



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

DEVELOPMENT OPPORTUNITY | FOR SALE

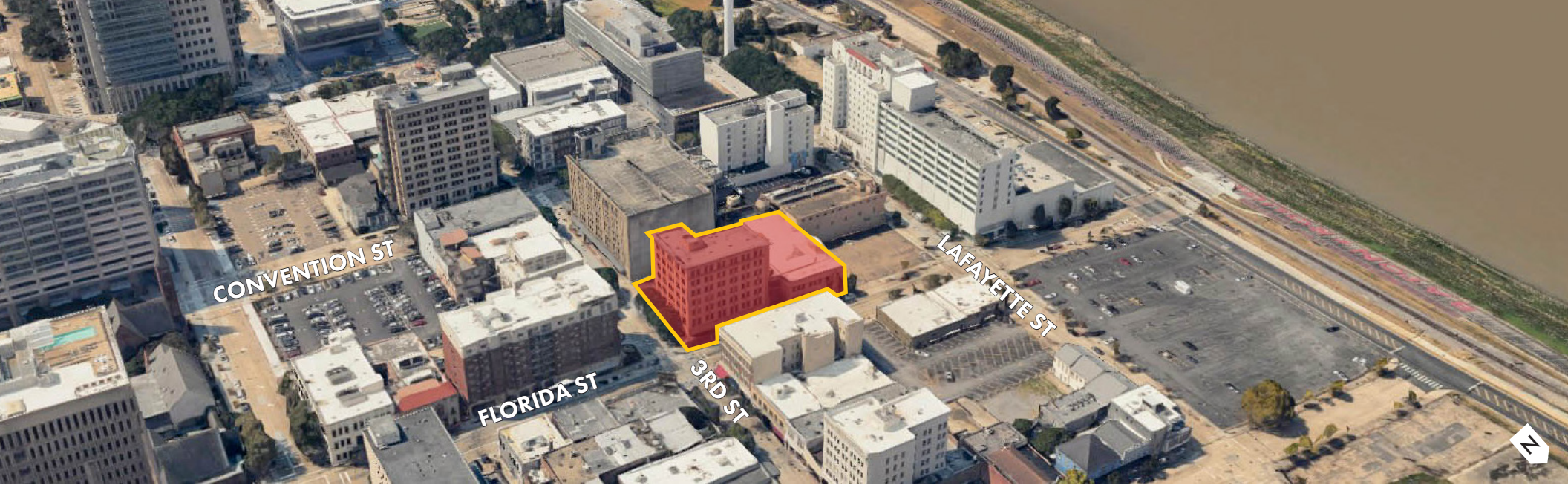
Surface Parking Lot in Downtown Baton Rouge

3rd Street Lot (Lot 10-A-1, Block 2)

BATON ROUGE, LA 70801

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DOWNTOWN BATON ROUGE DEVELOPMENT SITE

3rd Street/Florida Street, Baton Rouge, LA 70801

DESCRIPTION

This is a 7,685 sf (0.18 acre) surface parking lot located on the west side of 3rd Street Baton Rouge between Florida Street and Convention Street in the heart of downtown Baton Rouge. The lot currently operates with 23 parking spaces and generates income, but is also prime for ground-up development.

It is located adjacent to 263 3rd Street (also available), two blocks from the Mississippi River and five blocks from the State Capitol. Surrounded by offices, restaurants, civic institutions, and historic sites, this is a vibrant area. The property's strategic downtown location and development potential make it an attractive

opportunity for investors and developers alike.

With strong visibility, convenient access to major thoroughfares, and proximity to government offices, entertainment venues, and local businesses, this site is well-positioned to benefit from continued growth and revitalization efforts in the area.

