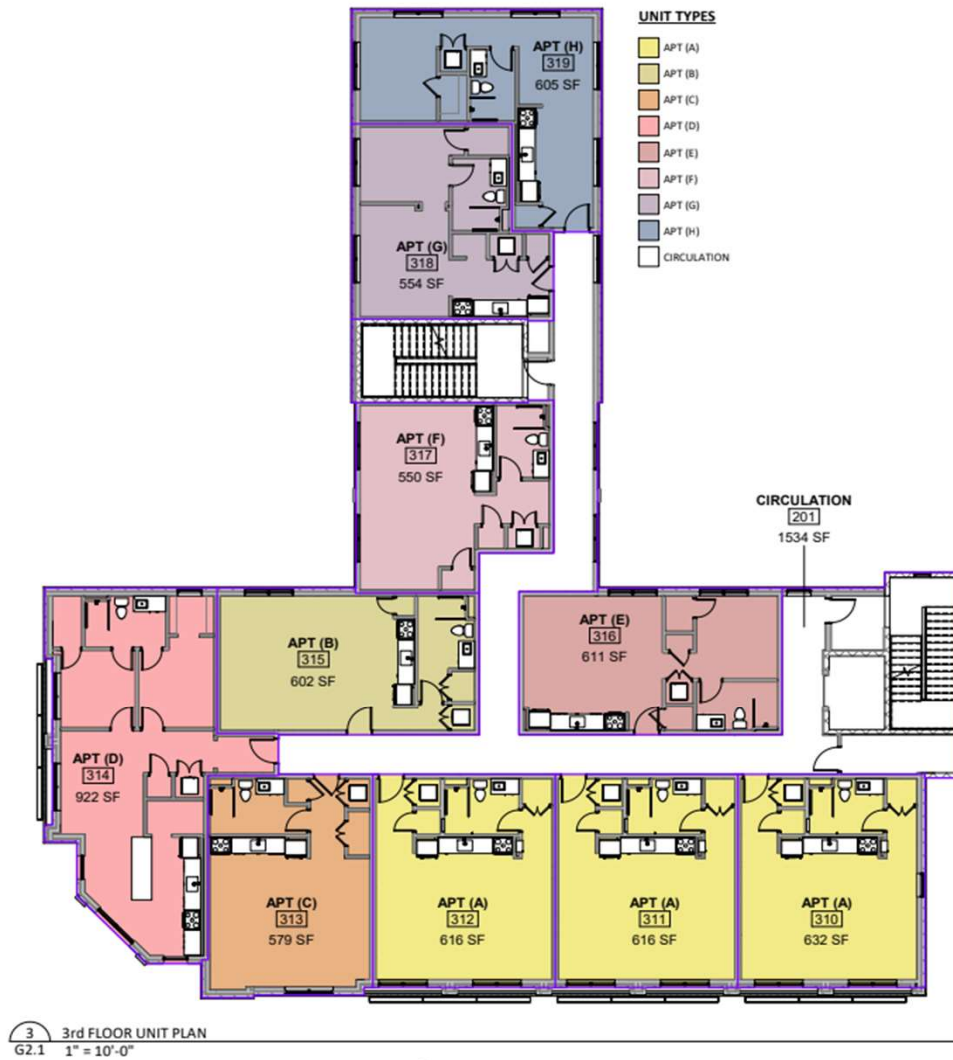
1 1st FLOOR UNIT PLAN
G2.1 1" = 10'-0"



2 2nd FLOOR UNIT PLAN
G2.1 1" = 10'-0"

