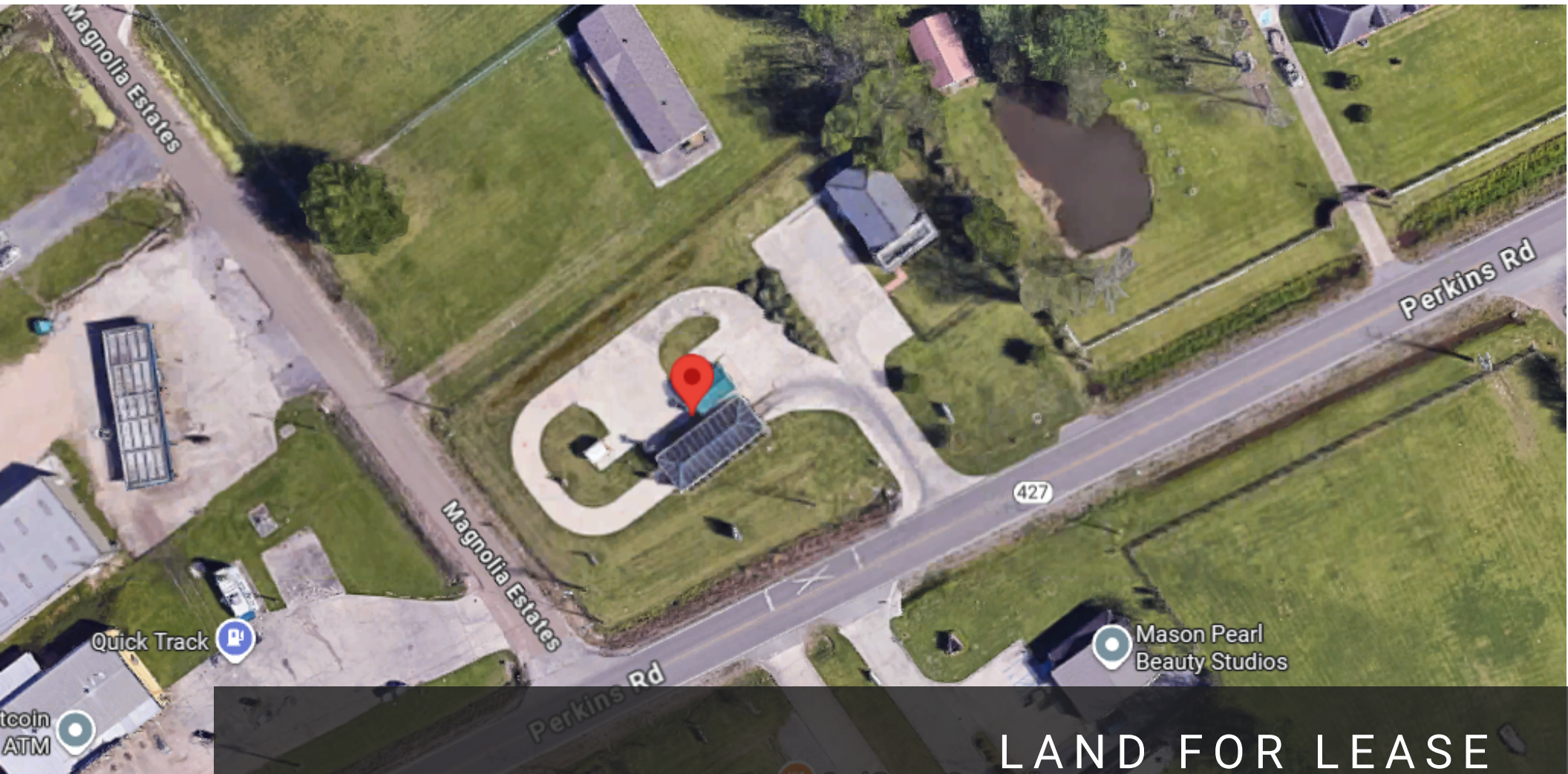


LAND FOR LEASE

37044 PERKINS ROAD

37044 PERKINS ROAD, PRAIRIEVILLE, LA 70769



LAND FOR LEASE

CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806



PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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PROPERTY SUMMARY

