



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE
VACANT LAND ADJACENT TO PROPOSED NOLA COMMUTER TRAIN
1405 GOVERNMENT ST., BATON ROUGE, LA 70802

± 2.63 ACRES

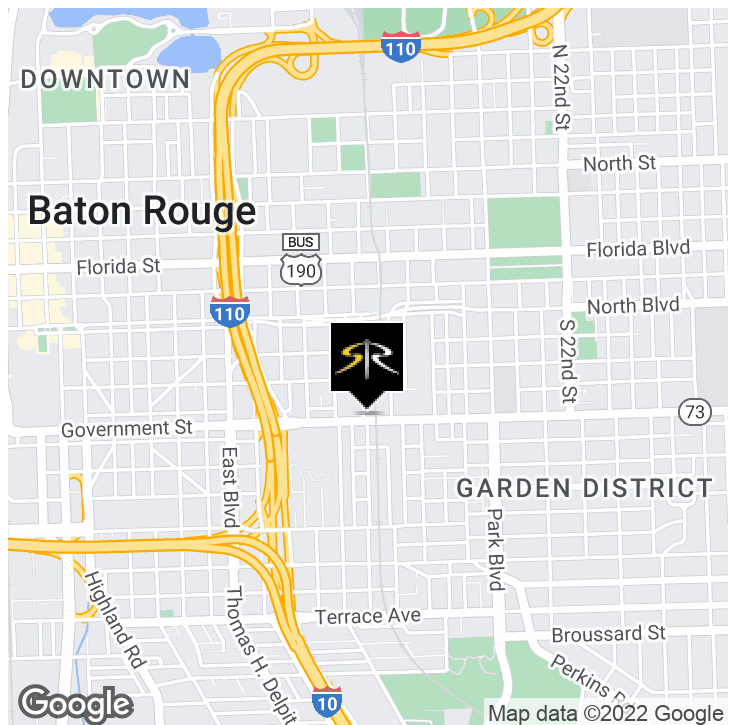


OFFERING SUMMARY

Sale Price:	\$4,400,000
Lot Size:	± 2.633 Acres
Zoning:	M-1

PROPERTY HIGHLIGHTS

- 3 Lots Available in MID-CITY in the Opportunity Zone
- Adjacent to Planned Commuter Train to NOLA
- Minutes from Downtown, Garden District and Interstates I-110 and I-10
- Located on Government St. in area which is undergoing \$13.5 million improvement project near proposed NOLA Commuter Train and adjacent to Electric Depot
- Frontage on Multiple Streets; Government St., 14th St., North Blvd. and Convention St.