Proposed Unit Plan

Property Description



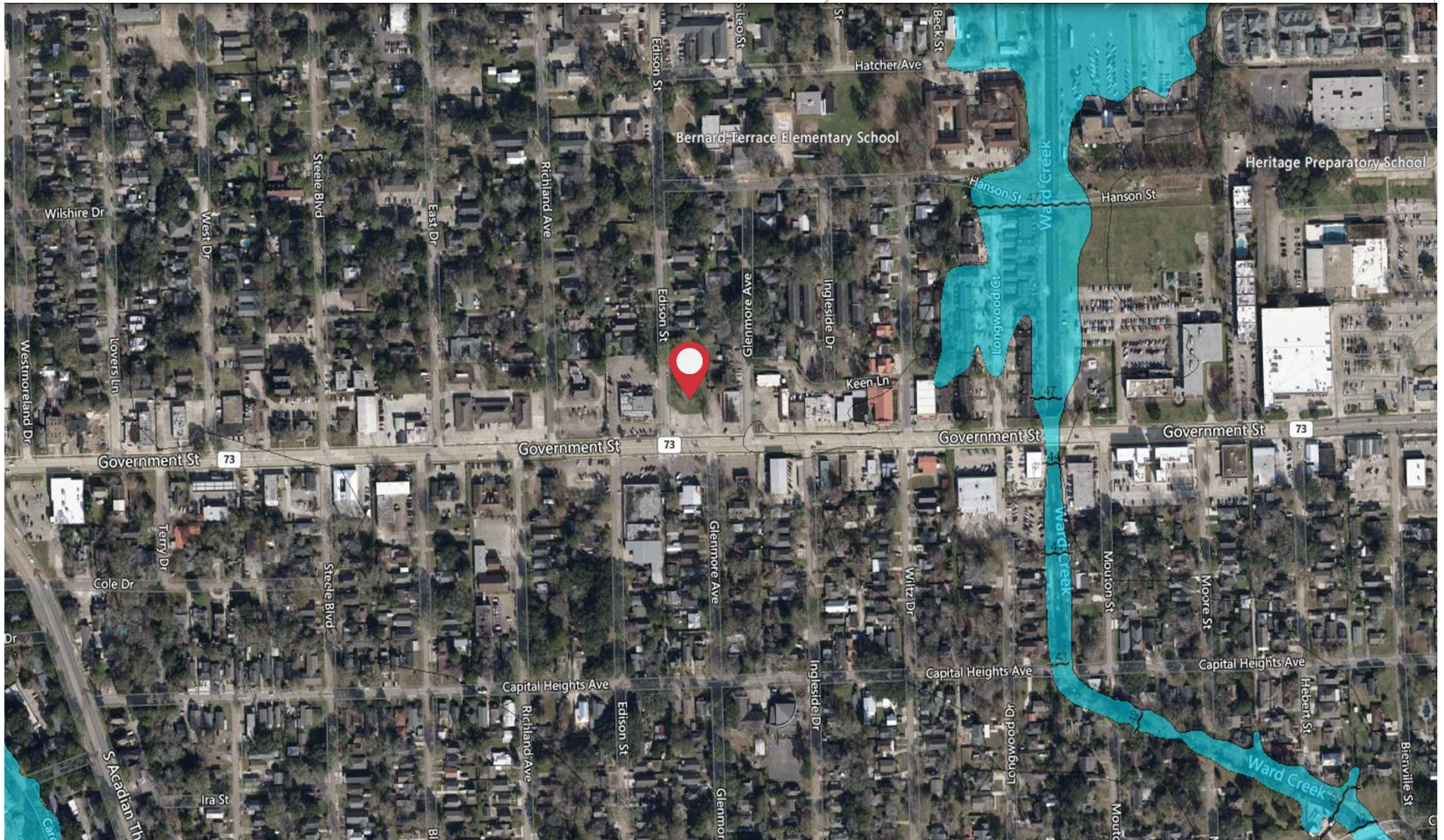
Proposed Exterior Renderings

Property
Description