37044 Perkins Road
37044 Perkins Road | Prairieville, LA 70769

03



Property Summary

Lease Rate:	\$3.00 PSF/Y
Lot Size:	0.96 Acres
Parking:	8 Spaces
Traffic Count:	16,000 Daily
Utilities:	Yes
Zoning:	MU2
Location:	Hard Coner
City:	Prairieville
Market:	Baton Rouge

Property Overview

This prime commercial corner lot is located at the highly visible intersection of Perkins Road and Magnolia Estates. Formerly the site of Tiger Carwash, the 0.95-acre property (or state the precise acreage if known) retains existing infrastructure, including the former carwash's mechanical room structure and a concrete drive-around slab. A separate concrete pad is also present, suitable for additional parking or a new building foundation. This property is beign offered as a ground lease.

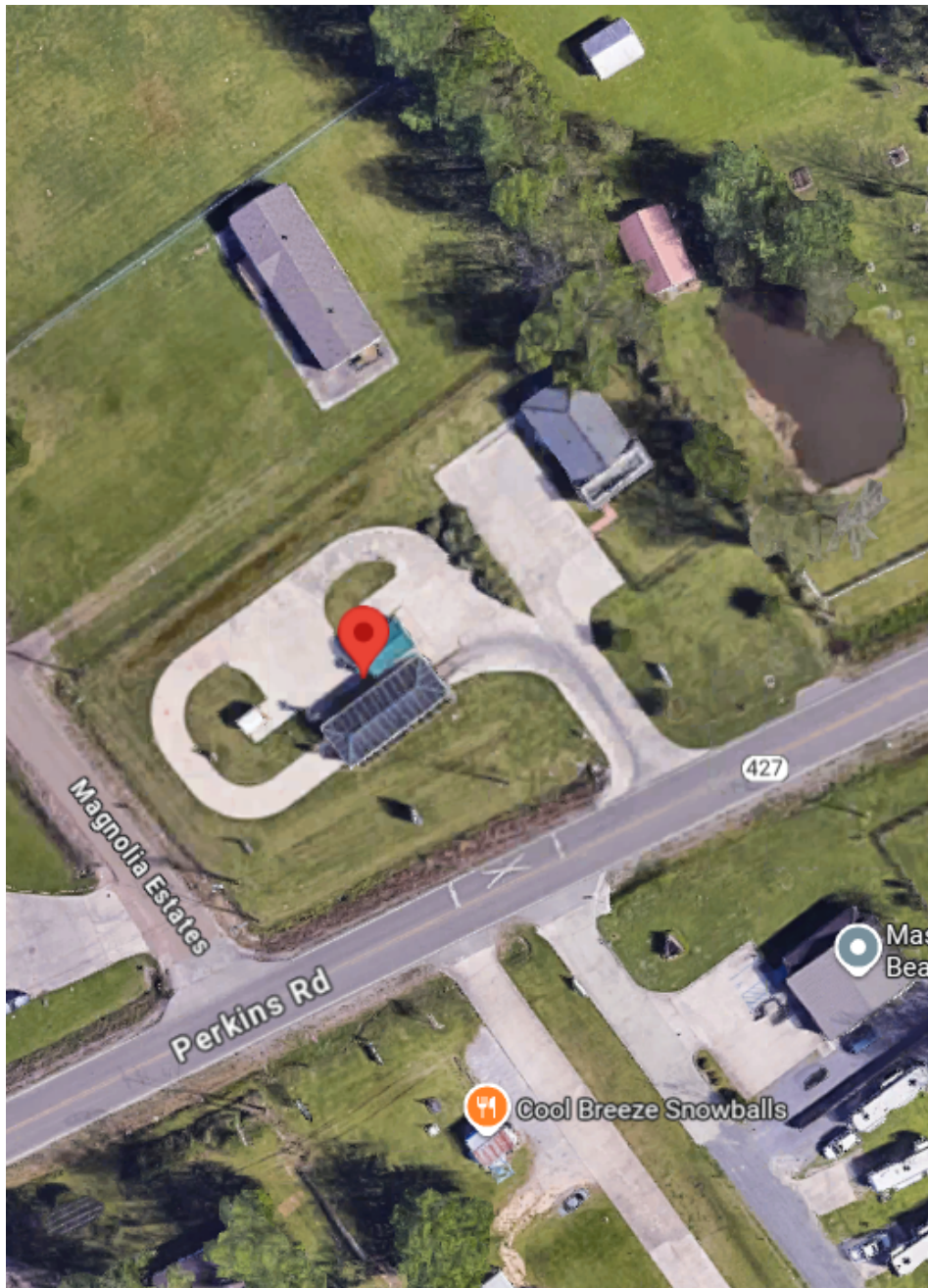
Location Overview

Location: Prairieville is a growing, unincorporated suburban area situated between Baton Rouge (to the northwest) and Gonzales (to the southeast). It is generally considered part of the Baton Rouge metropolitan area. This corner is only minutes from I-10 on one direction and minutes from Airline Hwy on the other direction.

PROPERTY DESCRIPTION

37044 Perkins Road
37044 Perkins Road | Prairieville, LA 70769

04



Location Description

This prime commercial corner lot is located at the highly visible intersection of Perkins Road and Magnolia Estates. Formerly the site of Tiger Carwash, the 0.95-acre property (or state the precise acreage if known) retains existing infrastructure, including the former carwash's mechanical room structure and a concrete drive-around slab. A separate concrete pad is also present, suitable for additional parking or a new building foundation. This property is being offered as a ground lease.

