

Vacant Land for Sale

±0.96 Acres on Highland Rd

5151 Highland Rd.
Baton Rouge, LA 70808



Executive Summary

±0.96 Acres on Highland Rd

5151 Highland Rd
Baton Rouge, LA 70808

The Property

This 0.96-acre lot on Highland Road in Baton Rouge offers a prime opportunity for investors and developers looking to capitalize on a strategic location in a growing market. Located just minutes from Louisiana State University (LSU), one of the region's largest economic and educational hubs, this lot benefits from a built-in demand for housing, retail, and student services. Land in Baton Rouge, especially on Highland Road, is becoming increasingly scarce, making this a rare opportunity for developers to make their footprint in the Baton Rouge market. With its proximity to LSU, high traffic visibility, and easy access to other major commercial & residential hubs, this property offers tremendous potential for a wide range of development possibilities in a growing and vibrant market.

Property Highlights

- +/- 0.96-acre lot on one of the premier streets in Baton Rouge, Highland Road, with an average daily traffic count of at least 20,000 cars per day.
- Property is an ideal location for a restaurant or QSR use.
- Located near major highways (I-10, I-12), providing easy access to downtown Baton Rouge, LSU, and commercial hubs.
- The property enjoys prime frontage on Highland Road, a major artery connecting the city's key commercial and residential areas.
- Flood Zone X so Flood Insurance is not required.
- Located next to "The Hub", a 420-unit apartment community which offers built-in clientele on Day 1.
- The lot is already striped for parking.
- Sellers are OK with Buyers having the property re-zoned to accommodate their intended use and Buyers will be responsible for all re-zoning efforts and subdivision of the property.

Key Points

ASKING PRICE	\$1,325,000
ASKING PRICE PER SF	\$31/SF
ESTIMATED LAND SIZE	± 41,990 SF or ± 0.96 Acres
ESTIMATED LAND DIMENSIONS	± 150' x 280'
AVG. DAILY TRAFFIC COUNT	± 20,000 cars per day
FLOOD ZONE	X (Flood Insurance not required)
CURRENT ZONING	A4 (Highest Density Multifamily)
EXISTING LAND USE	HDR (High Density Residential)

Disclosure

This brochure has been prepared for informational purposes only and does not purport to contain all the information necessary to reach a purchase decision.

There is no guarantee as to completeness or accuracy of the information presented.

This material does not constitute a recommendation, endorsement or advice as to the value of the Property. Each prospective purchaser is to rely upon their own investigation, evaluation and judgment as to the advisability of purchasing the Property.

Prospective purchasers should develop their own independent estimates before making any decisions on whether to acquire the Property.

The property is to be sold **“AS IS WHERE IS”** and neither the Seller, nor broker, warrant the condition of the property or the information contained herein.

Please feel free to contact any of our team members with any questions or comments. All of our contact information can be found on the following page.

All site visits must be arranged with NAI Latter & Blum.

Please do not disturb the property without the approval of NAI Latter & Blum. All tours are to be scheduled with one of the contacts below.

Communication

All communications, including arranging property visits, should be addressed to one or all of the following:

Chris Gremillion, CCIM

NAI Latter & Blum
1700 City Farm Drive
Baton Rouge, LA 70806

Cell: 225.270.5095

Fax: 225.297.7888

Email: cgremillion@latterblum.com

Website: www.lbmultifamilysales.com

Hunter Harris

NAI Latter & Blum
1700 City Farm Drive
Baton Rouge, LA 70806

Cell: 318.458.0236

Email: hunterharris@latterblum.com

Website: www.lbmultifamilysales.com

Landon Leger

NAI Latter & Blum
1700 City Farm Drive
Baton Rouge, LA 70806

Cell: 225.907.9013

Email: lleger@latterblum.com

Website: www.lbmultifamilysales.com

Seller's Reservations

Seller reserves the right to remove the Property from the market at any time. The Property is subject to early sales, and Seller reserves the right, in its sole discretion, to accept and/or reject any offer, or to terminate discussions with any party at any time.

