

FOR SALE

State Capitol RACEWAY

11436 US 190
PORT ALLEN, LA

CBRE

PROPERTY OVERVIEW

Positioned along US Highway 190 in West Baton Rouge Parish, this ±96-acre offering presents a rare, large-scale development opportunity with over 1,300 linear feet of highway frontage, dual access points directly off US 190 and additional access via Section Road. The ±60 acres fronting US 190 carry *Regional Scaled Commercial* zoning, while the rear acreage is zoned for *Agricultural* and *Single-Family Residential* uses, giving the site flexibility to support a mixed-use development.



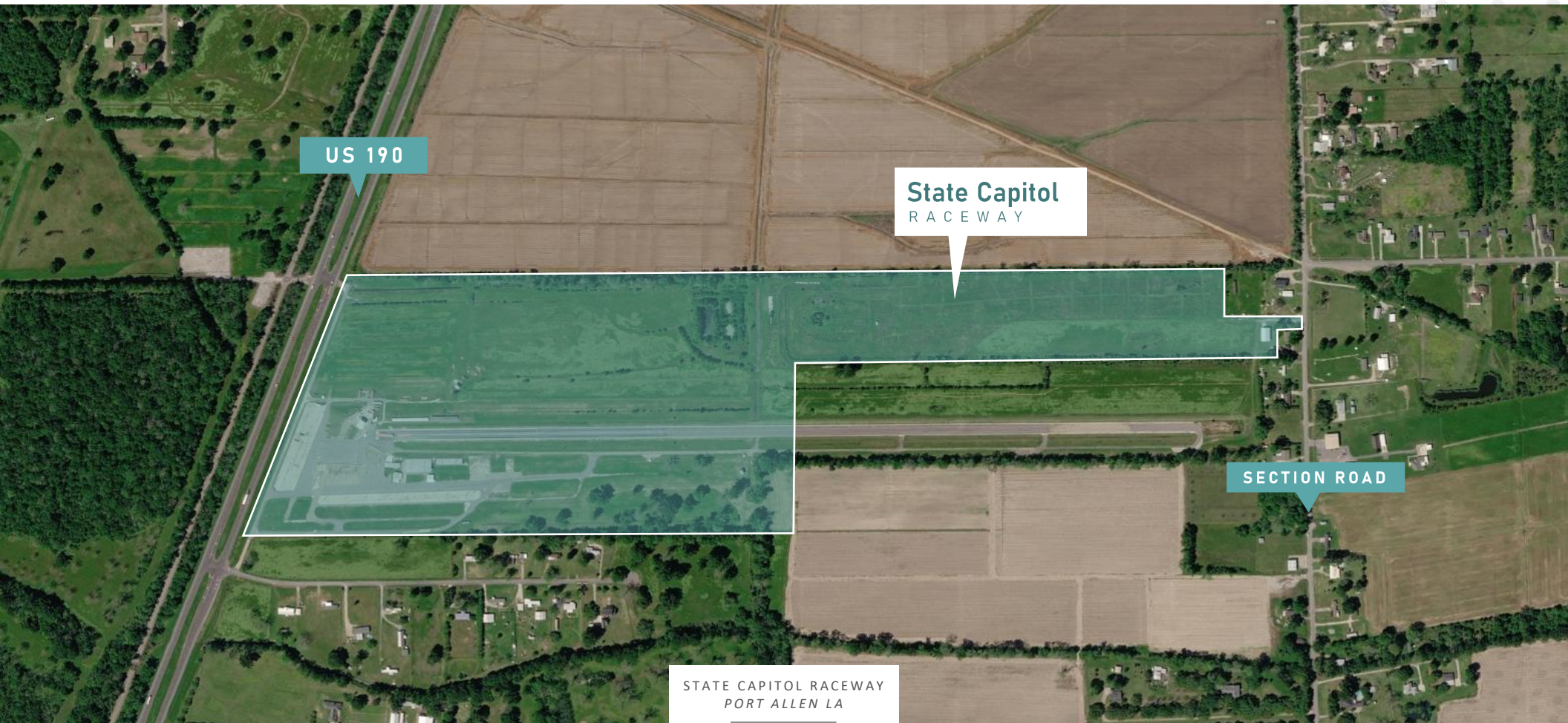
MIXED USE
ZONED C-1.3, AG & R-SF-3



EXCELLENT ACCESS
US 190 & SECTION RD



ADDITIONAL ACREAGE
VIA ASSEMBLAGE



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EXECUTIVE SUMMARY

A former motorsports venue, the site retains a network of interior roads and supporting infrastructure offering adaptive reuse potential along the Highway.

