



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE HIGH-DENSITY VACANT LAND: MULTI-FAMILY OR OFFICE

2100 QUAIL RUN DRIVE, BATON ROUGE, LA 70808

135,997 SF

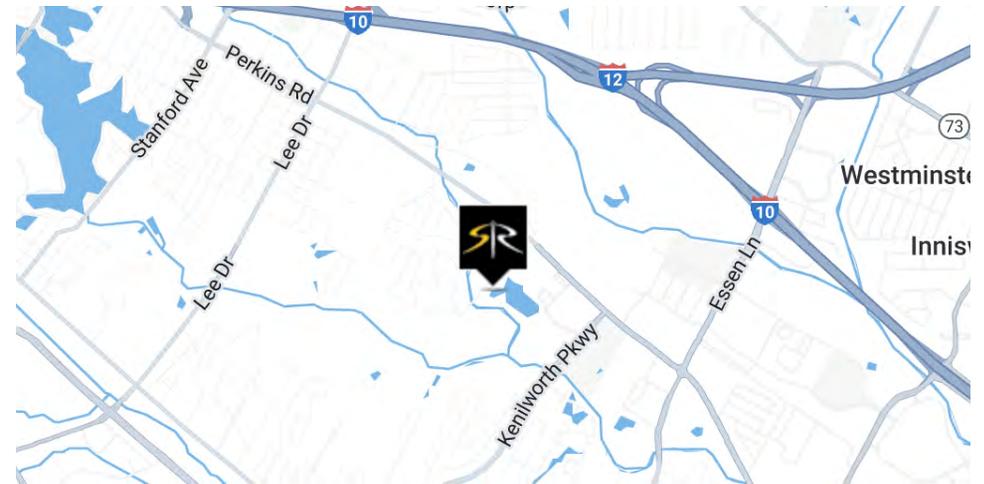


OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	135,997 SF
Zoning:	B-1

PROPERTY HIGHLIGHTS

- High-Density Vacant Land: Ideal for Multi-family Development or Office Complex
- Located near Pennington Biomedical Center and Medical District (Essen Lane)
- Centrally located to Rouzan, Southdowns, Oak Hills Neighborhoods, and Perkins Rowe
- Easy Access to interstates I-10 and I-12 via Essen Lane



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Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/Geo