Aerials, Flood Map, & Zoning Information

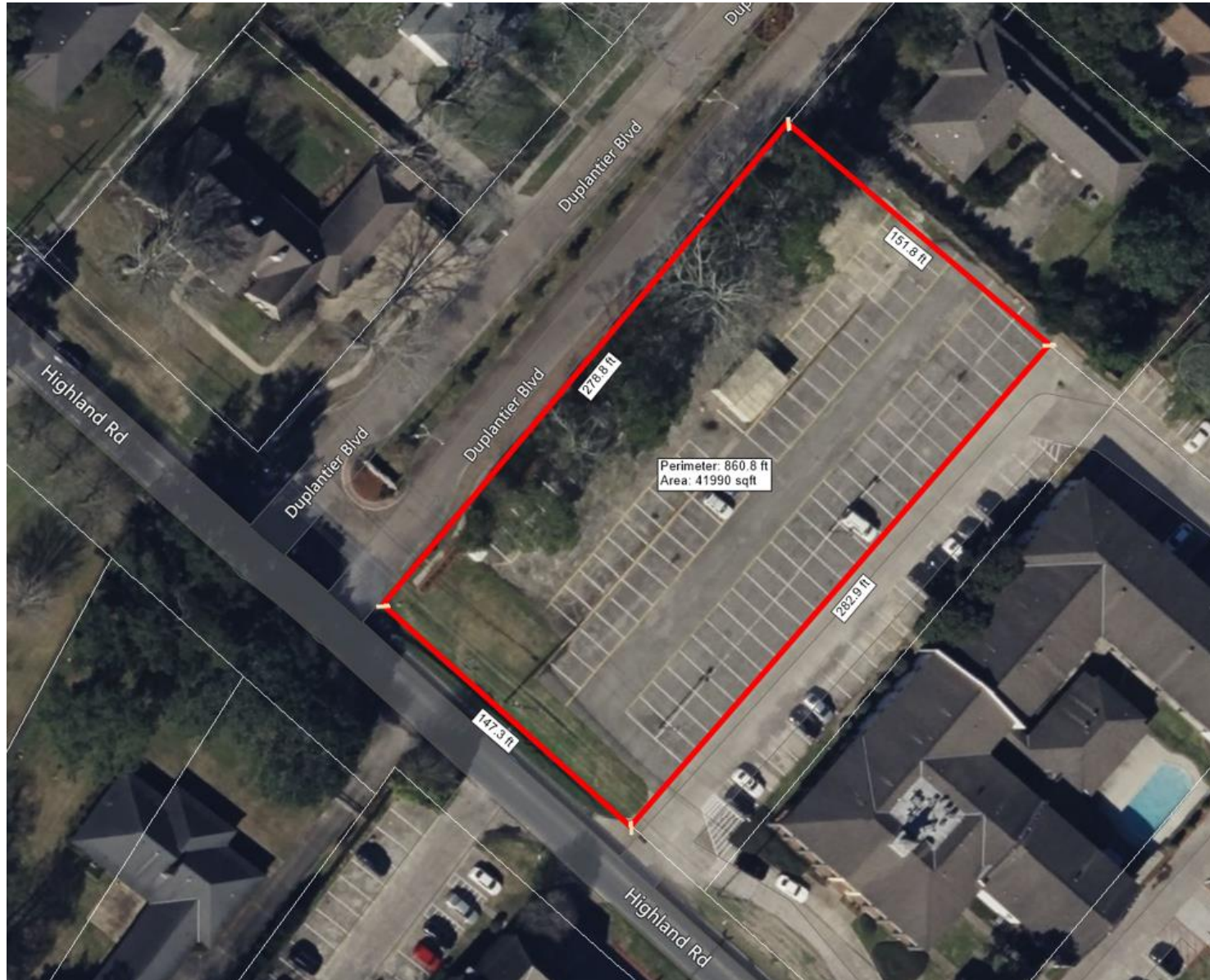
±0.96 Acres on Highland Rd

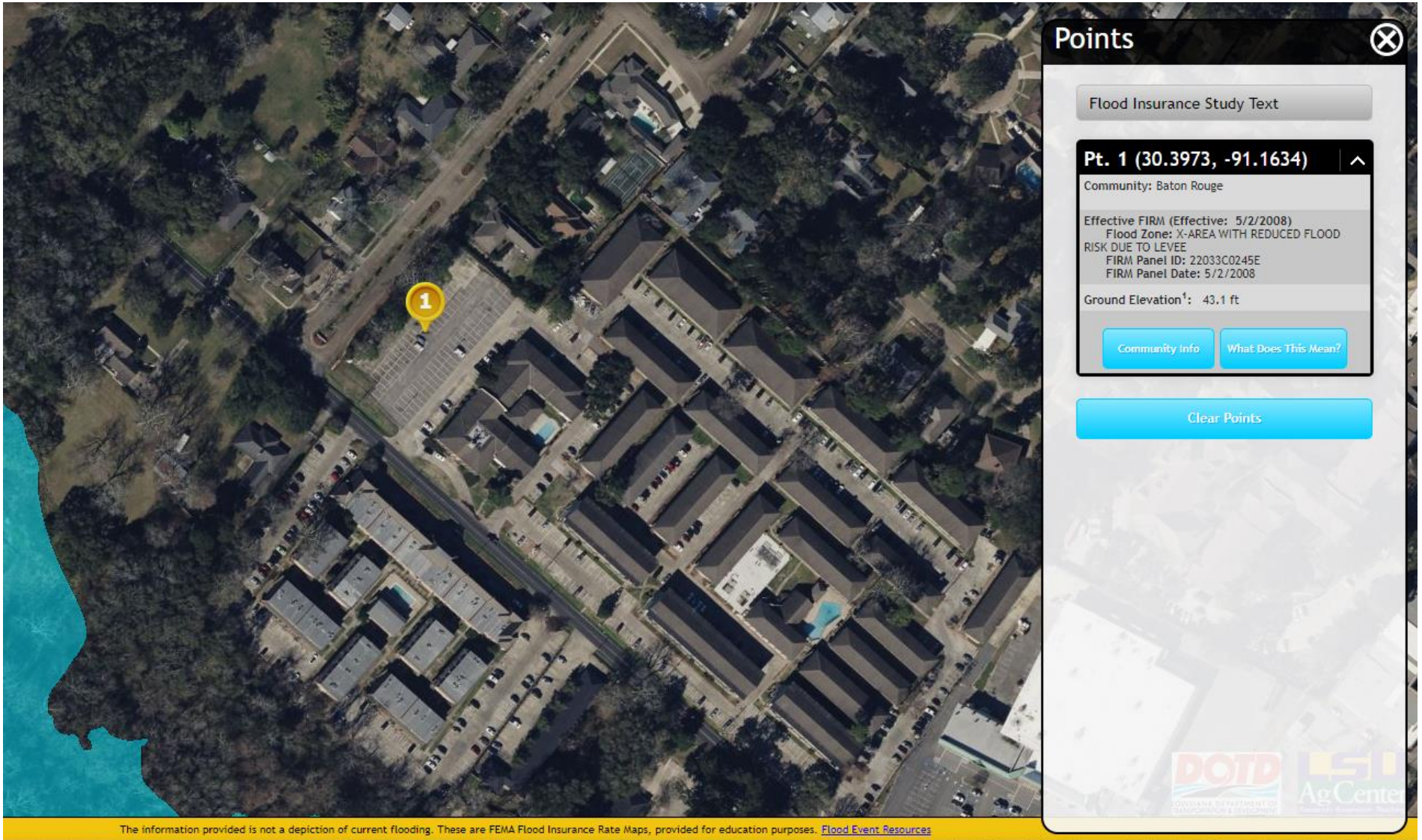
5151 Highland Rd
Baton Rouge, LA 70808

Property Aerial
Proposed Subdivision of Parcel
763772


5151 Highland Rd
±0.96 Acres
Baton Rouge, LA







This property is in a Flood Zone "X" so Flood Insurance will not be required for the property.



Lot	
Lot ID	1320510829
Street Address	5115 HIGHLAND RD
City	BATON ROUGE
ZIP Code	70808
Lot Number	1
Block Number	
Lot Location	Baton Rouge
Property Information	
Lot and Block Map No	51
Subdivision	PLANTATION TRACE
Subdivision Restriction	
Condominium	NO
Public Land Survey System	T7S R1W Sect 68
Existing Land Use	HDR
Future Land Use	CN
Character Area	Suburban
Design Level	Walkable
Zoning Type	A4

Zoning (continued)

Current Zoning

General Residential (A4): The purpose of A4 is to permit high density multi-family developments with a maximum of 43.6 units per acre and must be located within an Urban/Walkable Character Area or in Regional and Employment Centers. As of July 21, 1999, the rezoning of properties to A4 is not permitted.

Existing Land Use

High Density Residential (HDR): The High Density Residential (HDR) land use category pertains to 2 of the higher density zoning districts A3.3 & A4. The purpose of A3.3 districts are to permit multi-family residential development with a maximum density of twenty-nine (29) units per acre and as stated above, a maximum density of 43.6 units per acre for zoning district A4.

Future Land Use

Compact neighborhoods are distinguished from residential neighborhoods by lot size and the degree of connection to nearby land uses. Compact neighborhoods are designed with an emphasis on smaller lot sizes, narrow street width, on-street parking, and high connectivity to adjacent land uses within a primarily single-family residential context.