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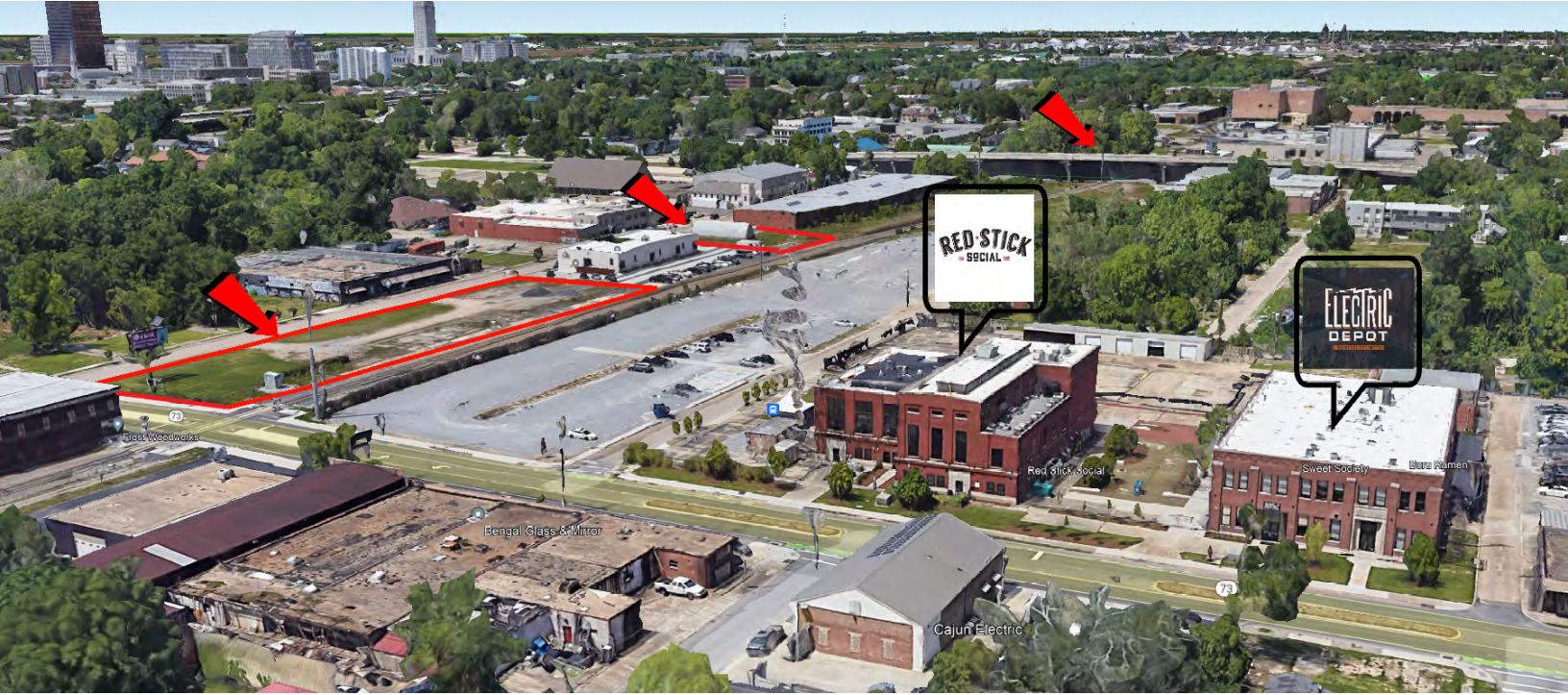
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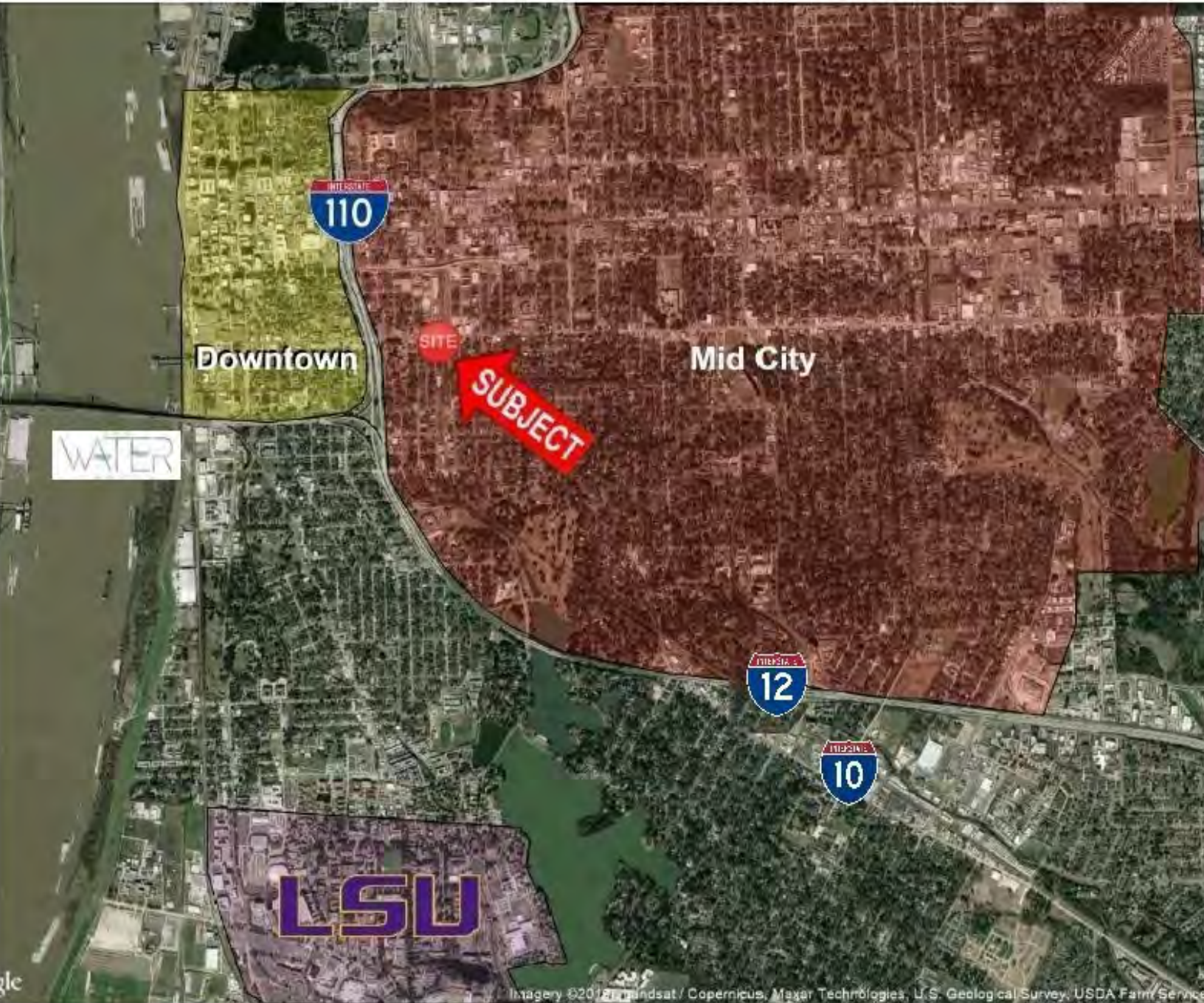