PRICE

SALE PRICE \$750,000

SIZE 7,685 sf

71' frontage on 3rd Street

23 surface parking spaces

ZONING C-5



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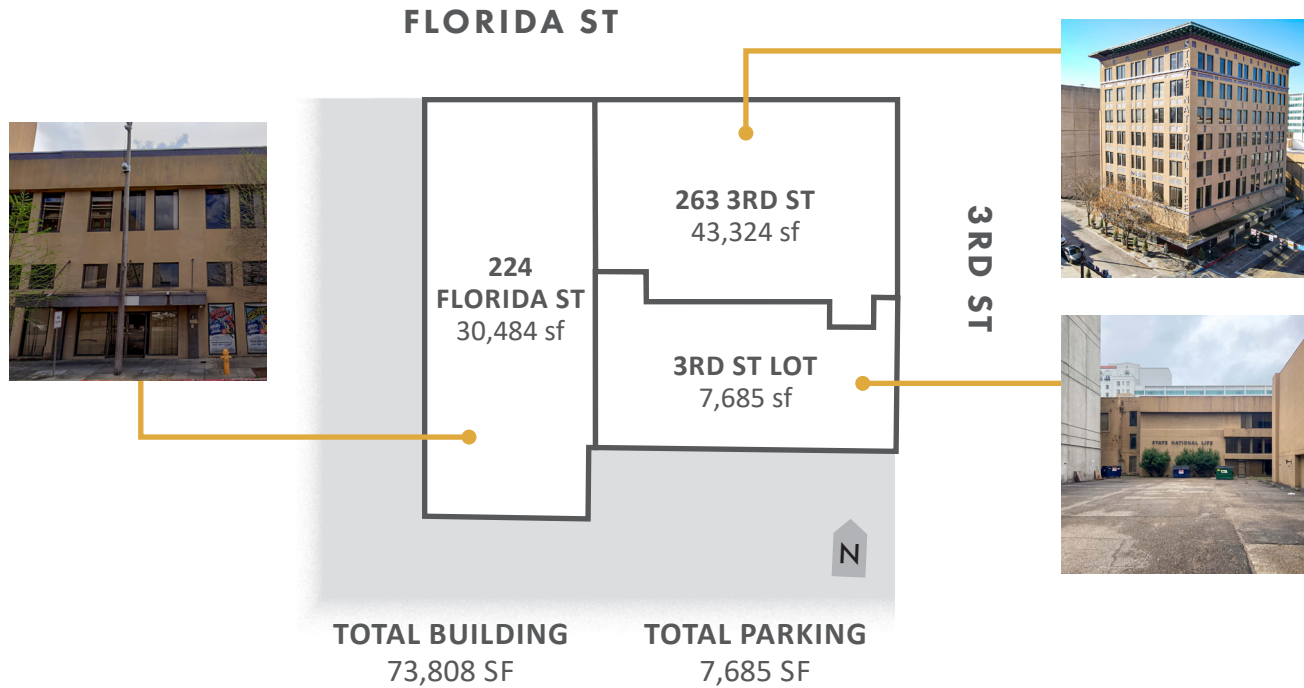
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3RD STREET/FLORIDA STREET

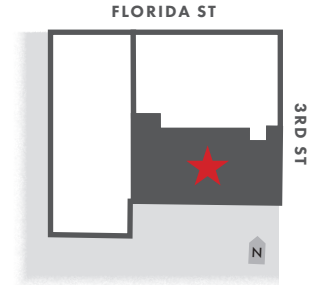
OFFERING OVERVIEW

Available individually or in any combination with the other properties in this portfolio



