CORPORATE REALTY



DEVELOPMENT AND BATTURE LAND | **FOR SALE**

Mississippi River Frontage and Adjoining Uplands Available in Baton Rouge

12000 BLOCK OF RIVER ROAD, AT RIVER MILE 219.5
ALONG THE MISSISSIPPI RIVER , BATON ROUGE, LA

1706 Cannes Dr.,
LaPlace, LA 70068
985.653.7368 | corp-realty.com

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504.908.6158



Two tracts totaling 200+ acres, offered together or separately, in 12000 block of River Road near L'Auberge Casino

12000 BLOCK OF RIVER ROAD, AT RIVER MILE 219.5 ALONG THE MISSISSIPPI RIVER, BATON ROUGE, LA

DESCRIPTION

Two tracts of land are available for purchase at River Mile 219.5 along the Mississippi River in the vicinity and south of the Port Allen Lock, close to L'Auberge Casino and Hotel, in Baton Rouge. Both appear to be zoned R-Rural, and they can be purchased separately or together.

TRACT A: RIVER BATTURE

Approximately 4,390 linear feet of Mississippi River frontage and +/-170 acres of batture on the east bank, at the southern end of East Baton Rouge Parish near L'Auberge Casino. River depths, hydrology, and shipping channel location are favorable for barge mooring and fleeting approval (see following maps).

TRACT B: HERITAGE TRACE - UPLANDS

32.05 acres of adjoining uplands with +/-4,000 linear feet on River Road (LA Hwy 327) frontage. Pair it with the batture or purchase it separately for low density residential or other allowed uses.

OVERVIEW

PRICE

Tract A: River Batture	$2,000,000.00
Tract B: Heritage Trace	$500,000.00
Tracts A and B	$2,500,000.00

SIZE

Tract A: River Batture	+/-170 acres with 4,390 linear feet of Mississippi River frontage
Tract B: Heritage Trace	32.05 acres with +/- 4,000 linear feet on River Road