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AREA OVERVIEW
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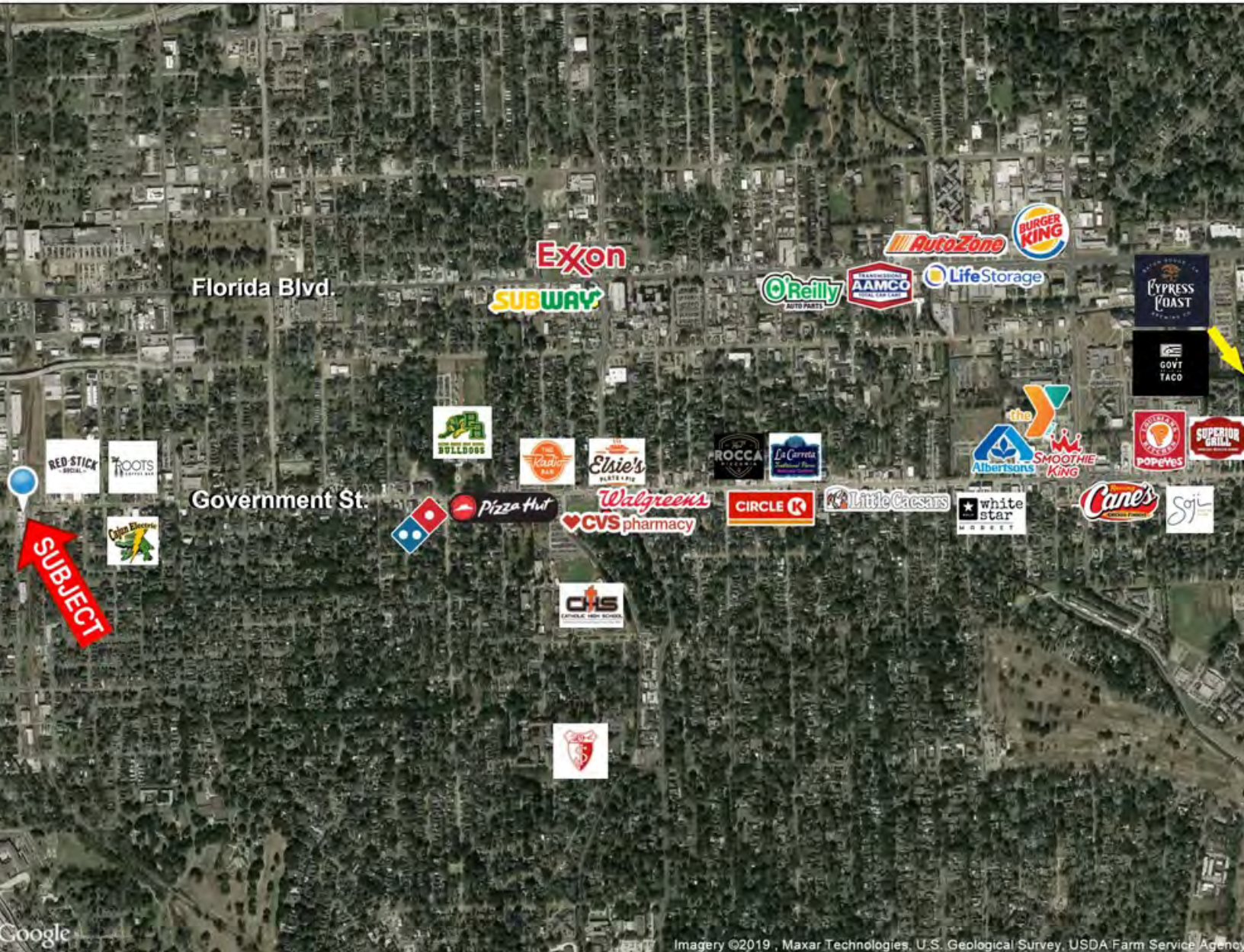