Regional and Economic Context

Ascension Parish Profile: Ascension Parish is consistently recognized as one of the fastest-growing parishes in Louisiana, known for its robust economy, highly-regarded public school system, and attractive quality of life. This area often appeals to professionals and families commuting to major employment centers in Baton Rouge or the industrial corridor stretching toward New Orleans.

Perkins Road Corridor: Perkins Road serves as a critical local artery connecting diverse residential and commercial zones. This specific section of the corridor, located in the 70769 zip code, generally transitions from denser commercial activity closer to major highway interchanges into a more established, lower-density suburban and semi-rural setting.

Accessibility and Logistics

Proximity to Major Routes: The location provides relatively efficient access to Interstate 10 (I-10), the primary east-west connector for the Gulf South region. This is crucial for regional distribution, employee commutes, and accessing the central business district of Baton Rouge.

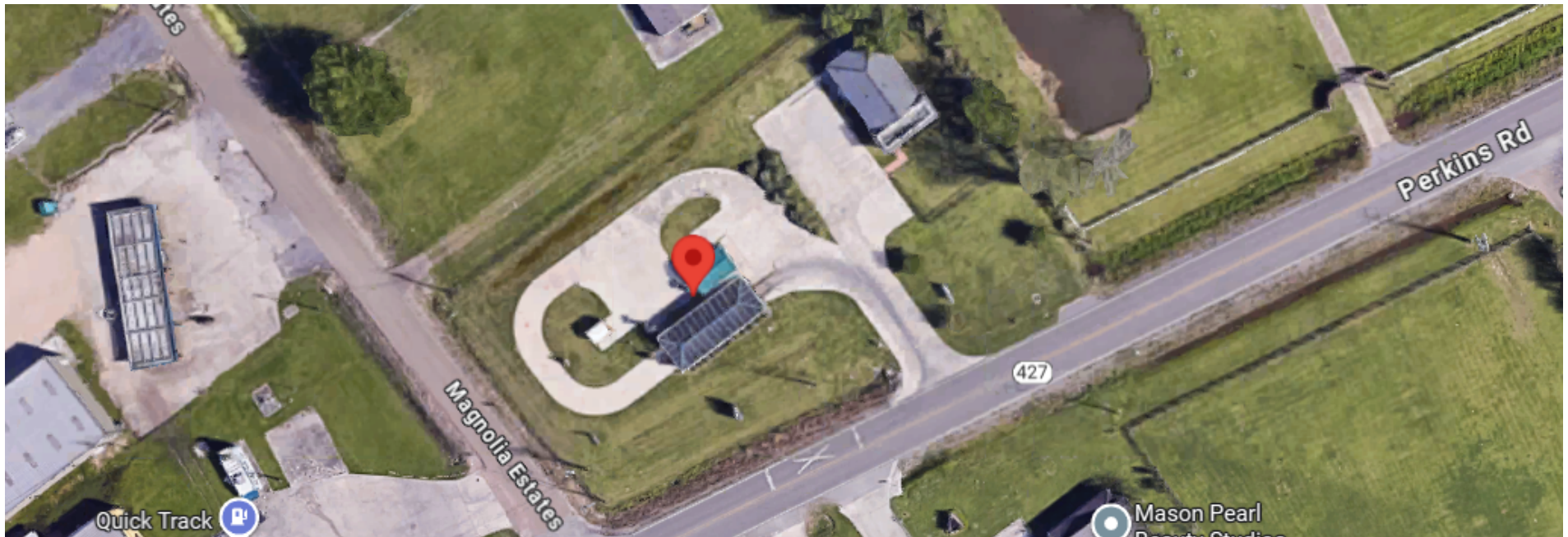
Local Infrastructure: The surrounding area benefits from well-maintained local roads supporting both residential and light commercial traffic. Commercial amenities, including essential services, retail centers, and dining options, are readily available within a short driving distance, primarily along the main intersections of Perkins Road.