ZONING

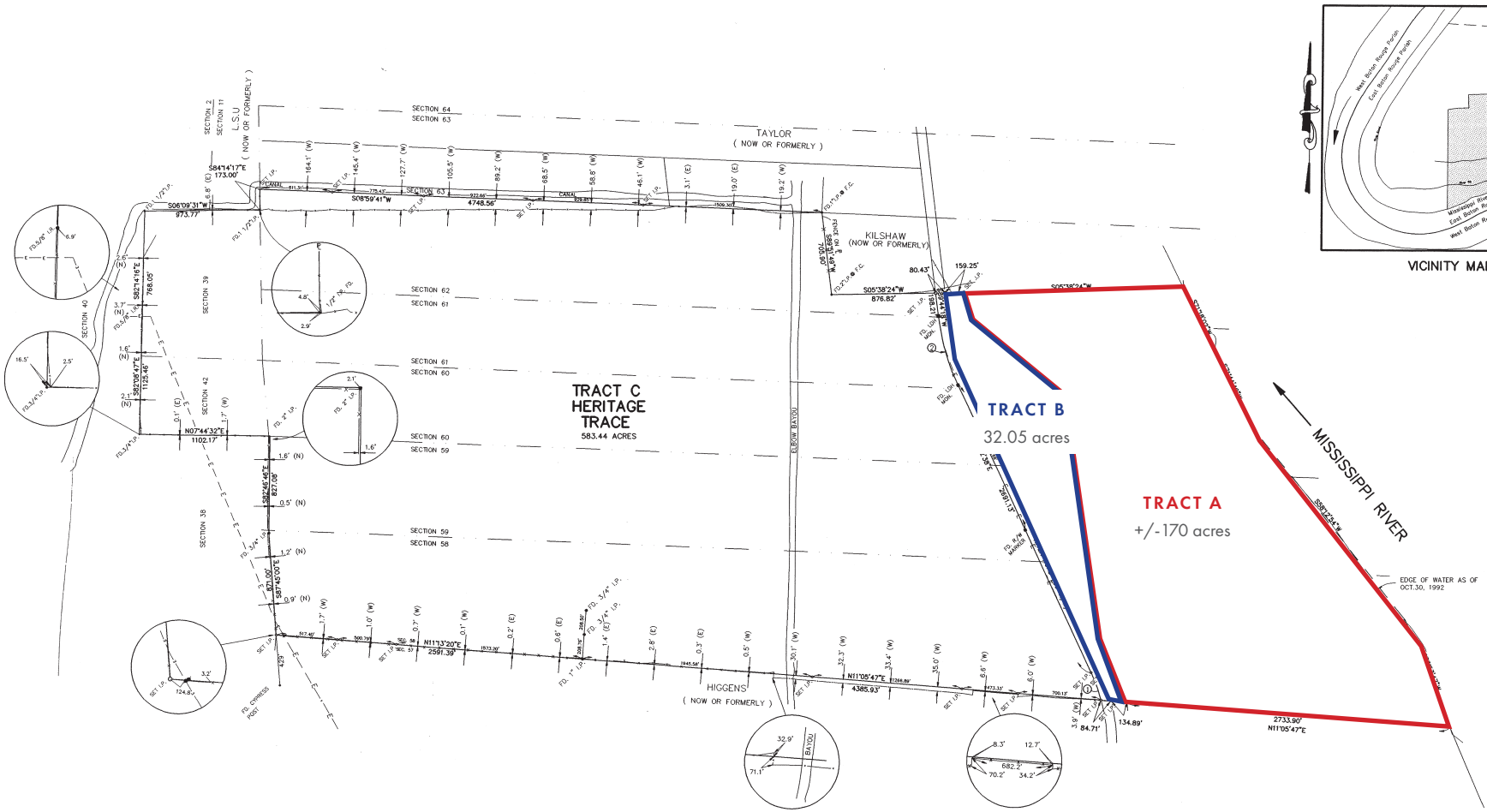
R-Rural

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LISTING OUTLINED-BOUNDARY MAP

MILE 219.5 ALONG THE MISSISSIPPI RIVER



VICINITY MAP

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MISSISSIPPI RIVER HYDROGRAPHIC SURVEY

MILE 219.5 ALONG THE MISSISSIPPI RIVER

produced by the U.S. Army Corps of Engineers in 2015



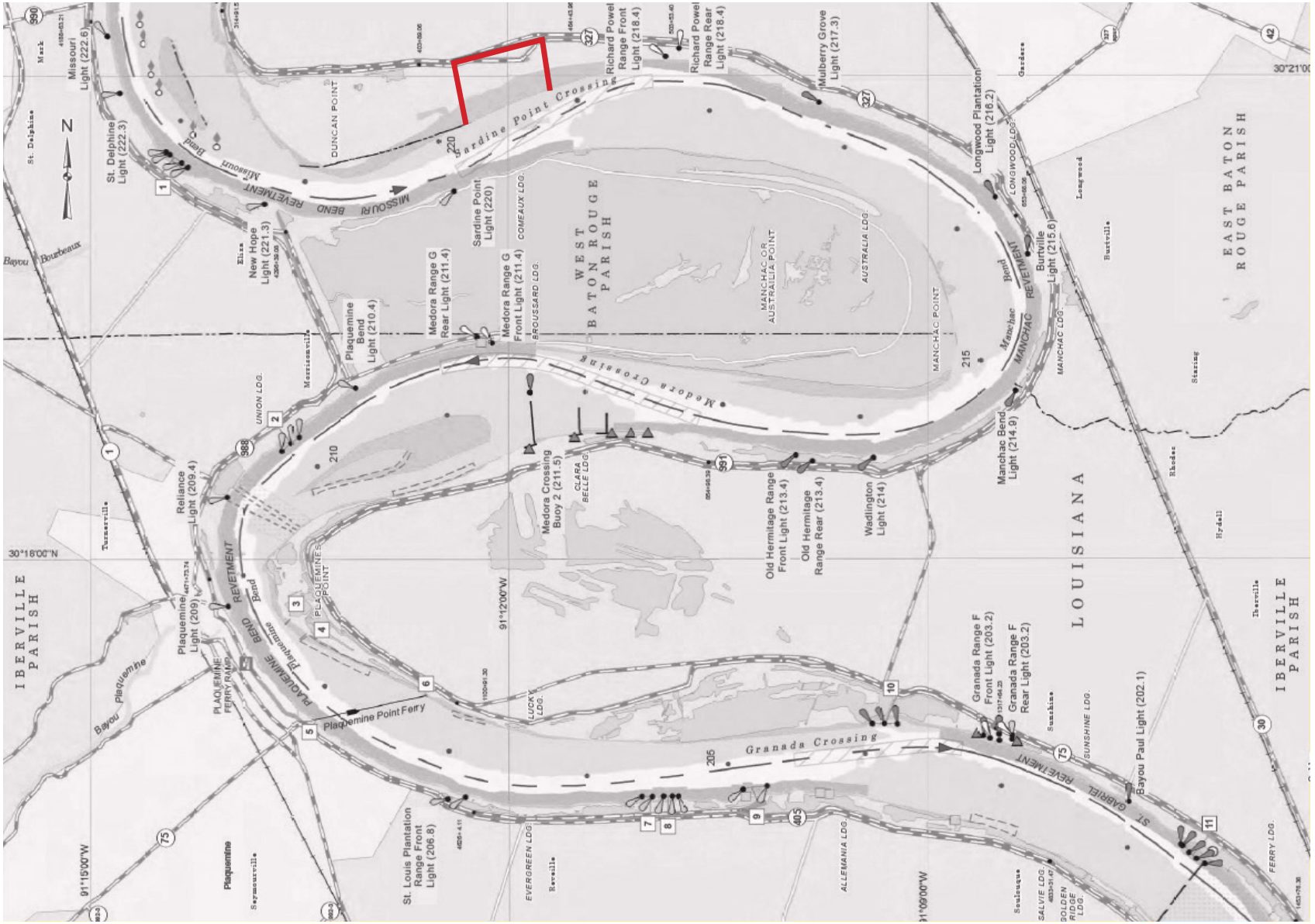
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MISSISSIPPI RIVER NAVIGATION MAP