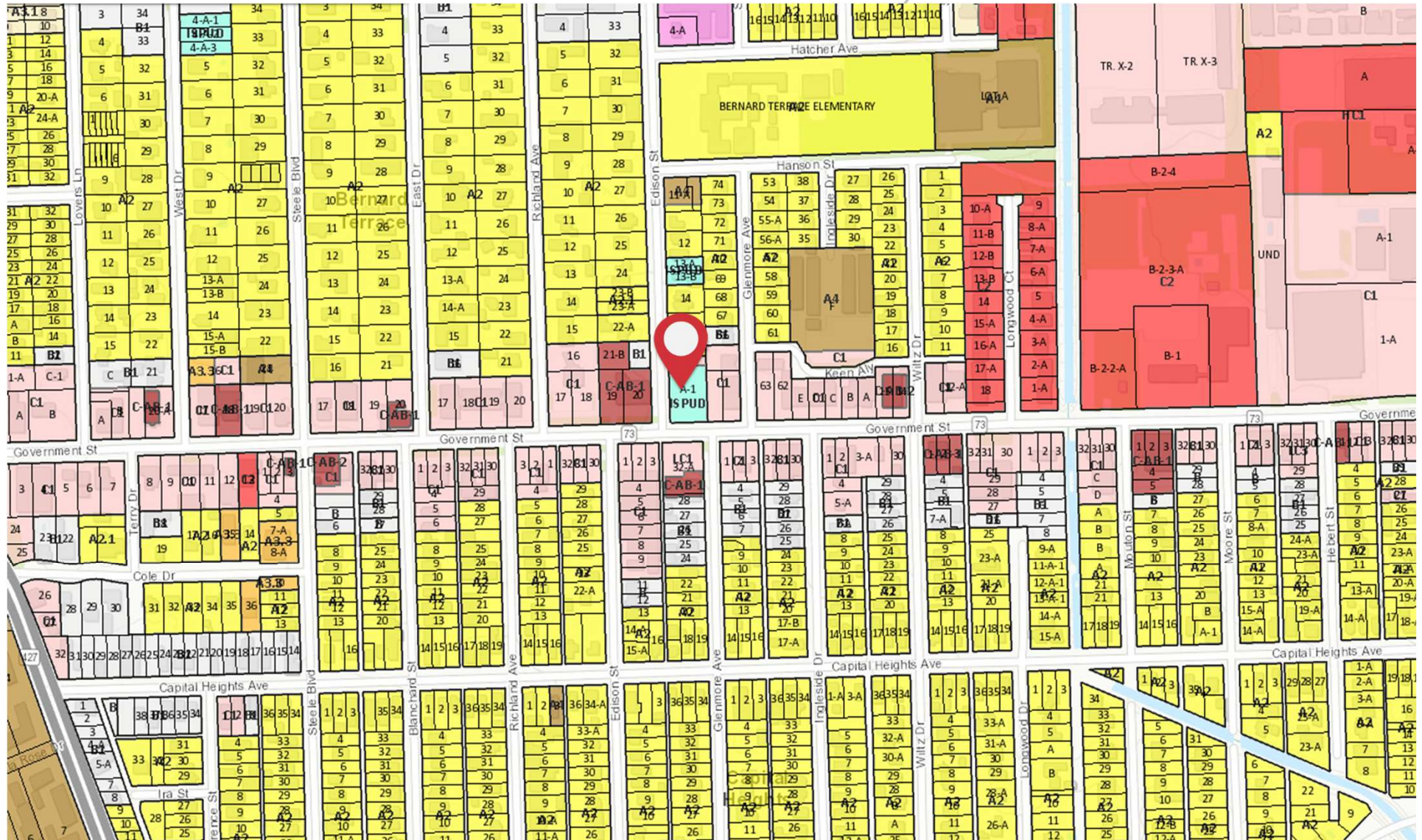
Property Flood Zone

Property Description



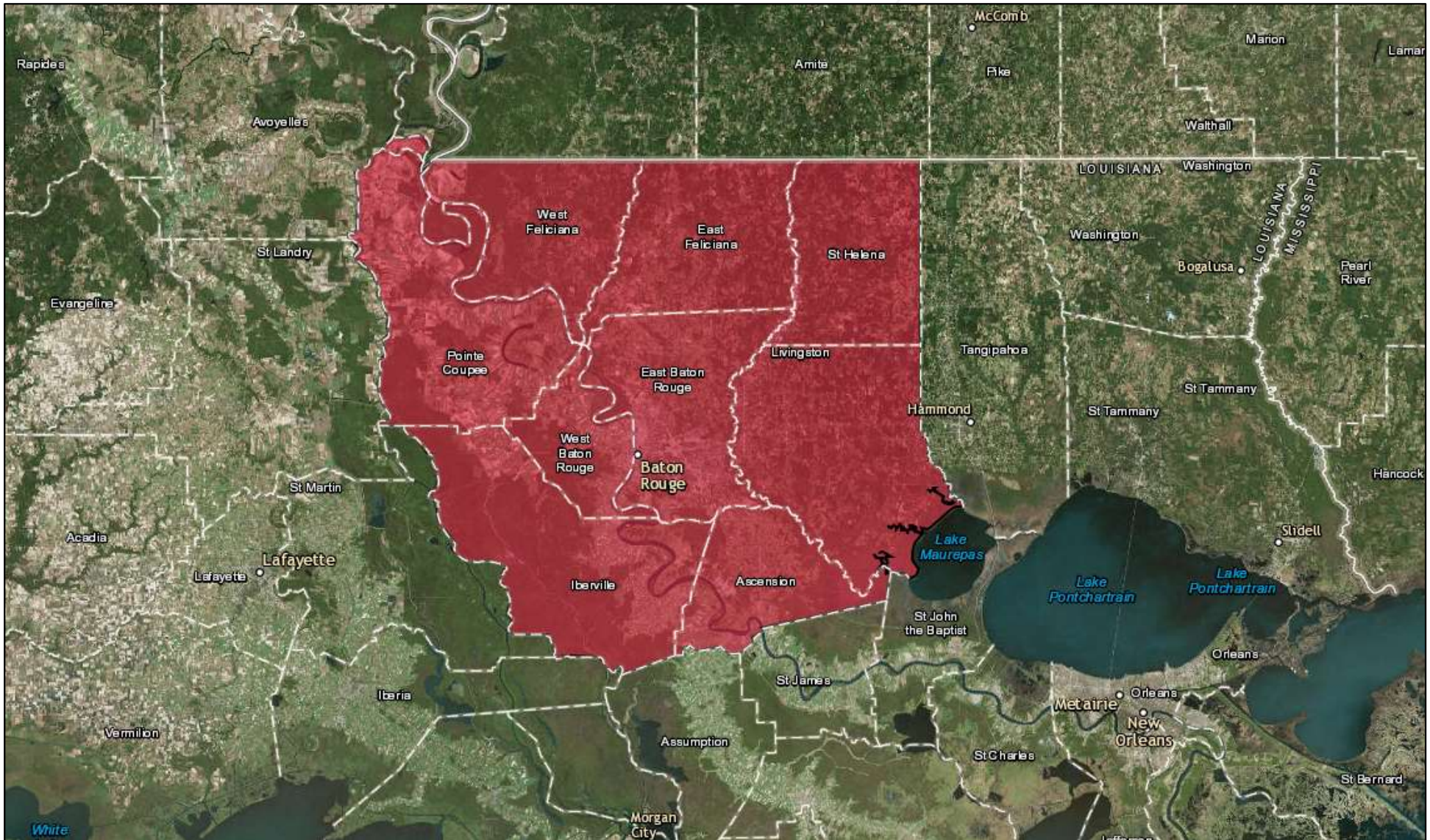
Property Zoning

Property
Description



