



Will Chadwick (C) 318.510.8161 Mathew Laborde (C) 337.326.1368

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640 Main St, Baton Rouge, LA 70801

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CORTANA MALL OUTPARCELS



PROPERTY DESCRIPTION

Located in the center of Baton Rouge, at the intersection of two major highways, these outparcel tracts are in a prime location for businesses seeking high visibility. The Cortana Mall area, at the intersection of Florida Blvd and Airline Hwy, sees over 100,000 cars pass daily and is already home to a number of big-name retailers and restaurants. Nearby brands include: Walmart, Lowe's, Academy Sports & Outdoors, Bed Bath & Beyond, Guitar Center, Raising Cane's, Burger King, Office Depot, Old Navy, Big Lots, and others.

There are currently 9 lots available ranging from just over 1 acre to 7.19 acres. These tracts are offered for sale, for ground lease, or for build-to-suit.

OFFERING SUMMARY

Sale Price:	\$270,072 - \$1,565,980
Total Sale Price	\$5,307,457
Available SF:	43,560 - 937,411.2 SF
Lot Size:	21.52 Acres
Price / Acre:	\$246,629
Price / SF:	\$5.66
Zoning:	C2, C-AB-2
Market:	LA-Baton Rouge

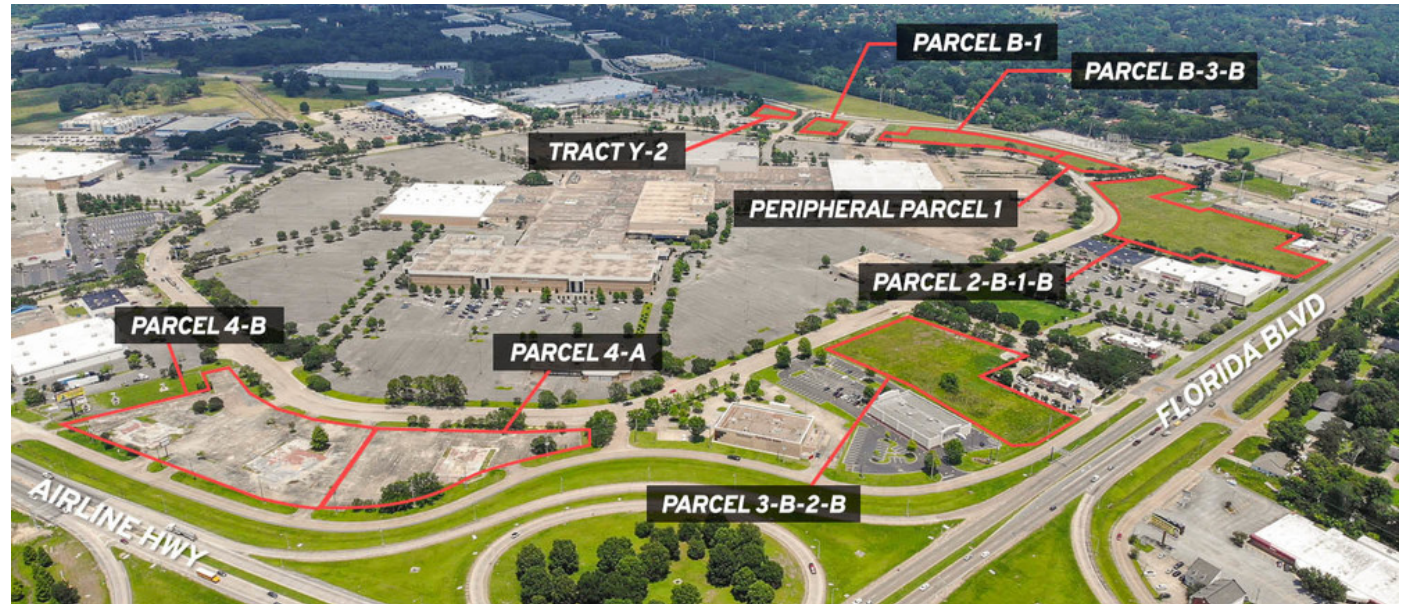
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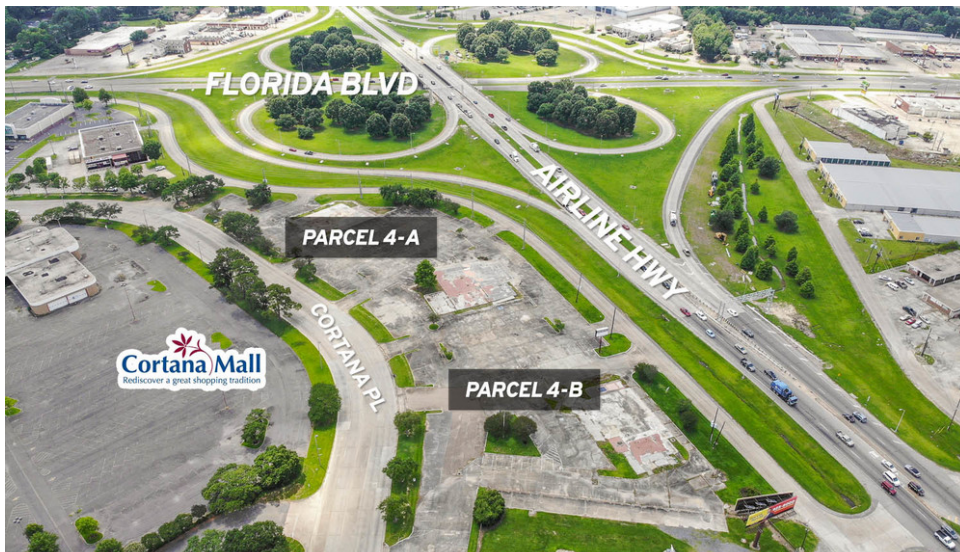
OF LOTS | 9
TOTAL LOT SIZE | 1.0 - 7.19 Acres
TOTAL LOT PRICE | \$270,072 - 1,565,980
BEST USE | Retail / QSRs / Business Park