SAURAGE ROTENBERG™
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RETAIL MAP
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Mid City Baton Rouge



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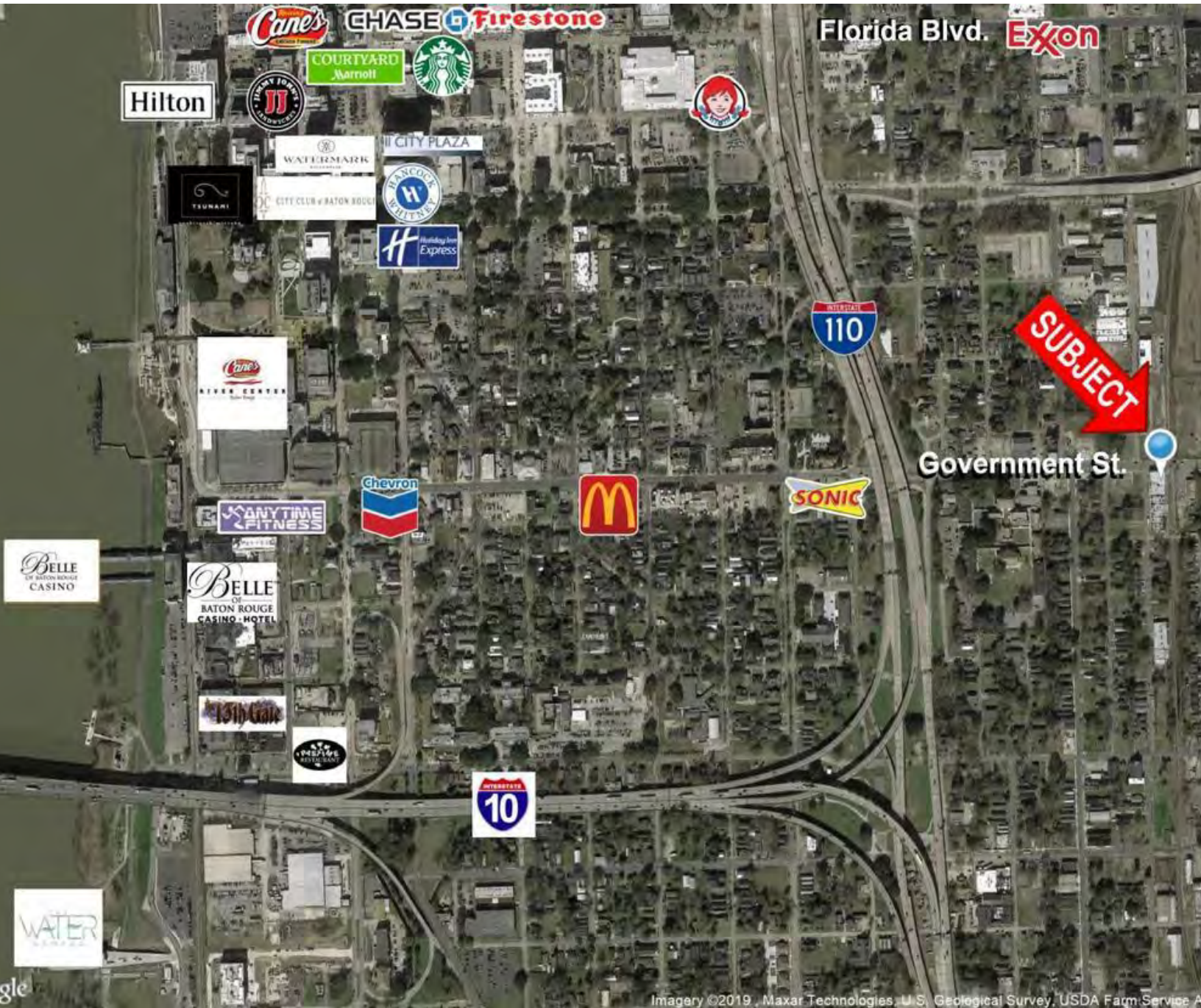
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TRAFFIC COUNT