PROPERTY PHOTOS

37044 Perkins Road

37044 Perkins Road | Prairieville, LA 70769

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PROPERTY PHOTOS

37044 Perkins Road

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PROPERTY PHOTOS

37044 Perkins Road

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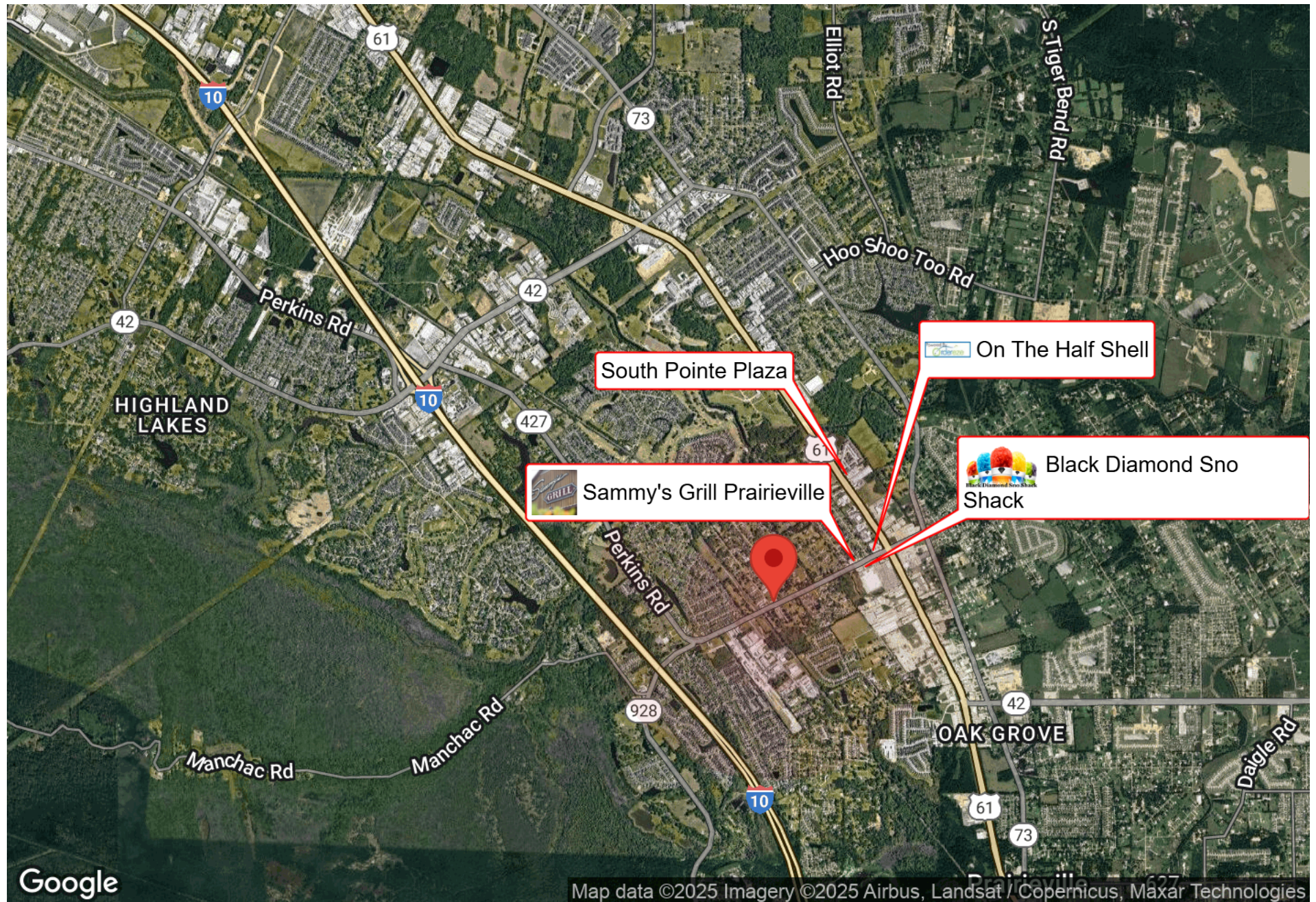


