



HIGH PROFILE "BUILDING READY" SITE ON SIEGEN

SIEGEN LANE, BATON ROUGE, LA 70810



OFFERED: FOR SALE

SALE PRICE: \$4,700,000 (\$14.99/SF)

7.196 ACRES

- Extensive site work and infrastructure already in place (fill, retention pond, drives, parking, sewer, foundation piles, etc.)
- Excellent visibility and one of the last large development tracts remaining in area
- Ideal for medical, senior living, school, professional office, or multifamily

CONTACT:

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OFFERING SUMMARY



PROPERTY SUMMARY

- As one of the few remaining development tracts along Siegen Lane north of Perkins Road, this ±7.196 acre parcel presents an incredible opportunity for a new high-profile development.
- The lot not only features ±388 feet of frontage along Siegen Lane, it is already poised for development with infrastructure improvements in place.
- The property is zoned for Small Planned Unit Development (SPUD), which allows for a mix of land uses relating to the development of large tracts of land.
- Many development concepts are possible as permissible uses for SPUD zoning include most commercial uses ranging from A1 (Single-Family Residential) to M1 (Light Industrial).
- The property is seen by ±23,600 vehicles per day and would offer excellent visibility to all passing traffic.

LOCATION SUMMARY

- This section of Siegen Lane is populated with retail, multifamily, and hospitality properties and is surrounded by multiple residential neighborhoods.
- Interstate 10 and the large retail development Siegen Lane Marketplace sit just 1 mile north of the property.
- Perkins Road to the south offers easy access to Bluebonnet Blvd and Pecue Lane.

EXISTING INFRASTRUCTURE DETAILS

- Existing infrastructure includes an entrance drive, multiple parking lots, a drop-off drive adjacent to building pad, a retention pond, sewer treatment plant, and foundation piles within the building pad.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	Siegen Lane, 8600 - 8700 Block
City, State, Zip	Baton Rouge, LA 70810
County	East Baton Rouge
Market	Baton Rouge
Sub-market	South Baton Rouge
Cross-Streets	Siegen Lane / Perkins Rd
Township	8S
Range	1E
Section	55
Side Of The Street	Northwest
Street Parking	No
Signal Intersection	No
Road Type	Highway
Market Type	Large
Nearest Highway	Fronting Siegen Lane (Hwy 3246)
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