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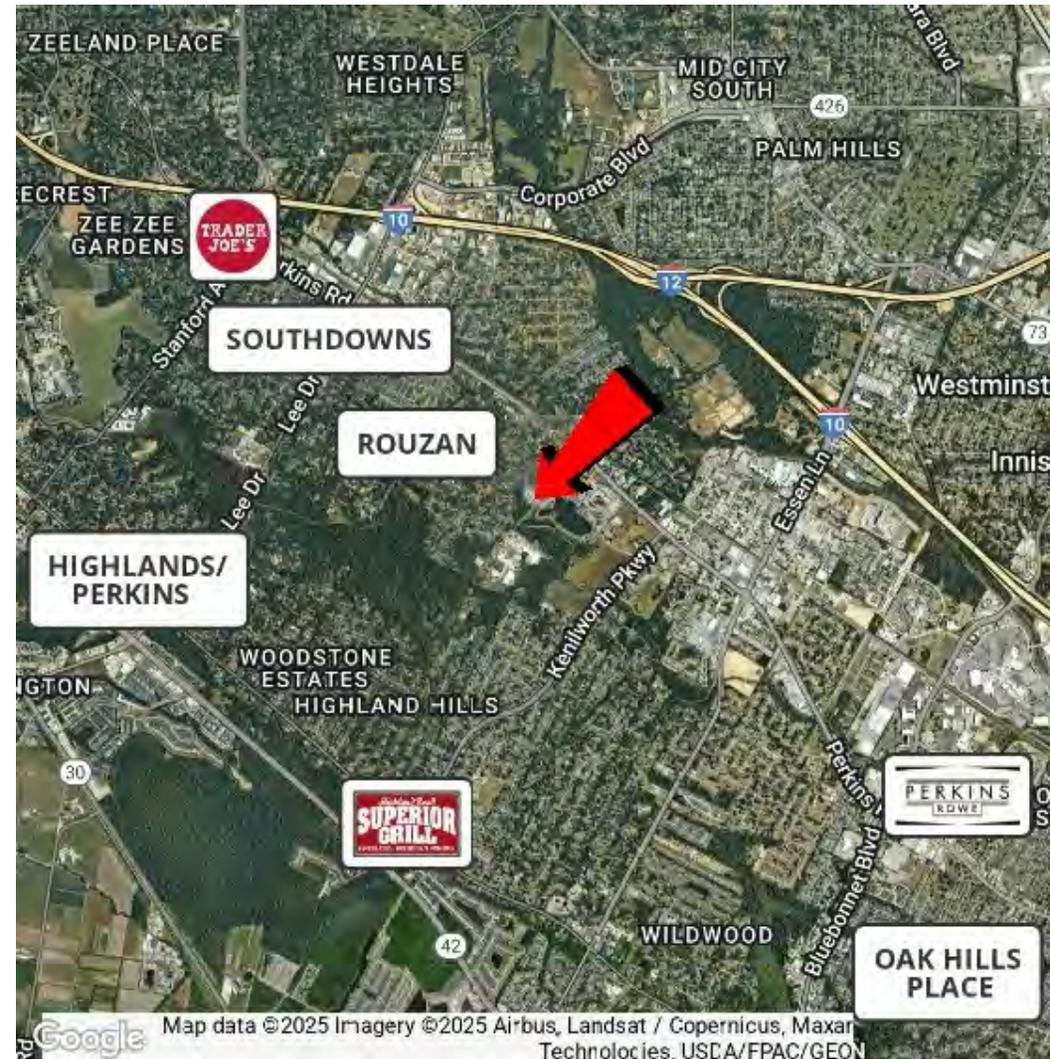
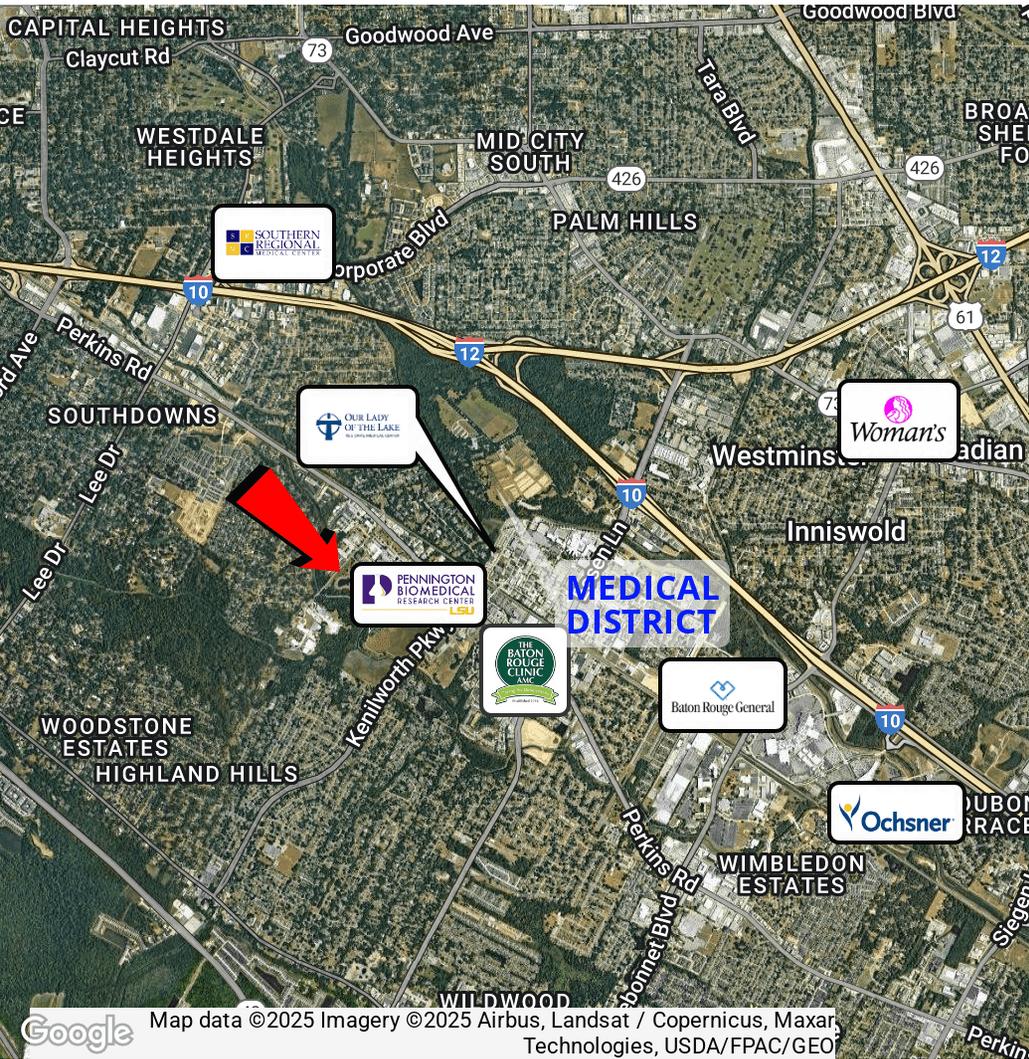