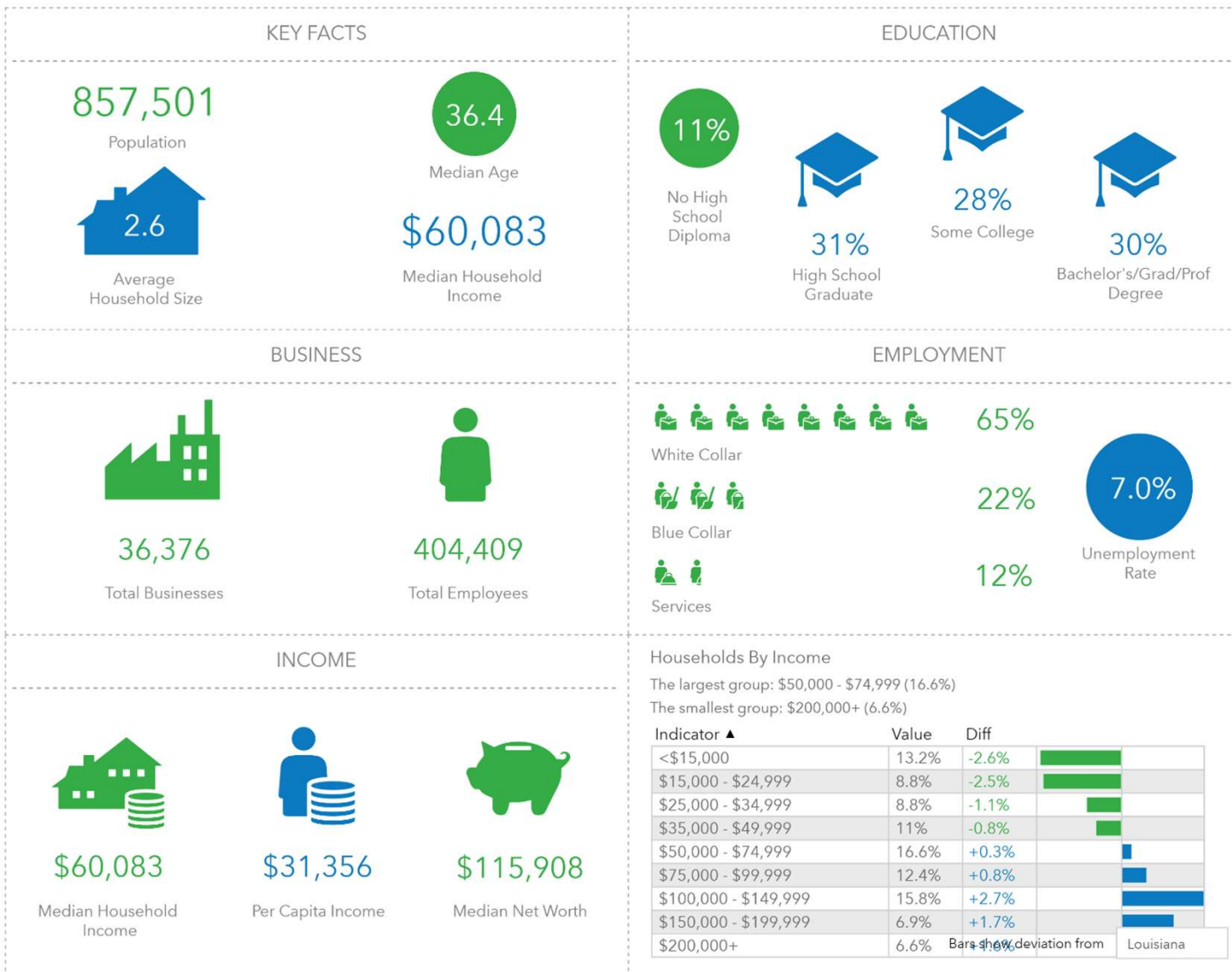
Baton Rouge MSA Demographics

Site
Demographics



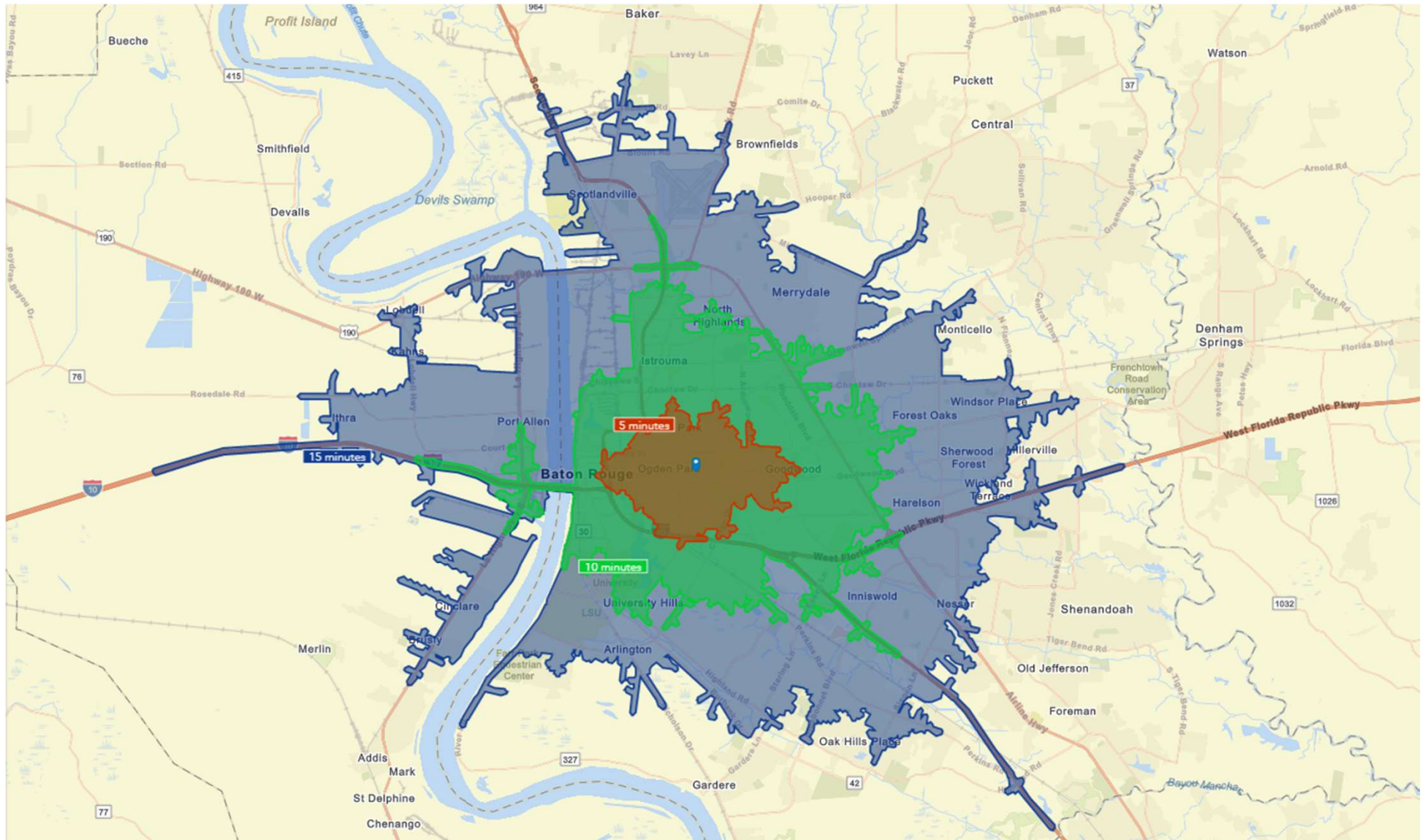
Baton Rouge MSA Demographics

Site Demographics



Subject Property Drive Time Map

Site
Demographics





Thank You

NAI Latter & Blum would like to thank you for the opportunity to present this asset for your consideration.

For additional information, please contact:

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Created: 6/7/2024