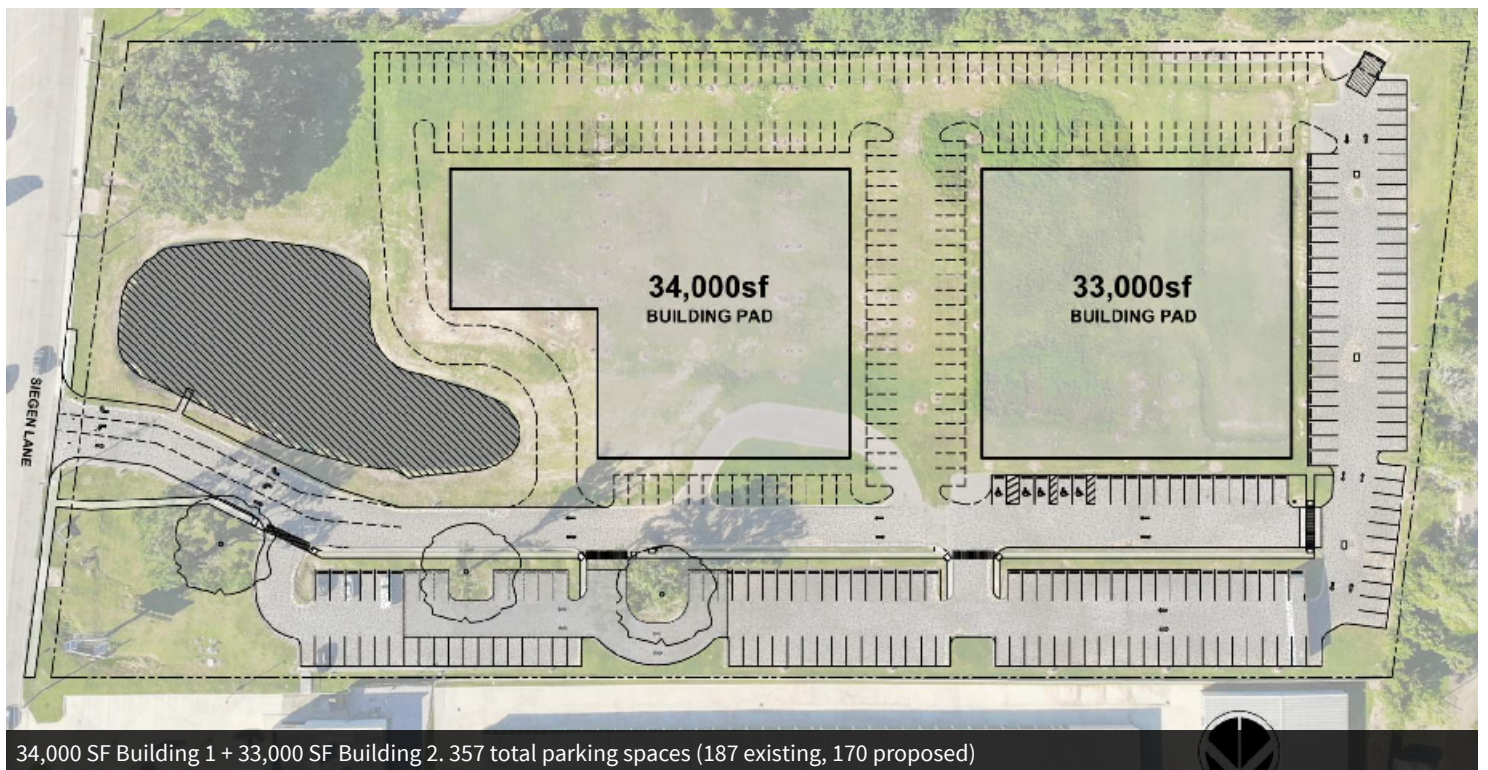
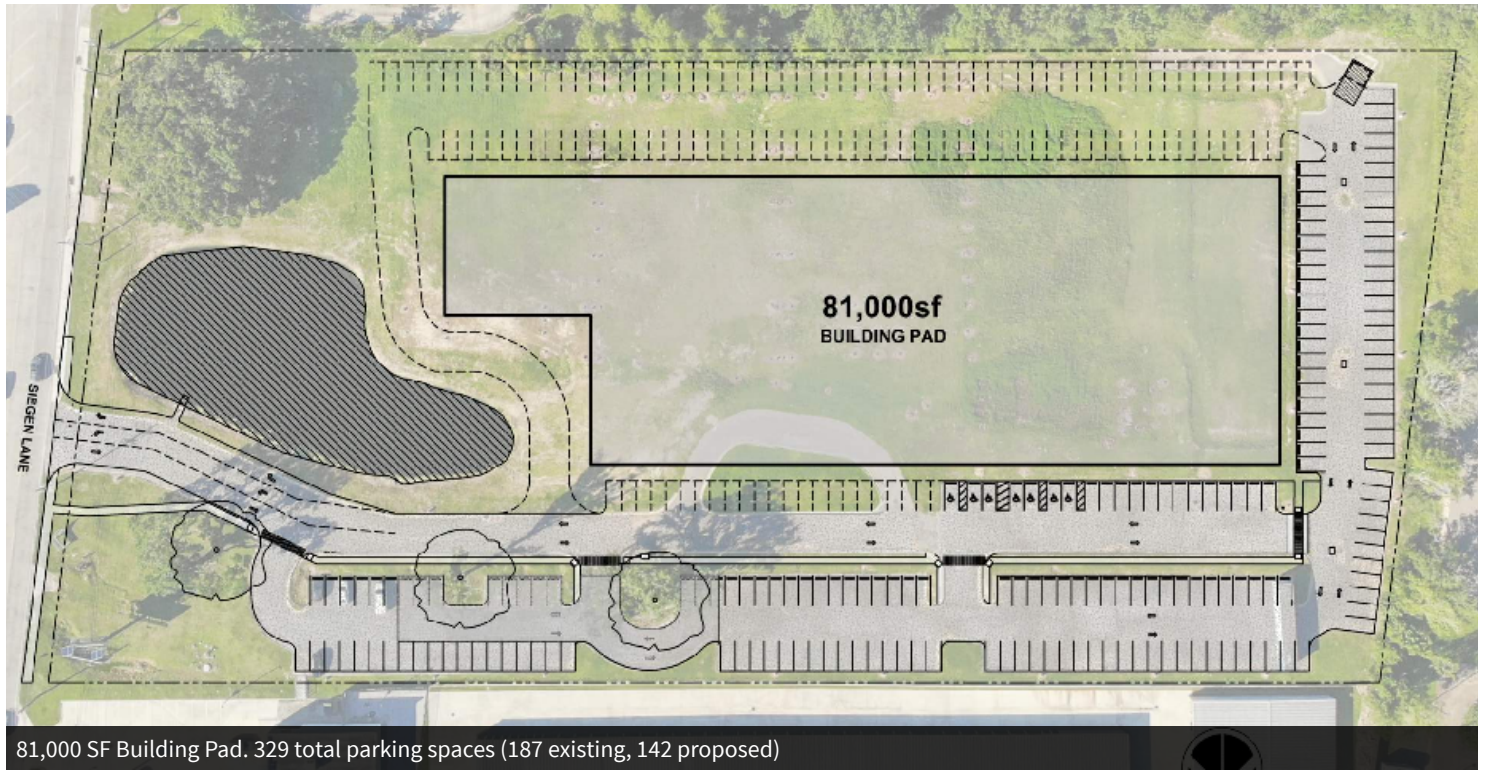
Property Type	Land
Property Subtype	Office / School / Medical / Multifamily
Zoning	SPUD
Lot Size	7.196 Acres
APN #	2085305, 717916
Lot Frontage	388.1 ft
Lot Depth	813.66 ft
Corner Property	No
Traffic Count	23,600
Traffic Count Street	Siegen Lane
Traffic Count Frontage	388 ft
Waterfront	No
Infrastructure Description	Parking lot and entrance drives in place. Retention pond at front of property (east).