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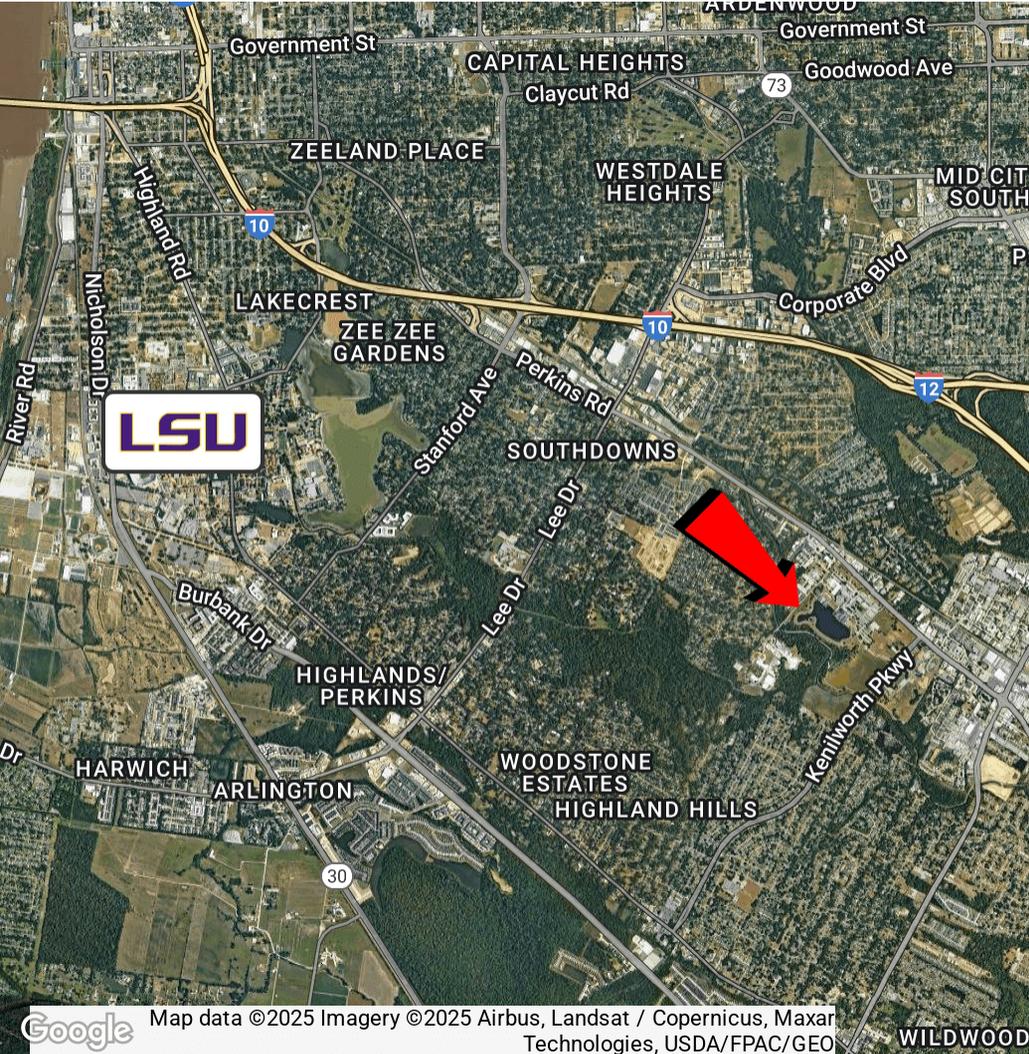