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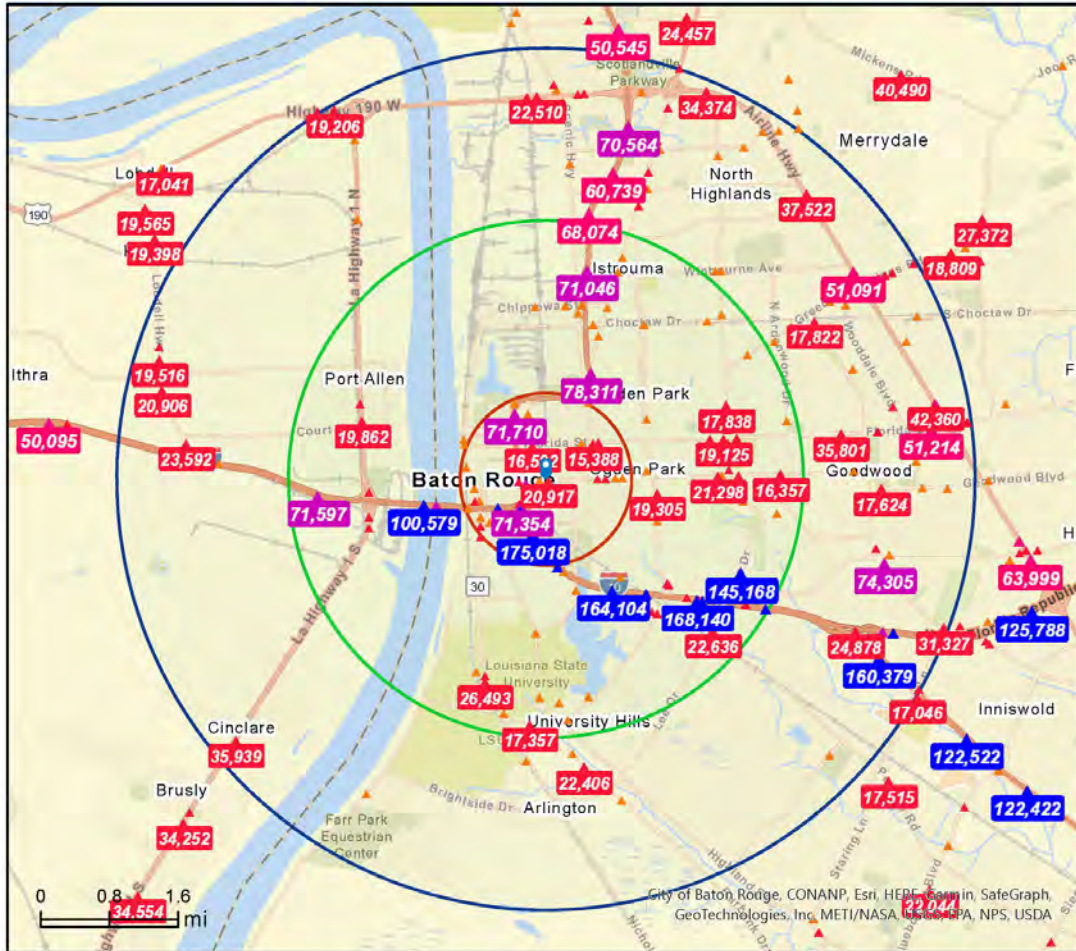
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Traffic Count Map

1405 Government St, Baton Rouge, Louisiana, 70802
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.44392
Longitude: -91.17447



Source: ©2022 Kalibrate Technologies (Q1 2022).