While this plan category is and will be composed mostly of single-family residential, it may also include live-work units, townhomes, one- to four-story multi-family developments, and neighborhood scale office and commercial at intersections or along primary streets. Density is at least 8, but not more than 20 dwelling units per acre. Existing compact neighborhoods include Istrouma, Spanish Town, and Beaugard Town.

Recommended Future Land Use

We feel that the highest and best use for this land is a retail-oriented use with a focus on a restaurant type user. The recommended rezoning/future land use for this kind of user would be CAB-1. The purpose of CAB-1 (Commercial Alcoholic Beverage One) is to permit businesses involved in the serving of alcoholic beverages for consumption on the premises and whose primary purpose is to prepare meals for on premise consumption for the general public.

3

Louisiana State
University,
Demographics, &
Retail Map

±0.96 Acres on Highland Rd

5151 Highland Rd
Baton Rouge, LA 70808



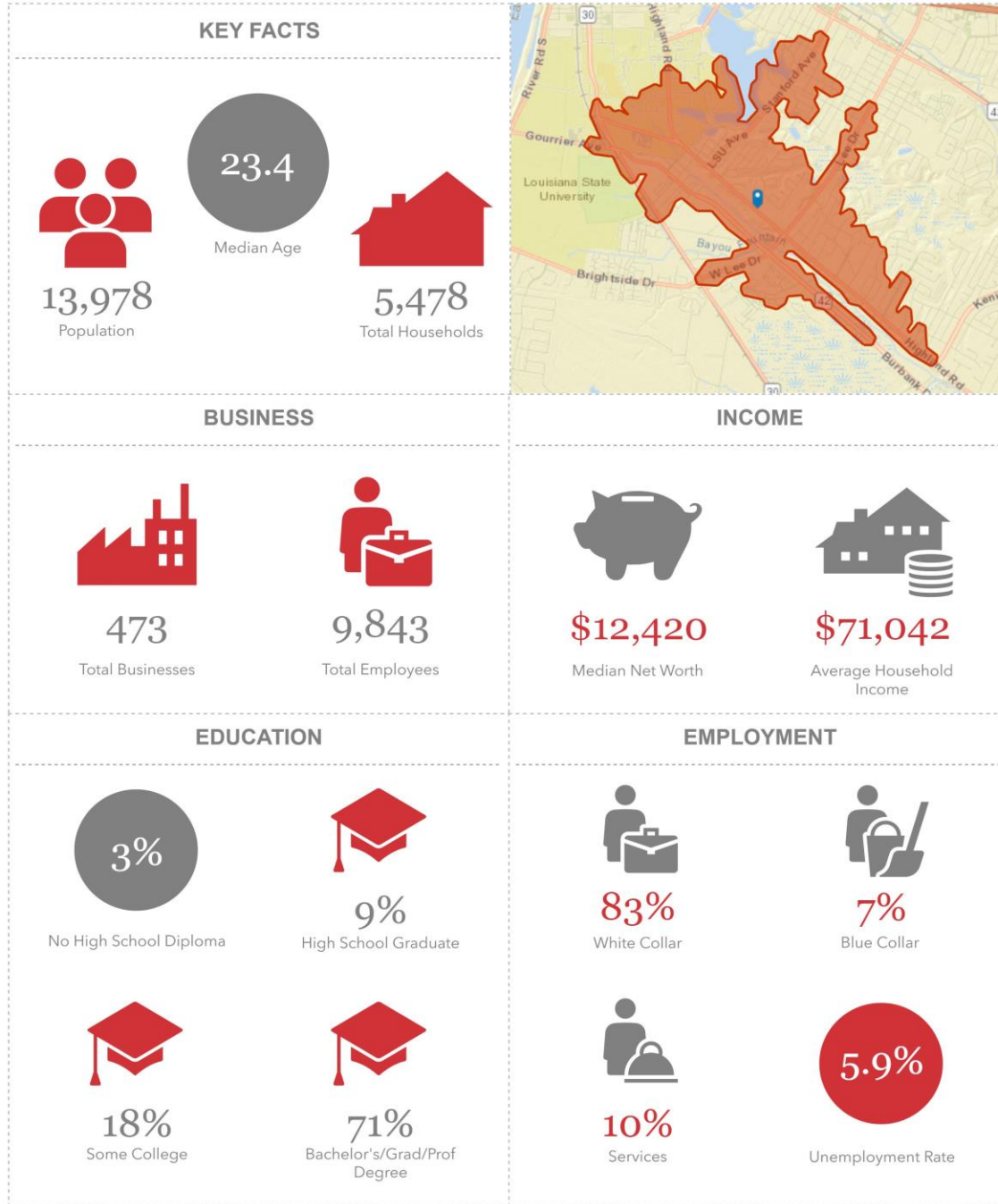
Subject Property is located just 0.8 miles from the South Entrance of Louisiana State University. This site is arguably one of the best remaining smaller sites located on historic Highland Road right before you enter the campus of the famous Louisiana State University, LSU.

