

AVAILABLE FOR SALE OR LEASE

PROPERTY SUMMARY

Fantastic I-10 location – South Baton Rouge between two I-10 interchanges.

SALE PRICE

- \$3,600,000 (\$27.55 ± Sq. Ft.)
- Minerals Not Included

LEASE PRICE

- T.B.N.

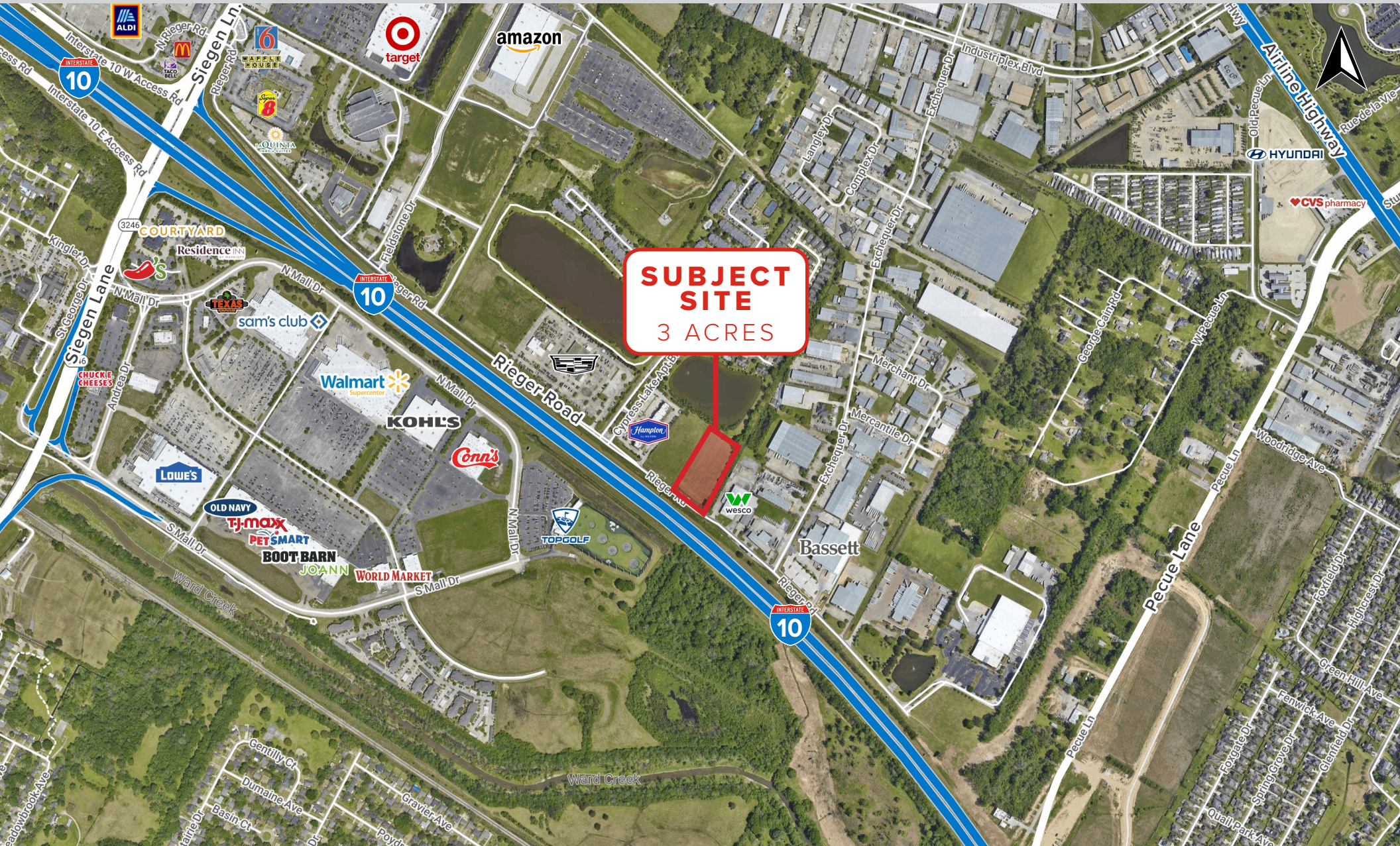
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- HC2 (Heavy Commercial)

PROPERTY HIGHLIGHTS

- Quick and easy access to all of Baton Rouge and surrounding areas via new I-10 / Pecue Lane Interchange 2 blocks south and via I-10 / Seigen Lane interchange 2 blocks north.
- On East side of I-10 directly across I-10 from “TopGolf” and adjacent to Northerly side of “Wesco” at 11435 Rieger Rd.
- 3 Acres. Surveyed, cleared, level, above street grade, appears well drained.
- Long frontage (275’) on 2 Lane Rieger Rd. (service Rd. to I-10) x 484’ deep.
- Outstanding visibility to all passing traffic on I-10 - 106,112 ± vehicles per day.
- Water and Sewer: Sanitary sewer main and manhole at rear property line (per survey). Baton Rouge Water Co. water main running along front of property in Rieger Rd. R/W (per water co.)
- Lamar billboard (steel, single pole) in small area at front right (southwest) property corner is on a perpetual servitude to Lamar





SUBJECT SITE
3 ACRES