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



August 19, 2022

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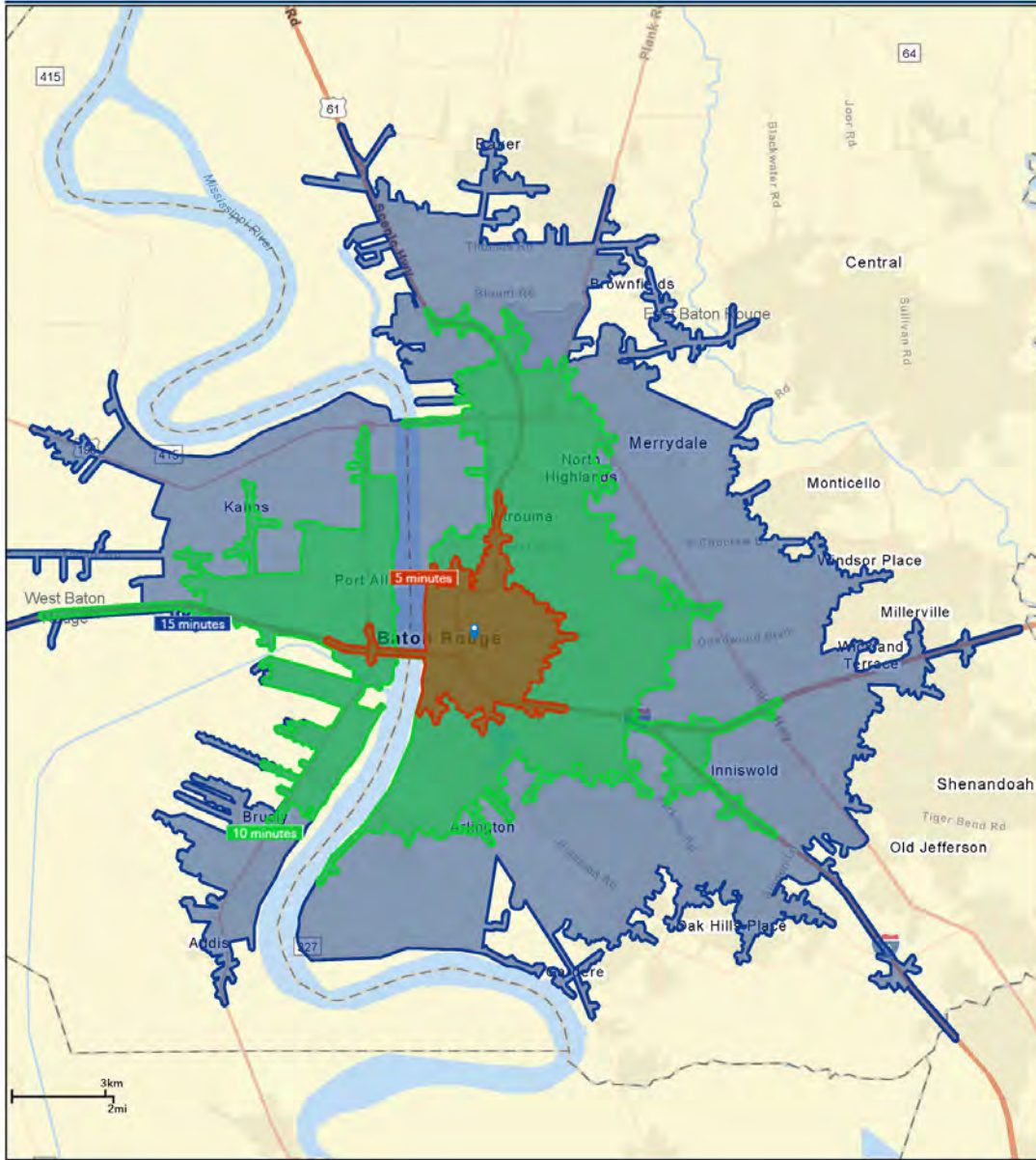
DRIVE TIME MAP VACANT LAND ADJACENT TO PROPOSED NOLA COMMUTER TRAIN 1405 GOVERNMENT ST., BATON ROUGE, LA 70802