STATUS	LOT #	SIZE	PRICE	ZONING
Available	Parcel 4-B	3.08 Acres	\$804,989	C-AB-2
Available	Parcel 4-A	1.39 Acres	\$423,839	C-AB-2
Available	Parcel 3-B-2-B (Florida Blvd Frontage)	1 Acres	\$392,040	C-2
Available	Parcel 3-B-2-B (Cortana Pl Frontage)	1.96 Acres	\$683,021	C-2
Available	Peripheral 2-B-1-B	7.19 Acres	\$1,565,980	C-2
Available	Peripheral Parcel 1	1.55 Acres	\$270,072	C-2
Available	Parcel B-3-B	2.87 Acres	\$468,814	C-AB-2
Available	Parcel B-1	1.32 Acres	\$344,995	C-AB-2
Available	Tract Y-2	1.16 Acres	\$353,707	C-2

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CORTANA MALL OUTPARCELS - PARCEL 4-B



PROPERTY DESCRIPTION

Parcel 4-B sits on the Southwest corner of the Cortana Mall property with frontage to Cortana Place and the Airline Hwy Frontage Road. It features extreme visibility to north and southbound traffic along Airline Hwy (49,198 Daily). Parcel 4-B is ±3.08 acres and is mostly covered with 2 retail slabs and parking lot cement. It contains 3 access point to the Frontage Road, 4 access points to Cortana Pl, and cross access with the adjacent Parcel 4-A.