Highlights

- ±96.09 acres with over 1,300 linear feet of US Hwy 190 frontage.
- Dual ingress/egress points and private frontage road on US 190, plus access via Section Road.
- Front ±60-acres zoned for Commercial use.
- Site appears to be free of jurisdictional wetlands per USFWS mapper.
- Existing on-site improvements – race track, interior roads, large paved area, lighting, miscellaneous facilities.
- Owner Will Subdivide

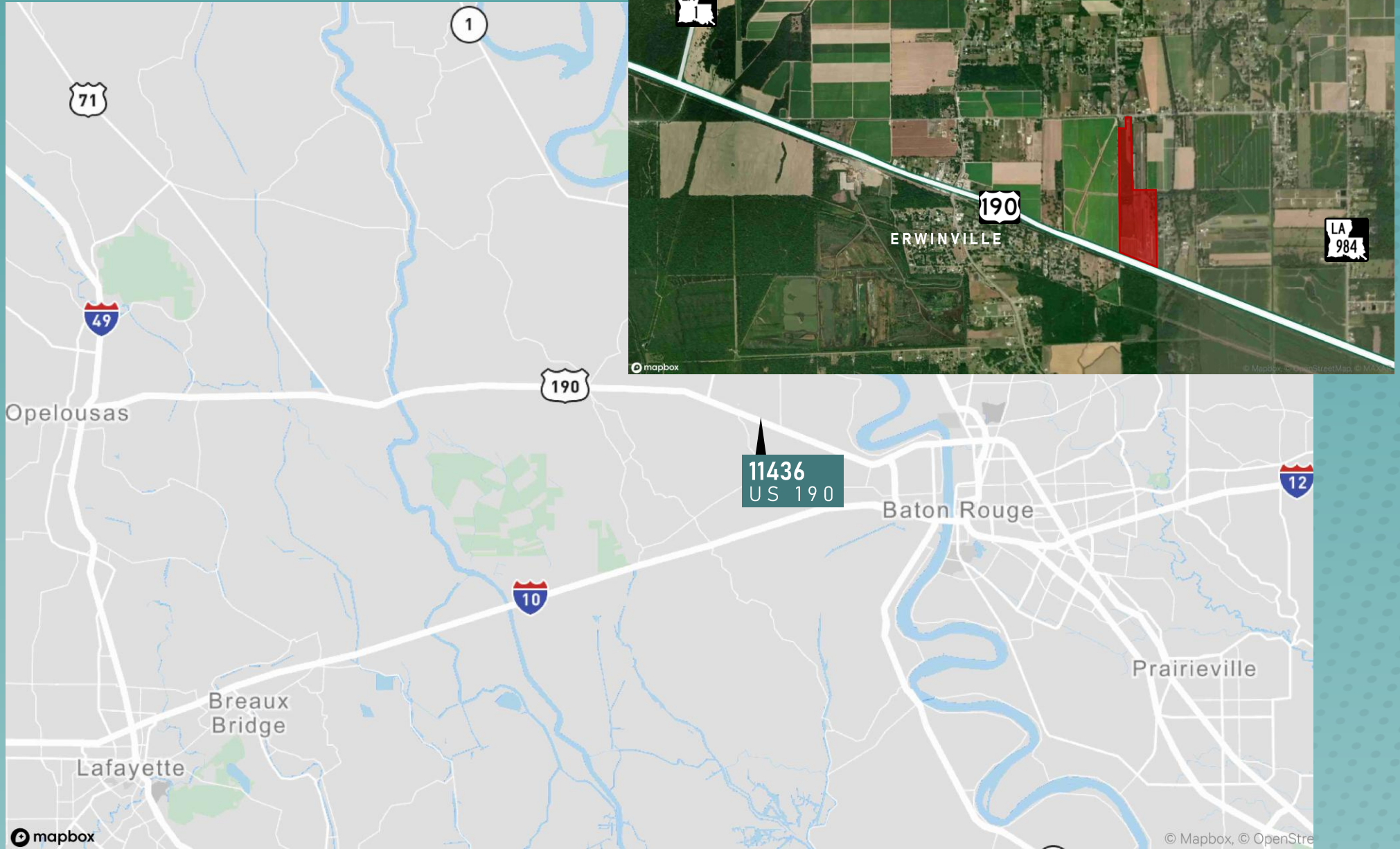
Up to 96.09

ACREAGE

VARIABLE
PRICING

BASED ON SPACE NEEDS

LOCATION MAPS



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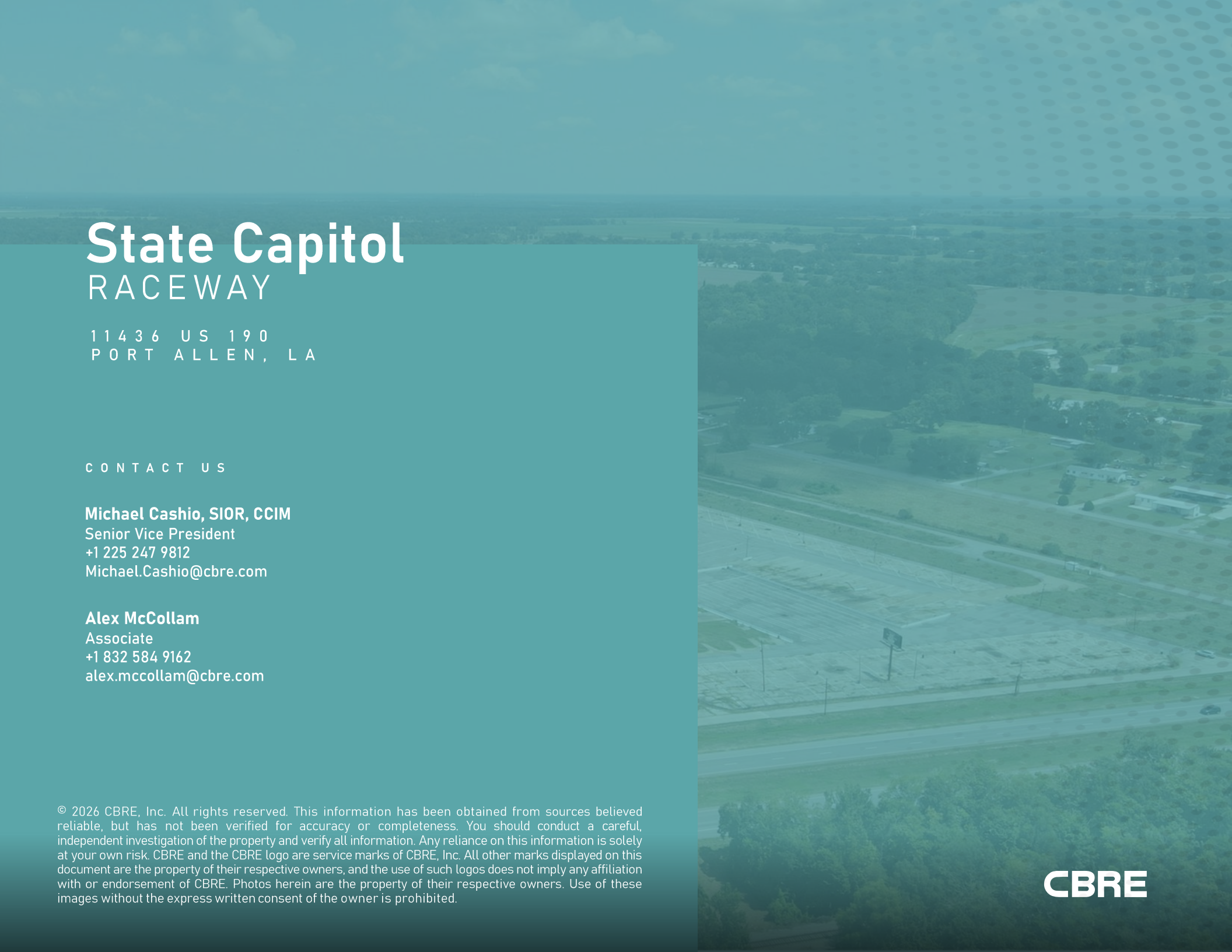
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