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DEMOGRAPHICS

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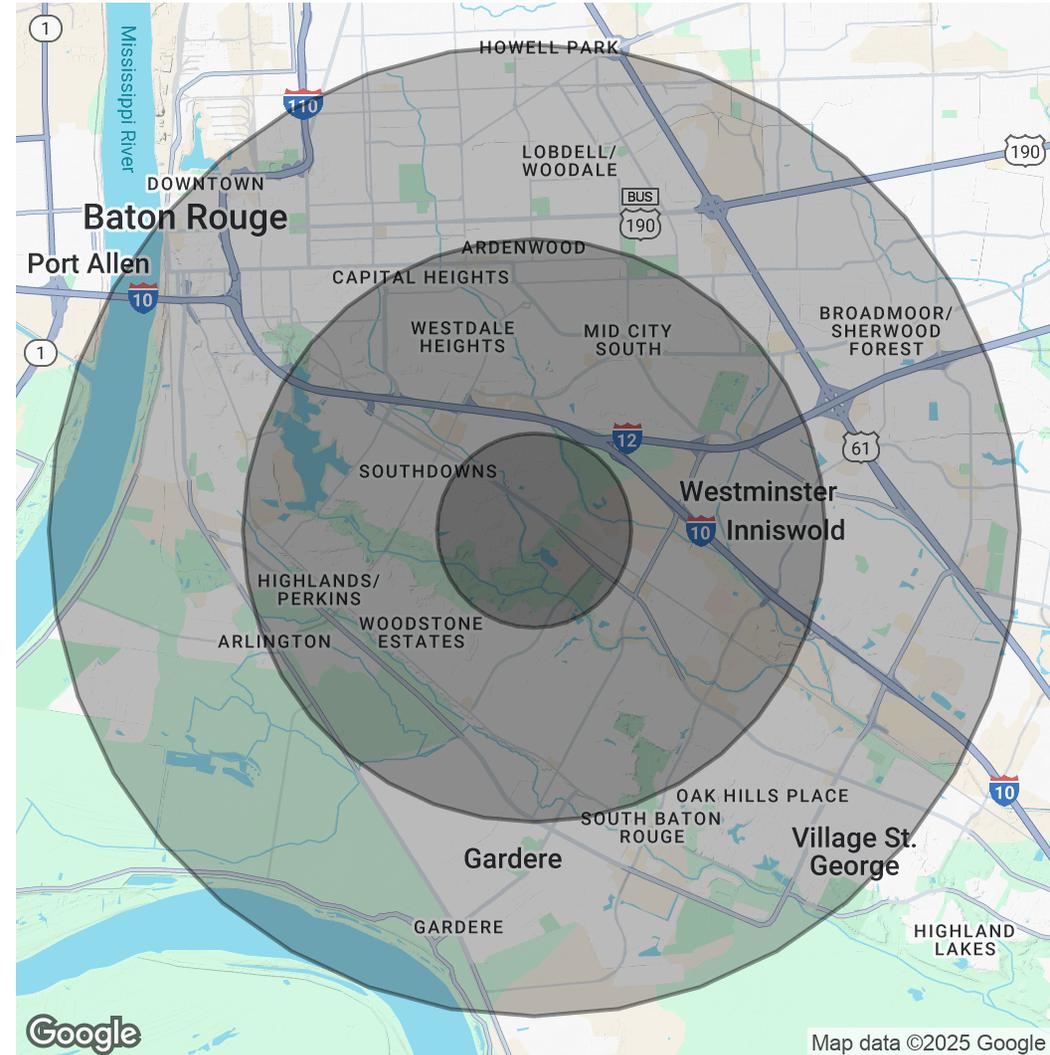
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,112	75,854	190,491
Average Age	43	39	38
Average Age (Male)	41	38	37
Average Age (Female)	43	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,261	33,739	82,467
# Of Persons Per HH	2.3	2.2	2.3
Average HH Income	\$183,973	\$101,712	\$87,057
Average House Value	\$583,984	\$459,530	\$355,784

Demographics data derived from AlphaMap



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