PROPERTY HIGHLIGHTS

- Available - For Sale, Ground Lease, Build-to-Suit
- 3.08 Acres
- \$804,989
- \$6.00 / SF
- Zoned: C-AB-2

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CORTANA MALL OUTPARCELS - PARCEL 4-A



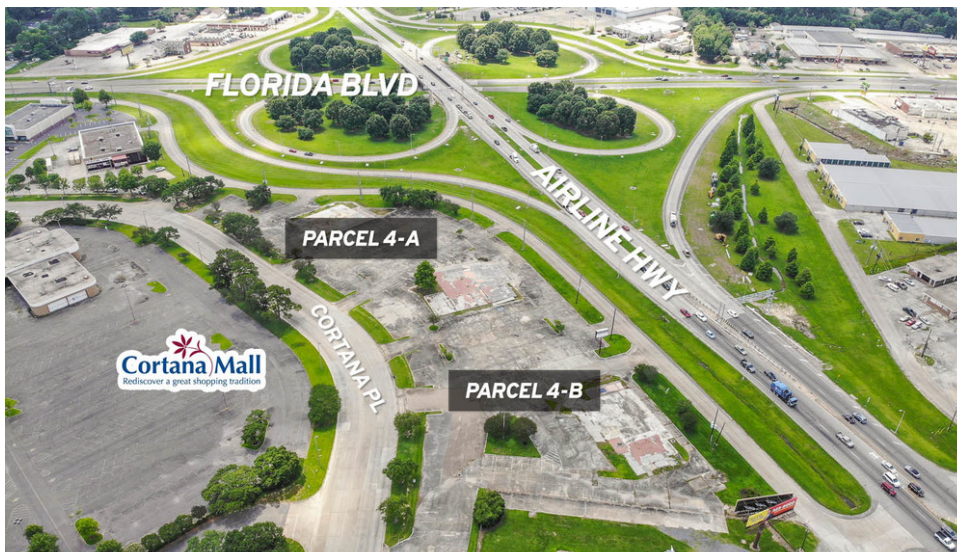
PROPERTY DESCRIPTION

Parcel 4-A sits on the Southwest corner of the Cortana Mall property with frontage to Cortana Place and the Airline Hwy Frontage Road. The lot is extremely visible to north and southbound traffic along Airline Hwy (49,198 Daily) and especially visible to northbound traffic on Airline Hwy coming over the interchange bridge with Florida Blvd.

Parcel 4-A is ±1.39 acres and is 90%+ covered with retail slab and parking lot cement. It contains 1 access point to the Frontage Road, 2 access points to Cortana Pl, and cross access with the adjacent Parcel 4-B.

PROPERTY HIGHLIGHTS

- Available - For Sale, Ground Lease, Build-to-Suit
- 1.39 Acres
- \$423,839
- \$7.00 / SF
- Zoned: C-AB-2



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CORTANA MALL OUTPARCELS - PARCEL 3-B-2-B



PROPERTY DESCRIPTION

Parcel 3-B-2-B sits between Florida Blvd and Cortana Pl on the south side of the Cortana Mall Development. It is surrounded by strong retailers including: Raising Cane's, Burger King, Old Navy, Guitar Center, Bed Bath & Beyond, Shoe Carnival, and Office Depot.

The Parcel can be subdivided into two lots. A 1 Acre lot with frontage along Florida Blvd (53,892 Daily Traffic), and a 1.96 Acre lot with frontage on Cortana Pl and visibility from Florida Blvd.

The Parcel is offered For Sale, For Ground Lease, or Build-to-Suit. The Parcel is currently cleared and ready for tenant improvements.