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Drive Time Map: 5, 10, 15 Minutes

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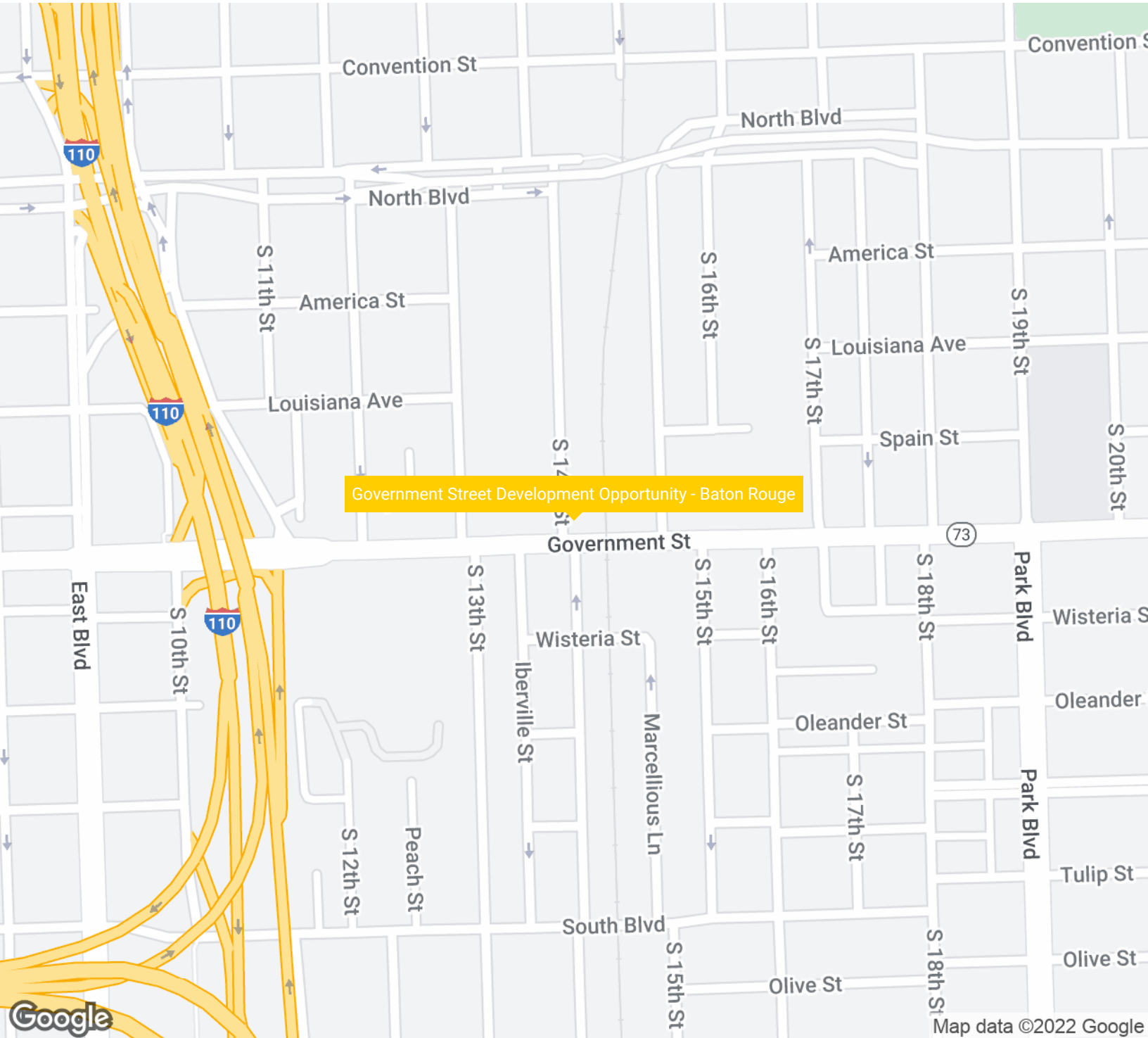
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LOCATION MAP
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Government Street Development Opportunity - Baton Rouge

