



PROPERTY DESCRIPTION

Two lots available for sale in front of Barringer Office Block Office Park. This development site, located on Airline Highway near the intersection of Baringer Foreman Road in Baton Rouge, LA, offers prime visibility and accessibility. Situated next to Long Farm Village, Baton Rouge's newest traditional neighborhood development, the site benefits from convenient access to both Airline Highway and Baringer Foreman Road. This strategic location is ideal for a variety of commercial uses, including retail, restaurants, banks, and medical facilities.

With an estimated 36,000 cars passing through this section of Airline Highway daily, the site boasts significant traffic flow, particularly in the westbound lanes with an estimated 16,000 vehicles per day. Currently zoned C-2 and C-AB-1, the site offers easy connectivity to the recently constructed driveway leading to the Barringer Office Block. As one of the last remaining available tracts of land in the area, this site presents a unique opportunity for developers seeking to capitalize on the growth and development potential of this thriving location.

PROPERTY HIGHLIGHTS

- The site is strategically located on Airline Highway near the signalized intersection at Baringer Foreman Rd.
- Zoned C-2 and C-AB-1, the site is suitable for a variety of commercial uses.
- Easy connectivity to Baringer Foreman Rd. via the recently constructed driveway to Barringer Office Block.
- One of the last remaining available tracts of land in the area with +/- 383' frontage on Airline Hwy.
- Build to Suit is available

OFFERING SUMMARY

Sales Price Lot A +/- 76,495 SF:	\$22.00 PSF / \$1,682,890
Sales Price Lot B +/- 35,000 SF:	18.00 PSF / \$630,000
Sales Price Lot A & B +/- 2.56 AC	\$20.63 PSF / \$2,300,000





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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,745	44,267	115,485
Average Age	36.7	38.7	39.1
Average Age (Male)	33.3	36.8	37.8
Average Age (Female)	36.8	38.9	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,495	17,519	49,855
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$95,784	\$108,059	\$98,473
Average House Value	\$262,402	\$281,422	\$263,549

2020 American Community Survey (ACS)