PARCEL

- Parcel 3-B-2-B (Florida Blvd Frontage)
- Parcel 3-B-2-B (Cortana Pl Frontage)

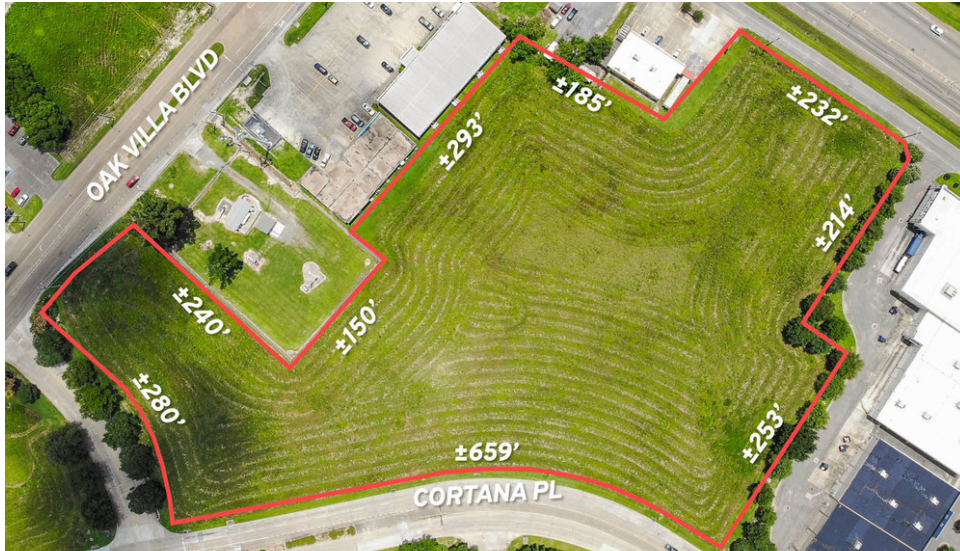
SIZE	PRICE	\$/SF	ZONING
1 Acre	\$392,040	\$9.00	C-2
1.96 Acres	\$683,021	\$8.00	C-2

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CORTANA MALL OUTPARCELS - PERIPHERAL PARCEL 2-B-1-B



PROPERTY DESCRIPTION

The largest parcel available, Parcel 2-B-1-B, sits on the Southeast corner of the Cortana Mall development and has frontage along Florida Blvd, Cortana Pl, and Oak Villa Blvd. The 7.19 Acre tract is currently cleared and ready for tenant improvements.

Parcel 2-B-1-B has excellent visibility to the 53,892 daily traffic along Florida Blvd and the 25,703 daily traffic on Oak Villa Blvd and can be subdivided to suit tenant needs.

PROPERTY HIGHLIGHTS

- Available - For Sale, Ground Lease, Build-to-Suit
- 7.19 Acres
- \$1,565,980
- \$4.99 / SF
- Zoned: C-2

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CORTANA MALL OUTPARCELS - PERIPHERAL PARCEL 1



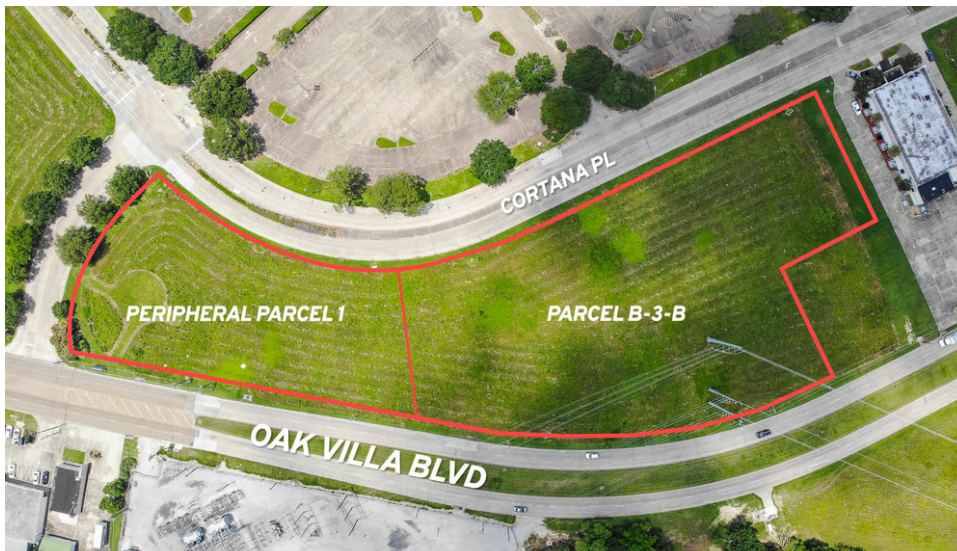
PROPERTY DESCRIPTION

Peripheral Parcel 1, sitting between Oak Villa Blvd (25,703 Daily Traffic) and Cortana Pl is a 1.55 acre lot that is cleared and ready for tenant improvements.