LSU is the flagship school of the state of Louisiana, as well as the flagship institution of the Louisiana State University System and is the most comprehensive university in Louisiana. There are, as of 2023, 39,419 students enrolled at LSU, making it the largest school in the state of Louisiana. In addition to the 330+ programs of undergraduate study offered at the university; LSU's Coastal Environmental Science program has been the nation's leader in that field for 60+ years. LSU is also home to several prominent research centers, including the LSU Agricultural Center and the Center for River Studies. Its faculty and students actively contribute to global research efforts, including addressing challenges unique to Louisiana, such as coastal erosion, climate resilience, and wetland restoration. LSU has a strong connection with the state of Louisiana, contributing significantly to its economy through education, research, and outreach. LSU graduates, including prominent alumni in business, sports, politics, and the arts, continue to shape industries and communities worldwide. LSU combines a rich academic tradition with a vibrant student life and deep community ties, making it a cornerstone of higher education in the southern United States.



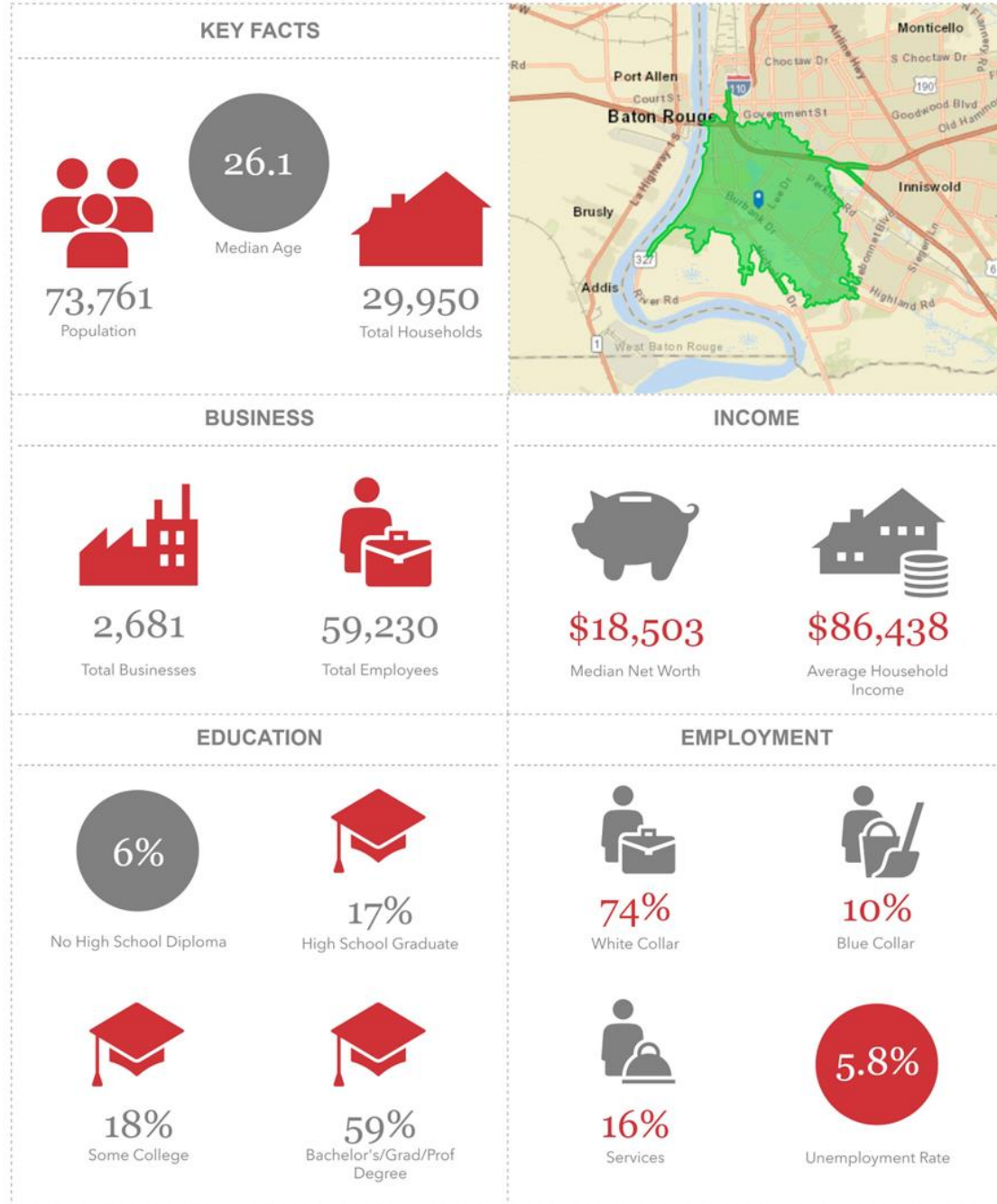
5 Minute Drive Time

5151 Highland Rd
±0.96 Acres
Baton Rouge, LA



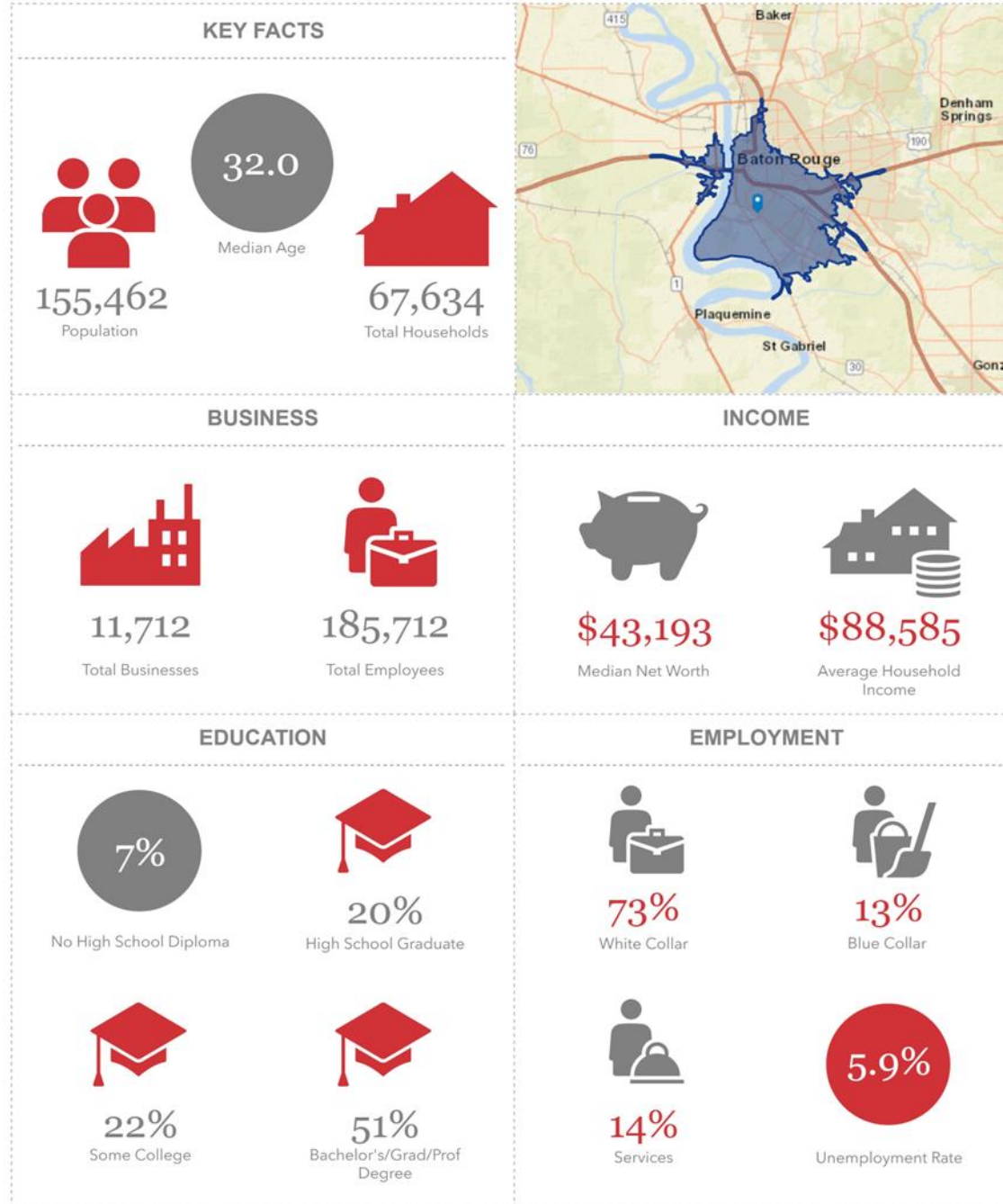
10 Minute Drive Time

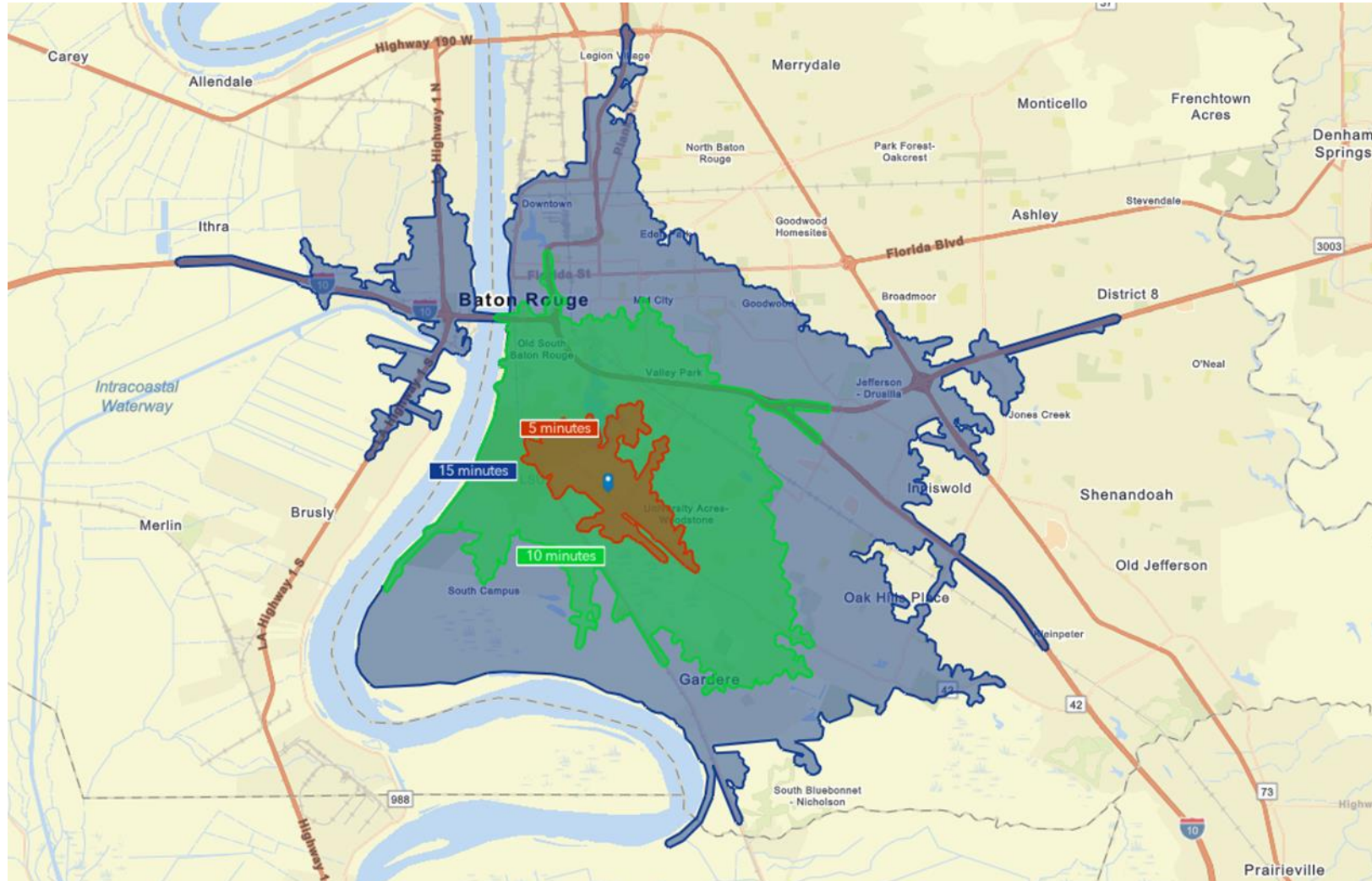
5151 Highland Rd
 ±0.96 Acres
 Baton Rouge, LA