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PROPERTY USE CONCEPT MOCKUPS

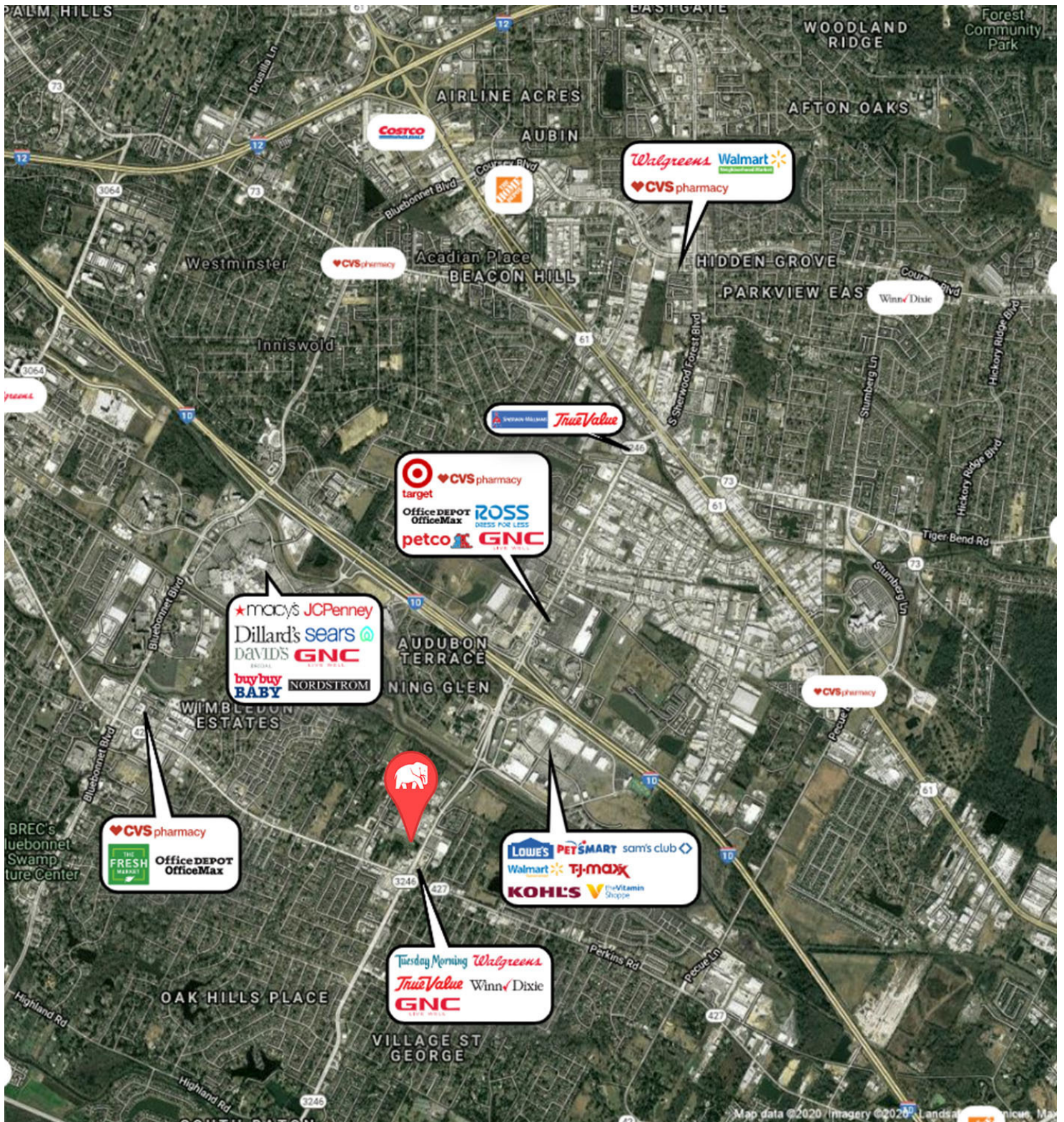


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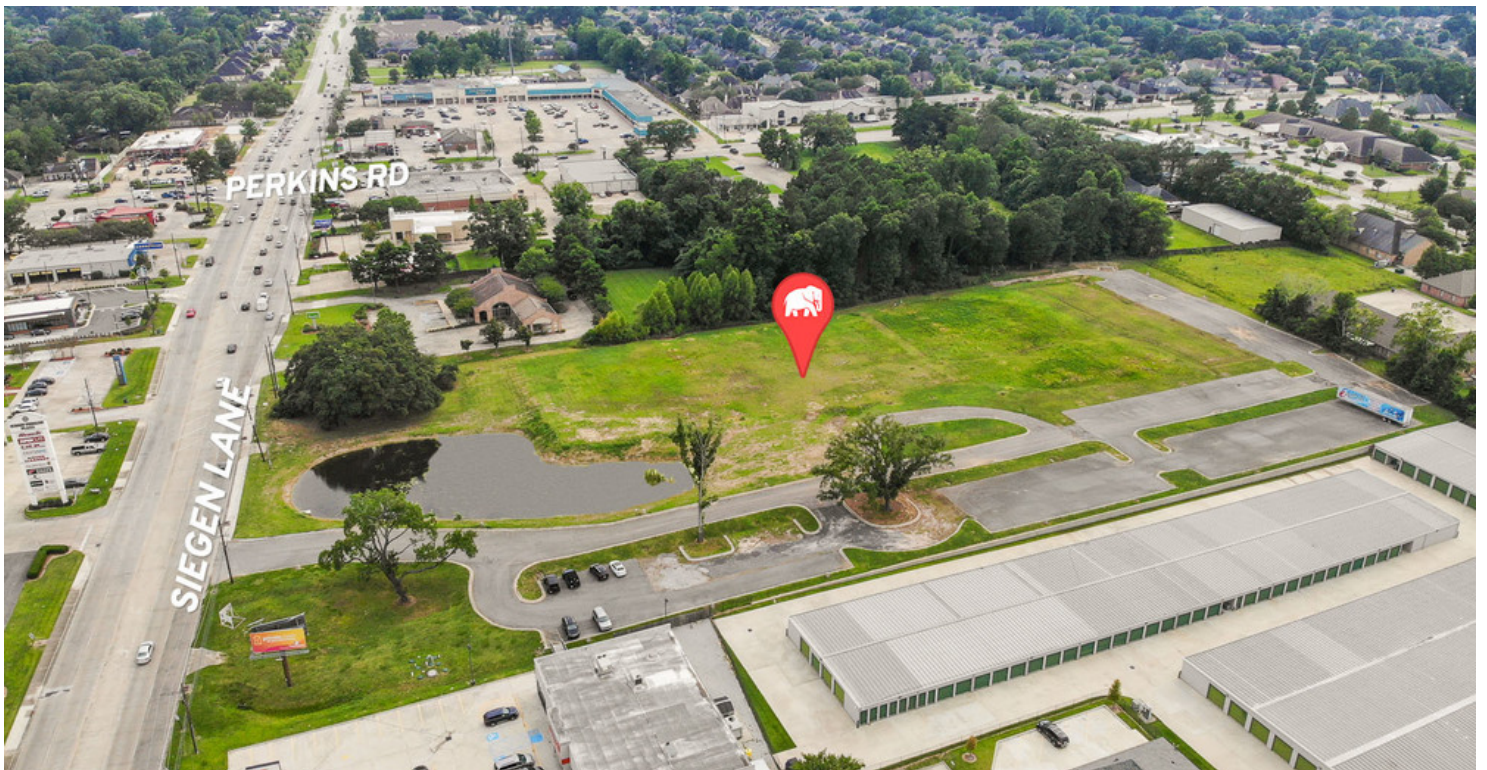
LOCAL RETAILER MAP