It is adjacent to Parcel B-3-B (2.87 acres) and can accommodate multiple access points to Oak Villa Blvd or Cortana Pl.

PROPERTY HIGHLIGHTS

- Available - For Sale, Ground Lease, Build-to-Suit
- 1.55 Acres
- \$270,072
- \$4.00 / SF
- Zoned: C-2



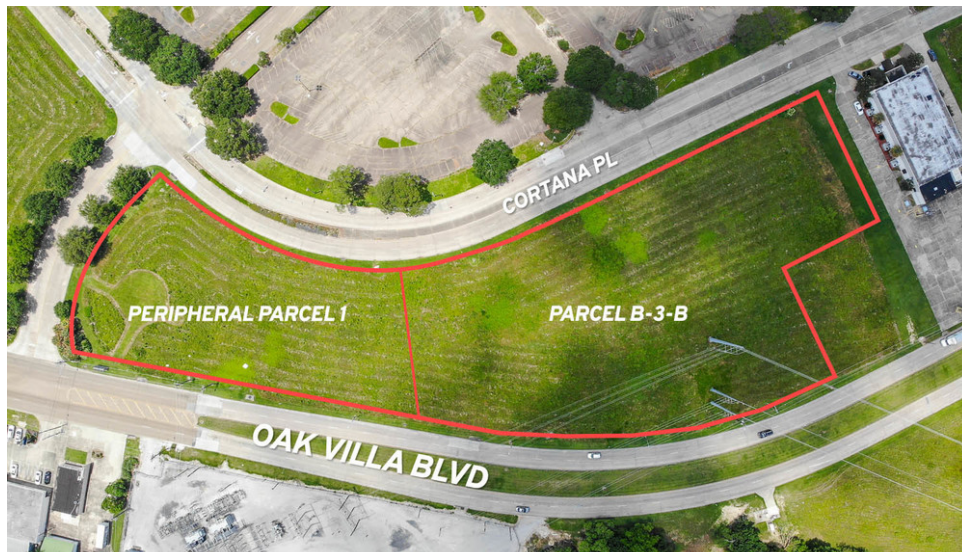
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CORTANA MALL OUTPARCELS - PARCEL B-3-B



PROPERTY DESCRIPTION

Parcel B-3-B is a cleared tract sitting between Oak Villa Blvd (25,703 Daily Traffic) and Cortana Pl, on the East side of the Cortana Mall development. Adjacent to the south of the property is Peripheral Parcel 1 (1.55 Acres) and adjacent to the north is an events venue.

The parcel can be subdivided to meet tenant needs and can accommodate multiple access points to Oak Villa Blvd and/or Cortana Pl.

PROPERTY HIGHLIGHTS

- Available - For Sale, Ground Lease, Build-to-Suit
- 2.87 Acres
- \$468,814
- \$3.75 / SF
- Zoned: C-AB-2

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CORTANA MALL OUTPARCELS - PARCEL B-1



PROPERTY DESCRIPTION

Located on the eastern side of the Cortana Mall development, Parcel B-1 sits between Oak Villa BLVD (25,703 Daily Traffic), Cortana Pl, an events venue, and Walmart/Murphy USA.

This 1.32 acre parcel is currently cleared and ready for tenant improvements.