15 Minute Drive Time

5151 Highland Rd
 ±0.96 Acres
 Baton Rouge, LA







4

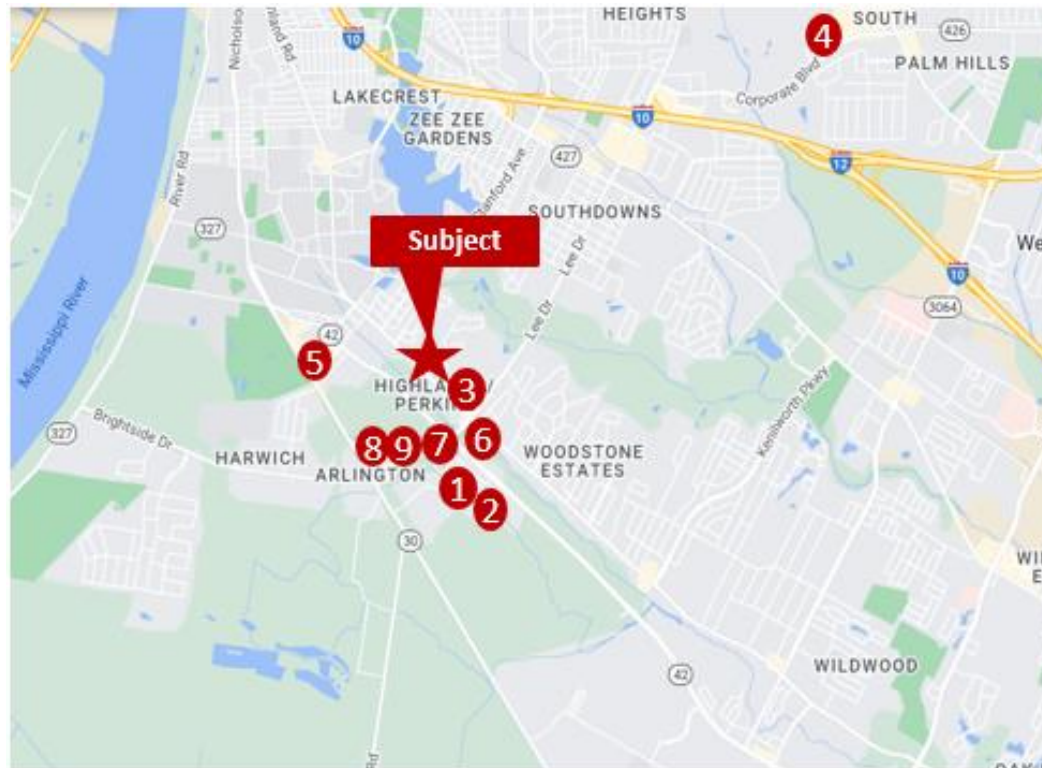
Sale Comparables

±0.96 Acres on Highland Rd

5151 Highland Rd
Baton Rouge, LA 70808

Sale Comps

	Address	Distance from Subject	Acreage	Square Footage	Frontage	Purchase Price	Price per SF	Price per Frontage	Sale Date
1	5745 Creek Centre Dr	1.1 miles	1.36	59,242	174	\$2,428,570	\$40.99	\$13,957.30	12/7/2021
2	5811 Creek Centre Dr	1.1 miles	1.02	44,396	208	\$1,518,860	\$34.21	\$7,302.21	7/22/2022
3	5295 Highland Rd	0.4 miles	0.96	41,700	214	\$1,230,000	\$29.50	\$5,747.66	3/16/2022
4	6889 Corporate Blvd	4.3 miles	1.93	83,897	250	\$2,349,104	\$28.00	\$9,396.42	12/29/2021
5	4075 Nicholson Dr	1.3 miles	0.64	27,704	133	\$750,000	\$27.07	\$5,639.10	10/29/2021
6	355 W Lee Dr	1.2 miles	1.76	76,708	323	\$1,800,000	\$23.47	\$5,572.76	1/6/2023
7	652 Frogmore Dr	0.7 miles	1.17	50,885	127	\$1,191,580	\$23.42	\$9,382.52	1/31/2023
8	801 Frogmore	0.8 miles	1.24	54,057	301	\$1,200,000	\$22.20	\$3,986.71	6/10/2020
9	751 Frogmore Dr	0.8 miles	1.16	50,413	193	\$1,012,000	\$20.07	\$5,243.52	6/2/2023



For additional information please contact:

NAI L^Atter & Blum

Chris Gremillion, CCIM

O 225 295 0800

M 225 270 5095

cgremillion@latterblum.com

1700 City Farm Drive
Baton Rouge, Louisiana 70806

www.latterblum.com

www.lbmultifamilysales.com

Disclaimer: Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject property(ies), as applicable. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the

actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Member, NAI Member, Another Company? and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.