3RD STREET LOT

PROPERTY DETAIL



ABOUT THE PROPERTY

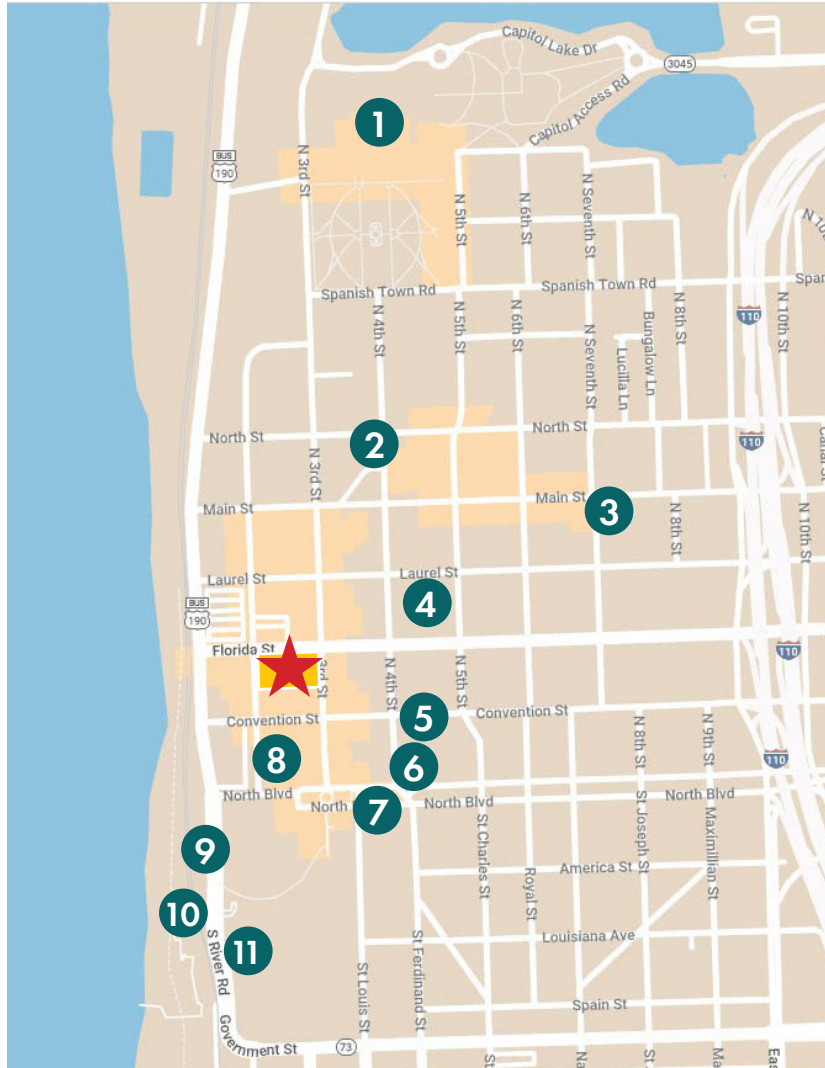
- » Located on 3rd St between Florida Street and Convention Street. (Parcel is described as Lot 10-A-1, Block 2 by the East Baton Rouge Assessor.)
- » 7,685 sf or 0.18 acres
- » 71' of frontage on the west side of 3rd Street
- » The site is currently used as a surface parking lot with 23 spaces.

DEMOGRAPHICS (EST. 2025)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	5,035	55,452	137,868
Average HH Income:	\$70,450	\$77,853	\$82,292
Median HH Income:	\$51,177	\$54,262	\$56,760
Daytime Population:	24,998	50,062	95,963



3RD STREET LOT NEIGHBORHOOD



AMENITIES WITHIN 4 BLOCKS OF SITE



BANKS

Chase Hancock Whitney
b1BANK La Capitol Federal Credit Union
BankPlus



HOTELS

Watermark Hilton Baton Rouge
Hotel Indigo Hampton Inn & Suites
Origin Hotel



RESTAURANTS

Little Village Stroubes Seafood & Steaks
Cecelia Creole Bistro Passe
Capitol City Grill Cocha

MAP LEGEND

- | | |
|---------------------------------|--------------------------------------|
| 1. Louisiana State Capitol | 7. 19th Judicial District Courthouse |
| 2. One American Place | 8. LSU Museum of Art |
| 3. La Capitol Credit Union Bldg | 9. Louisiana Art & Science Museum |
| 4. Chase Tower North | 10. Riverfront Plaza & City Dock |
| 5. Il City Plaza | 11. Raising Cane's River Center |
| 6. City Plaza | |



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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