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AERIAL PHOTOS



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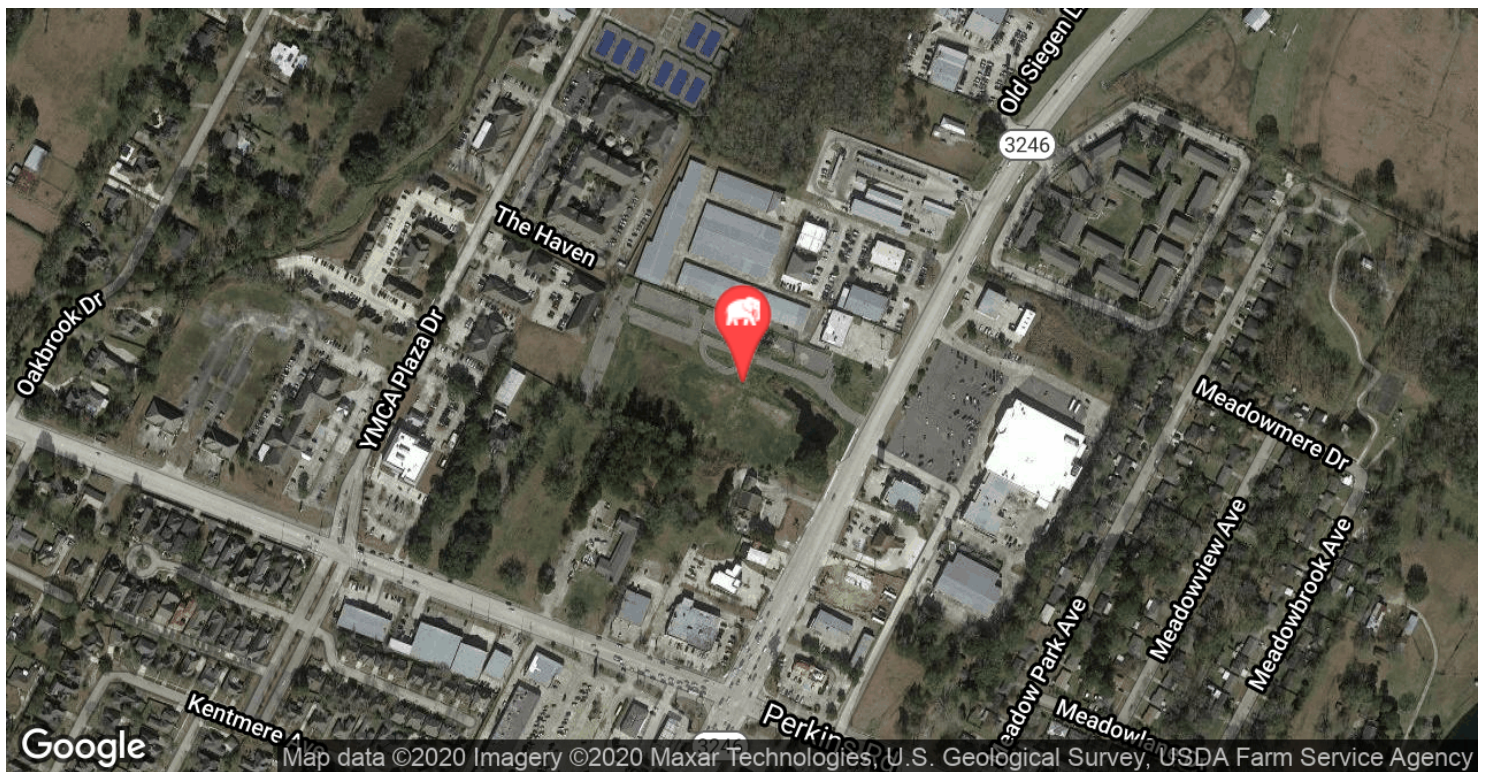
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LOCATION MAPS