BUSINESS MAP

37044 Perkins Road

37044 Perkins Road | Prairieville, LA 70769

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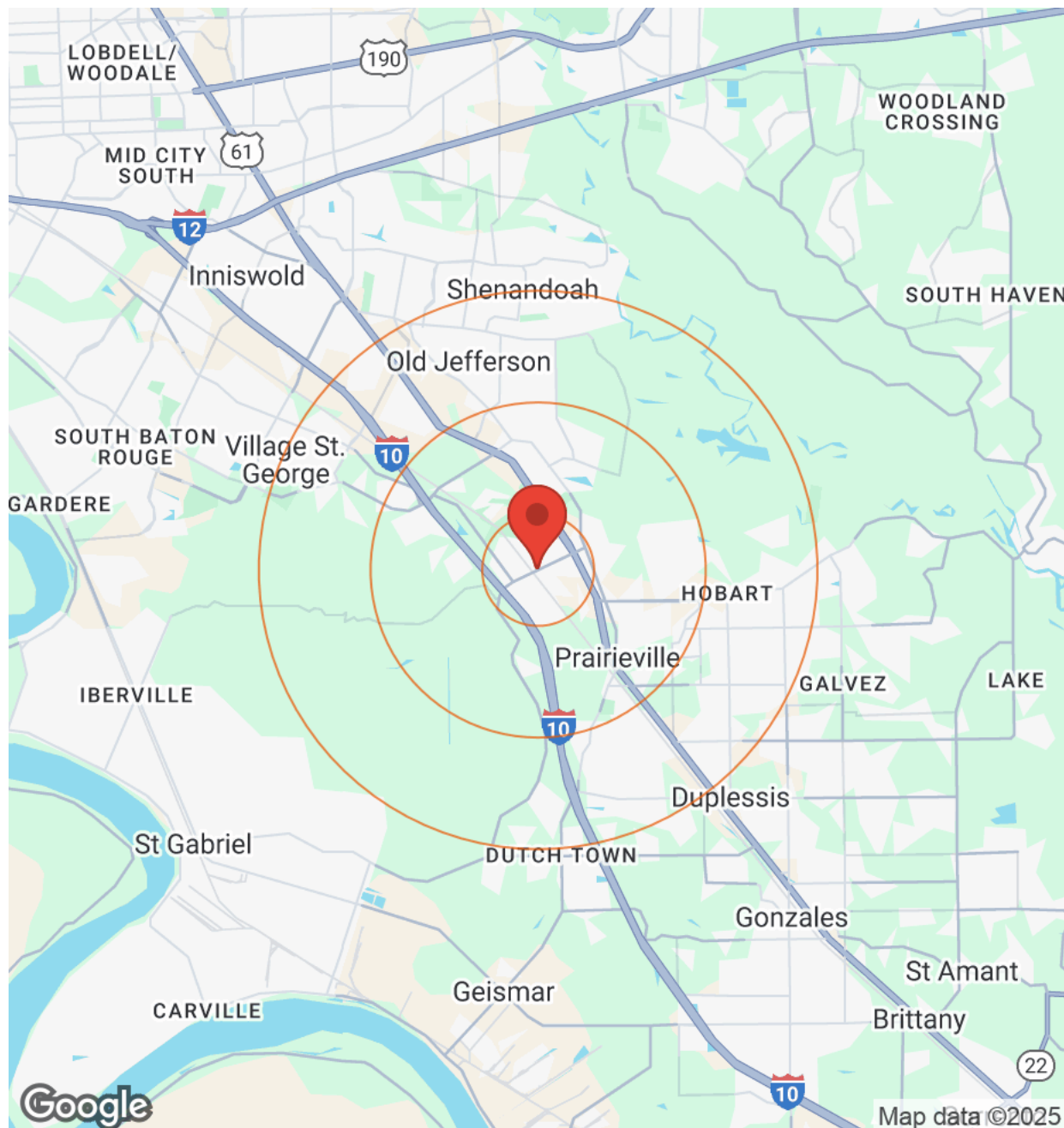