produced by the U.S. Army Corps of Engineers in 2015

MILE 219.5 ALONG THE MISSISSIPPI RIVER

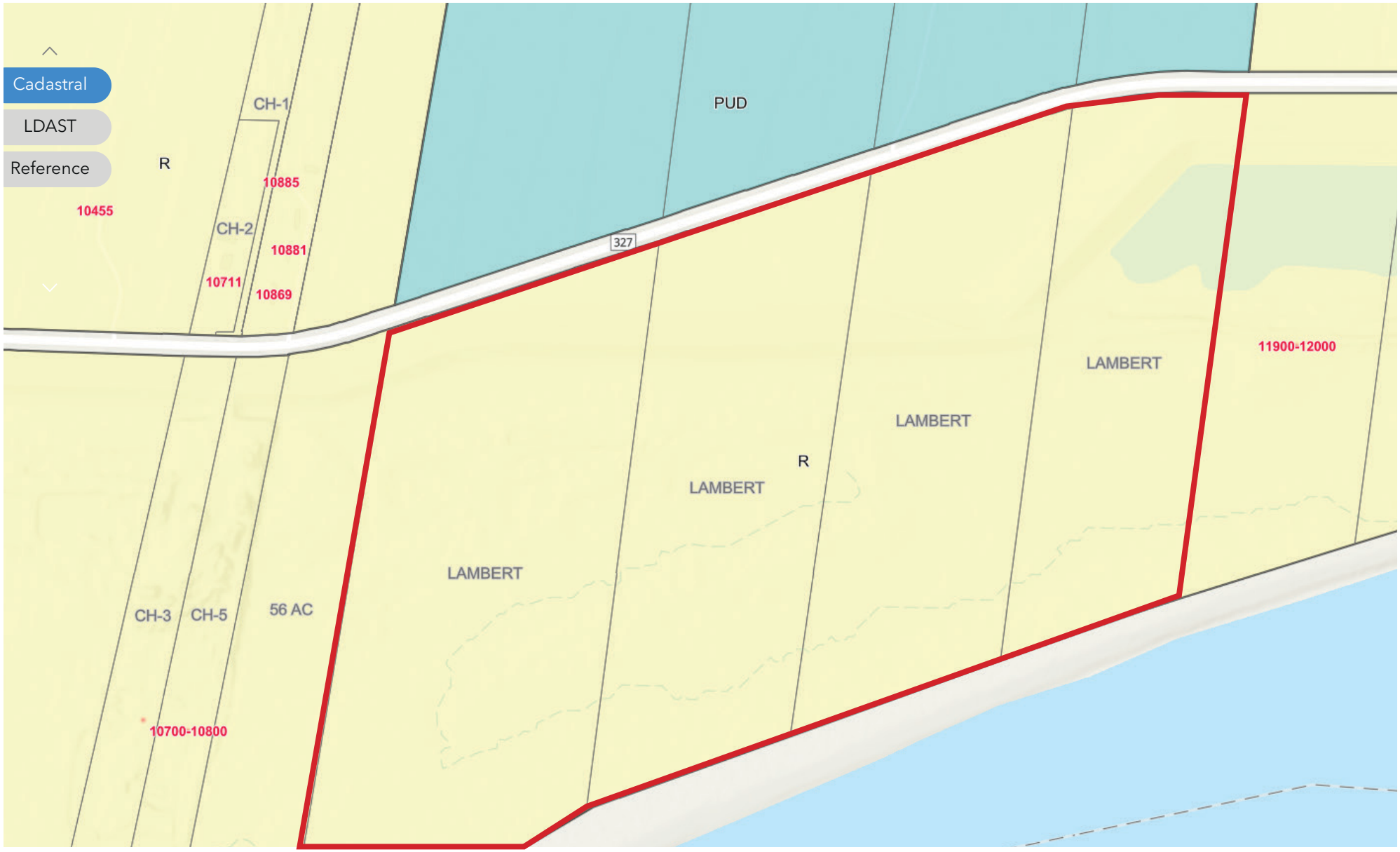


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ZONING MAP

MILE 219.5 ALONG THE MISSISSIPPI RIVER



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MISSISSIPPI RIVER BATTURE AND ADJOINING UPLANDS

12000 BLOCK OF RIVER ROAD AT RIVER MILE 219.5
BATON ROUGE, LOUISIANA



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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
_____		_____	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____