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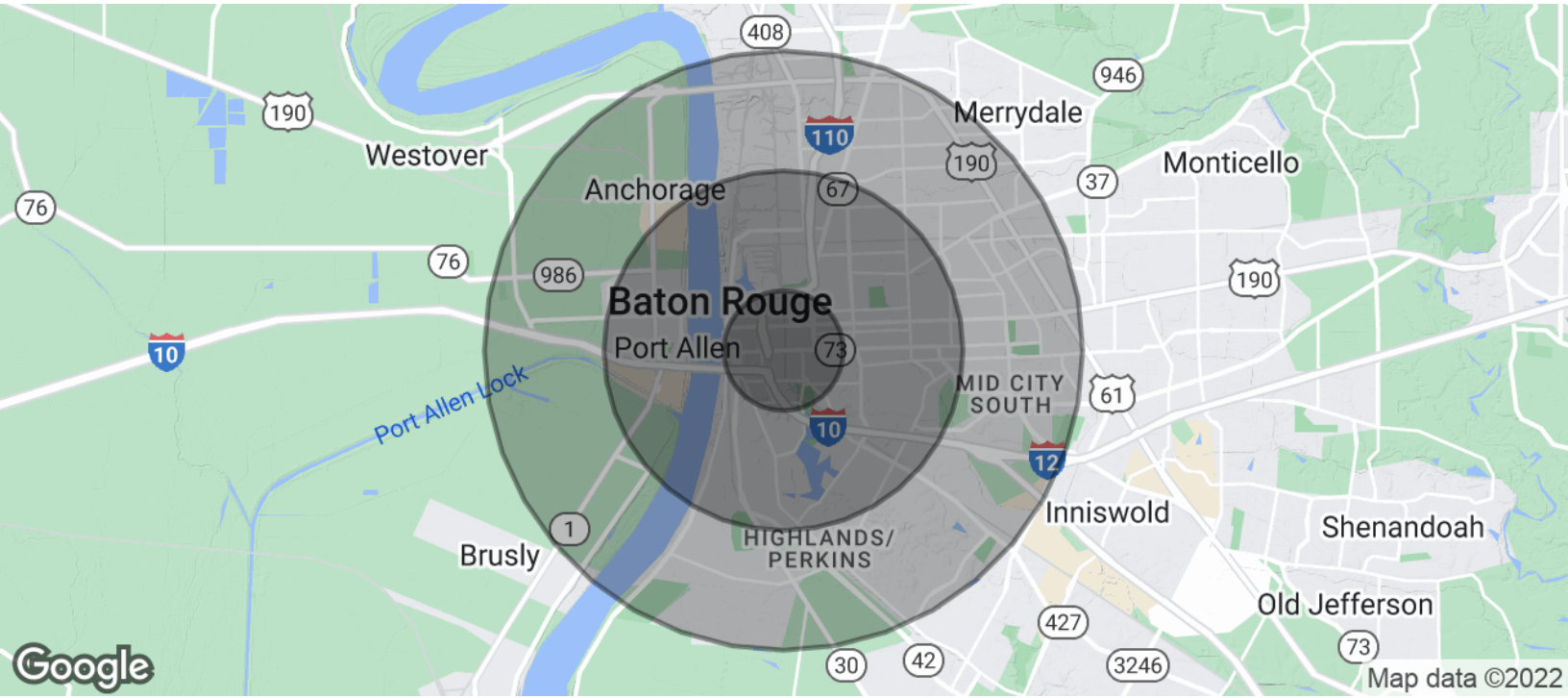
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DEMOGRAPHICS
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1 ACRES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,844	76,520	155,096
Average Age	30.7	31.4	31.0
Average Age (Male)	31.1	29.9	28.9
Average Age (Female)	30.5	33.2	33.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,959	29,102	59,929
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$47,350	\$51,599	\$54,417
Average House Value	\$160,387	\$194,911	\$246,586

* Demographic data derived from 2020 ACS - US Census

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