DETAILED DEMOGRAPHICS

37044 Perkins Road

37044 Perkins Road | Prairieville, LA 70769

09



Population	1 Mile	3 Miles	5 Miles
Male	2,775	13,869	40,170
Female	2,879	14,378	41,594
Total Population	5,654	28,246	81,764

Race	1 Mile	3 Miles	5 Miles
White	3,879	20,190	54,455
Black	984	4,655	16,639
Am In/AK Nat	3	28	74
Hawaiian	2	3	8
Hispanic	392	1,819	6,222
Asian	302	1,093	2,952
Multi-Racial	92	446	1,374
Other	1	11	49

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,123	11,659	33,543
Occupied	1,976	10,655	30,552
Owner Occupied	1,733	8,901	24,539
Renter Occupied	243	1,754	6,013
Vacant	147	1,004	2,990

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	354	1,721	5,223
Ages 5-9	423	1,911	5,992
Ages 10-14	429	2,044	6,058
Ages 15-19	483	1,971	5,791
Ages 20-24	311	1,704	4,852
Ages 25-29	224	1,427	4,329
Ages 30-34	355	1,769	5,322
Ages 35-39	426	1,996	6,004
Ages 40-44	421	1,980	6,019
Ages 45-49	406	1,816	5,196
Ages 50-54	420	1,912	5,172
Ages 55-59	373	1,709	4,829
Ages 60-64	330	1,681	4,705
Ages 65-69	238	1,496	4,262
Ages 70-74	196	1,342	3,518
Ages 74-79	142	927	2,330
Ages 80-84	79	481	1,281
Ages 85+	45	358	880