PROPERTY HIGHLIGHTS

- Available - For Sale, Ground Lease, Build-to-Suit
- 1.32 Acres
- \$344,995
- \$5.99 / SF
- Zoned: C-AB-2

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CORTANA MALL OUTPARCELS - TRACT Y-2



PROPERTY DESCRIPTION

Tract Y-2 is one of the smaller Cortana Mall outparcels available, but it is in an excellent location - adjacent to the Walmart Supercenter and with frontage on Oak Villa Blvd (25,703 Daily Traffic).

This parcel is currently ready for tenant developments and would provide a great location for a restaurant or retail development with excellent visibility to passing traffic and Walmart visitors.

PROPERTY HIGHLIGHTS

- Available - For Sale, Ground Lease, Build-to-Suit
- 1.16 Acres
- \$353,707
- \$6.99 / SF
- Zoned: C-AB-2

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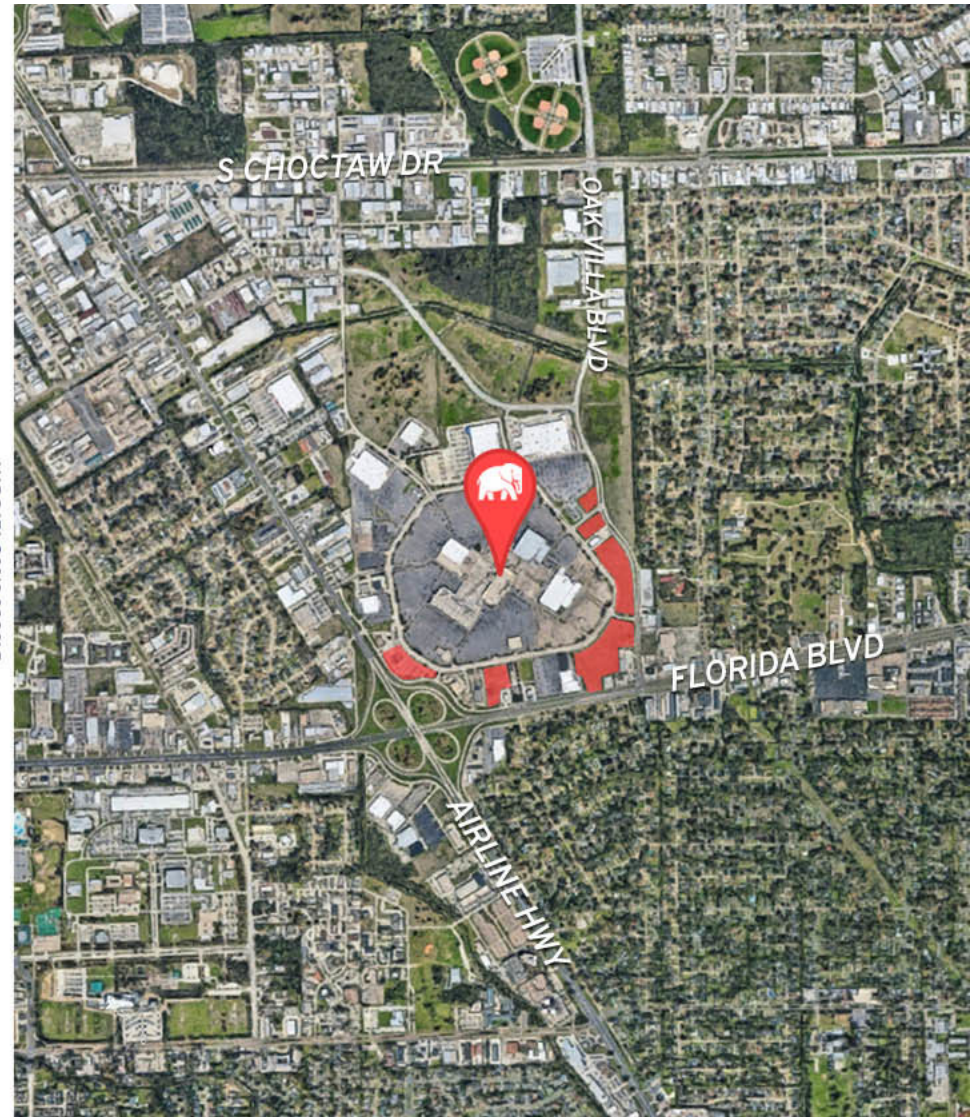
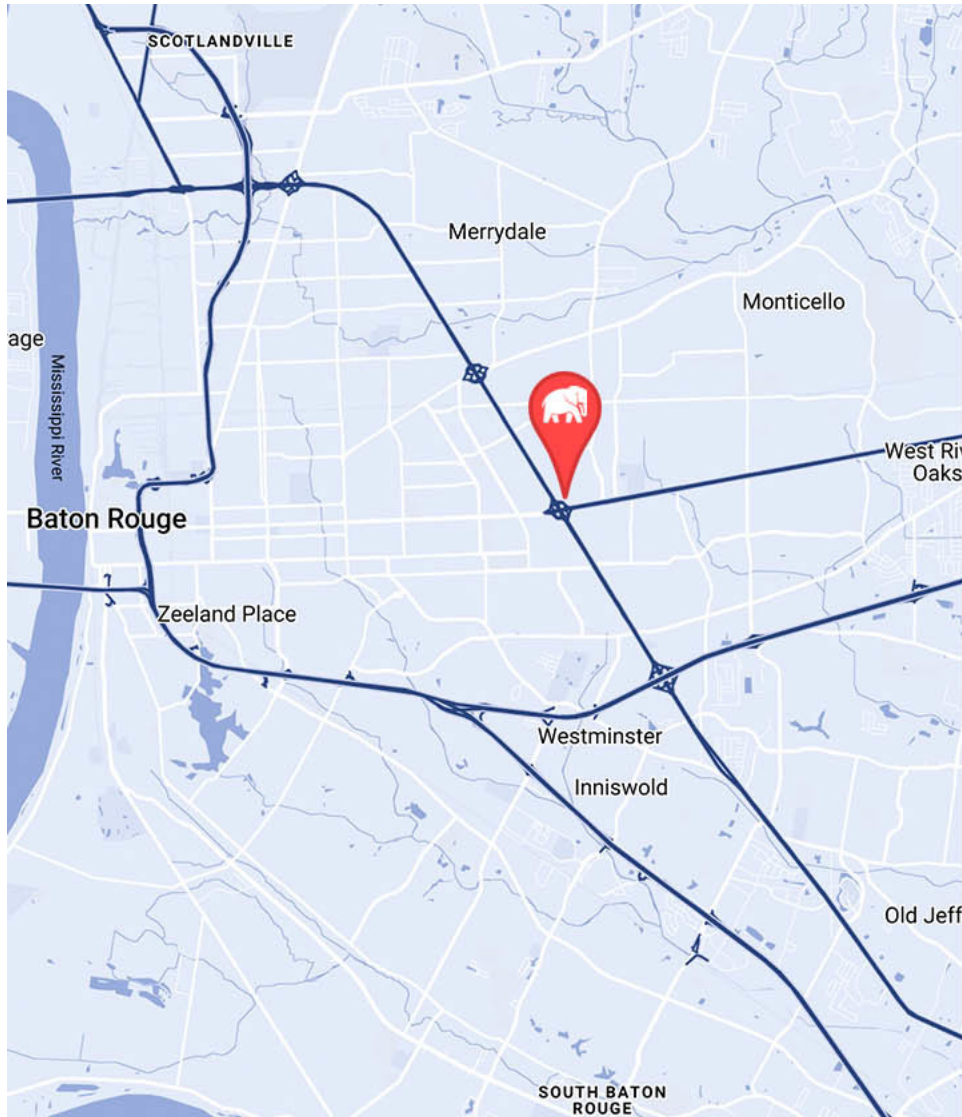


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