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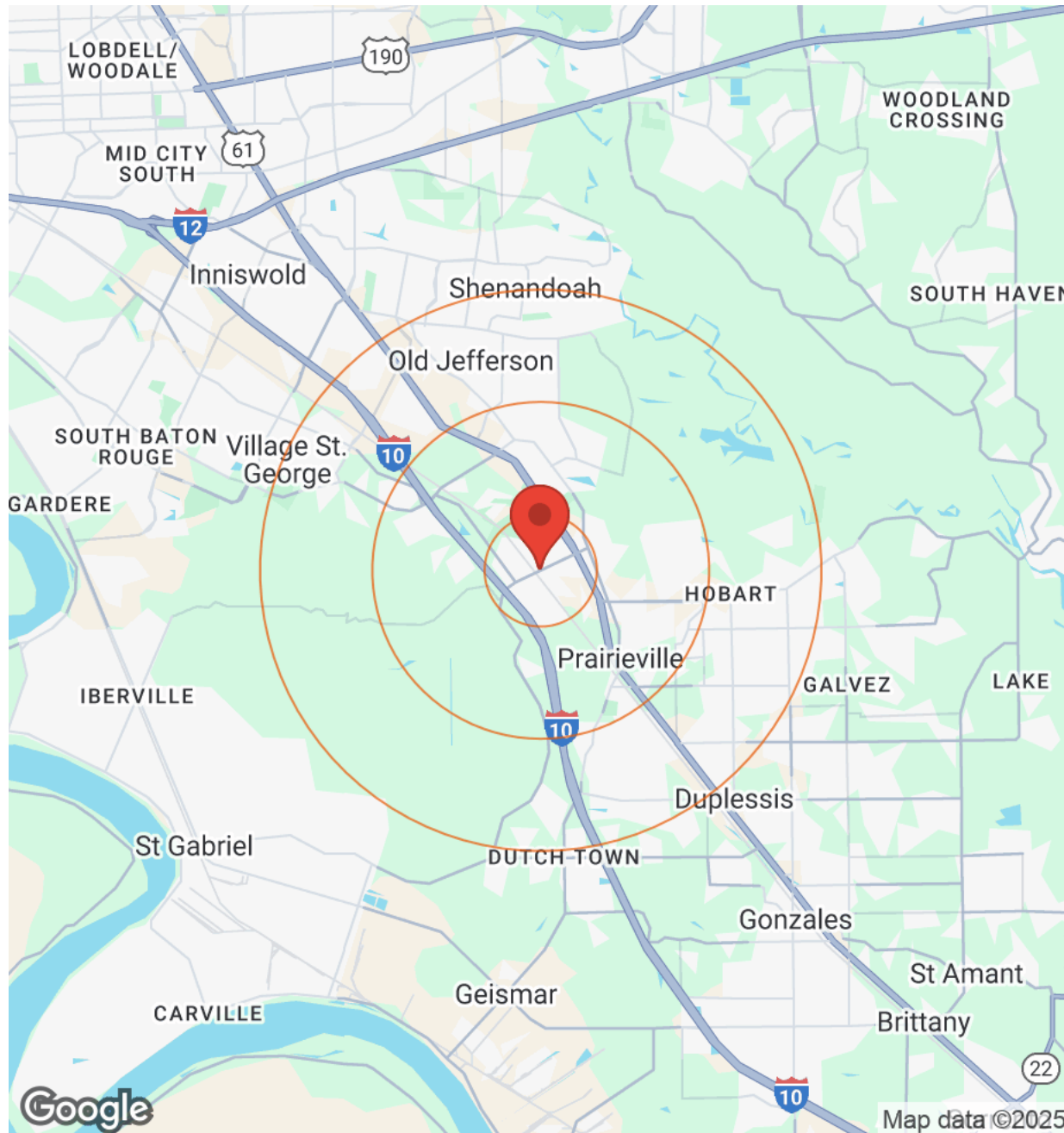


DETAILED DEMOGRAPHICS

37044 Perkins Road

37044 Perkins Road | Prairieville, LA 70769

10



Income	1 Mile	3 Miles	5 Miles
Median	\$127,570	\$124,744	\$114,200
< \$10,000	N/A	134	833
\$10,000-\$14,999	19	66	292
\$15,000-\$19,999	5	114	374
\$20,000-\$24,999	15	136	617
\$25,000-\$29,999	61	413	744
\$30,000-\$34,999	21	127	570
\$35,000-\$39,999	31	315	719
\$40,000-\$44,999	105	238	971
\$45,000-\$49,999	95	415	960
\$50,000-\$59,999	92	613	1,830
\$60,000-\$74,999	55	462	1,715
\$75,000-\$99,999	213	1,068	3,836
\$100,000-\$124,999	253	1,237	3,197
\$125,000-\$149,999	215	761	2,635
\$150,000-\$199,999	259	1,348	4,097
> \$200,000	536	3,206	7,164

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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and enjoys spending time with friends and family.

He attends Healing Place Church where he always finds an uplifting message.

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