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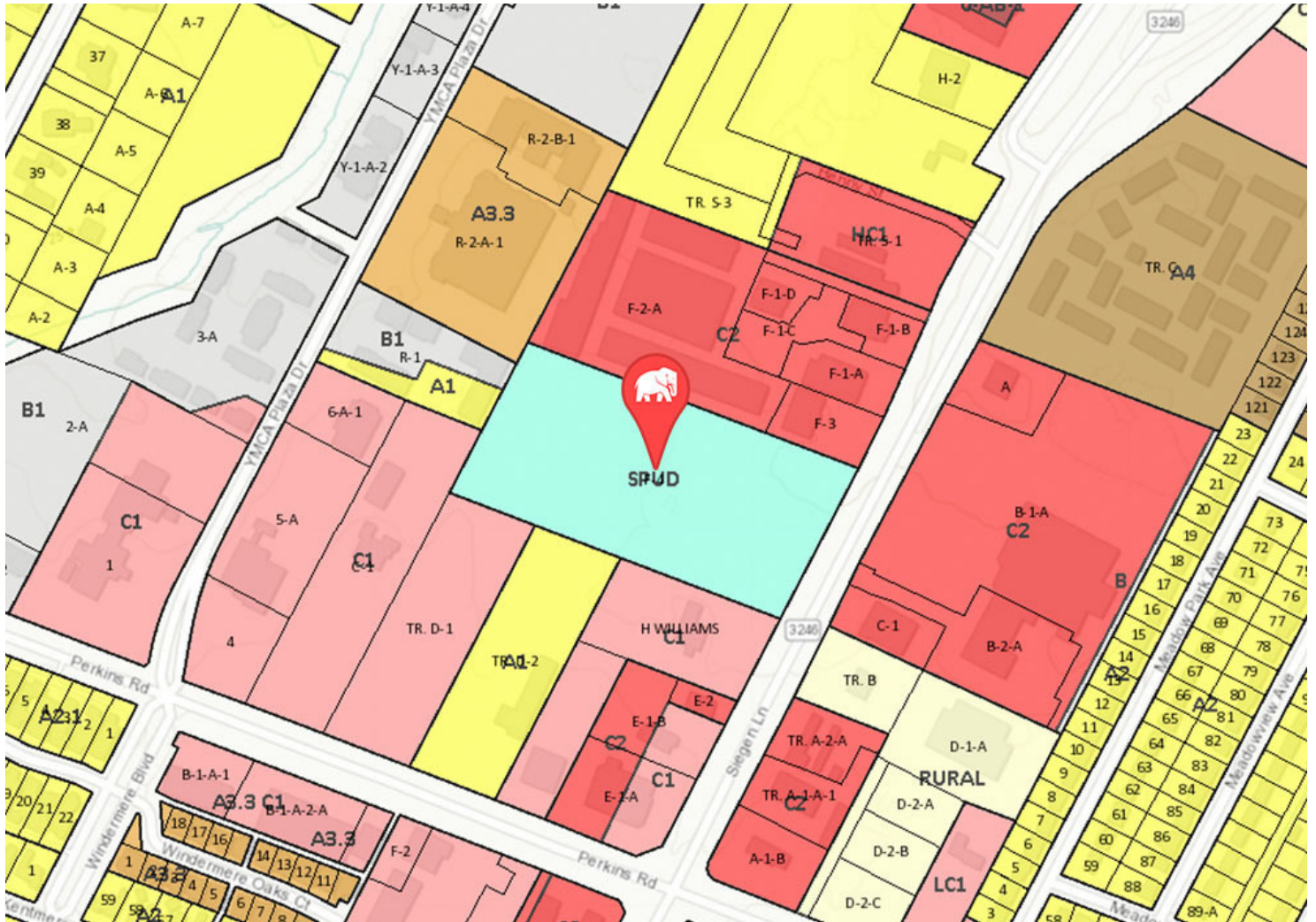
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ZONING MAP



SPUD - SMALL PLANNED UNIT DEVELOPMENT

A special zoning classification requiring a unitary development for property two and one half to ten acres in size indicating the land uses, circulation, parking, setbacks, housing densities, building locations, land coverage, landscaping, relationships, streets, and architectural treatments.

Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

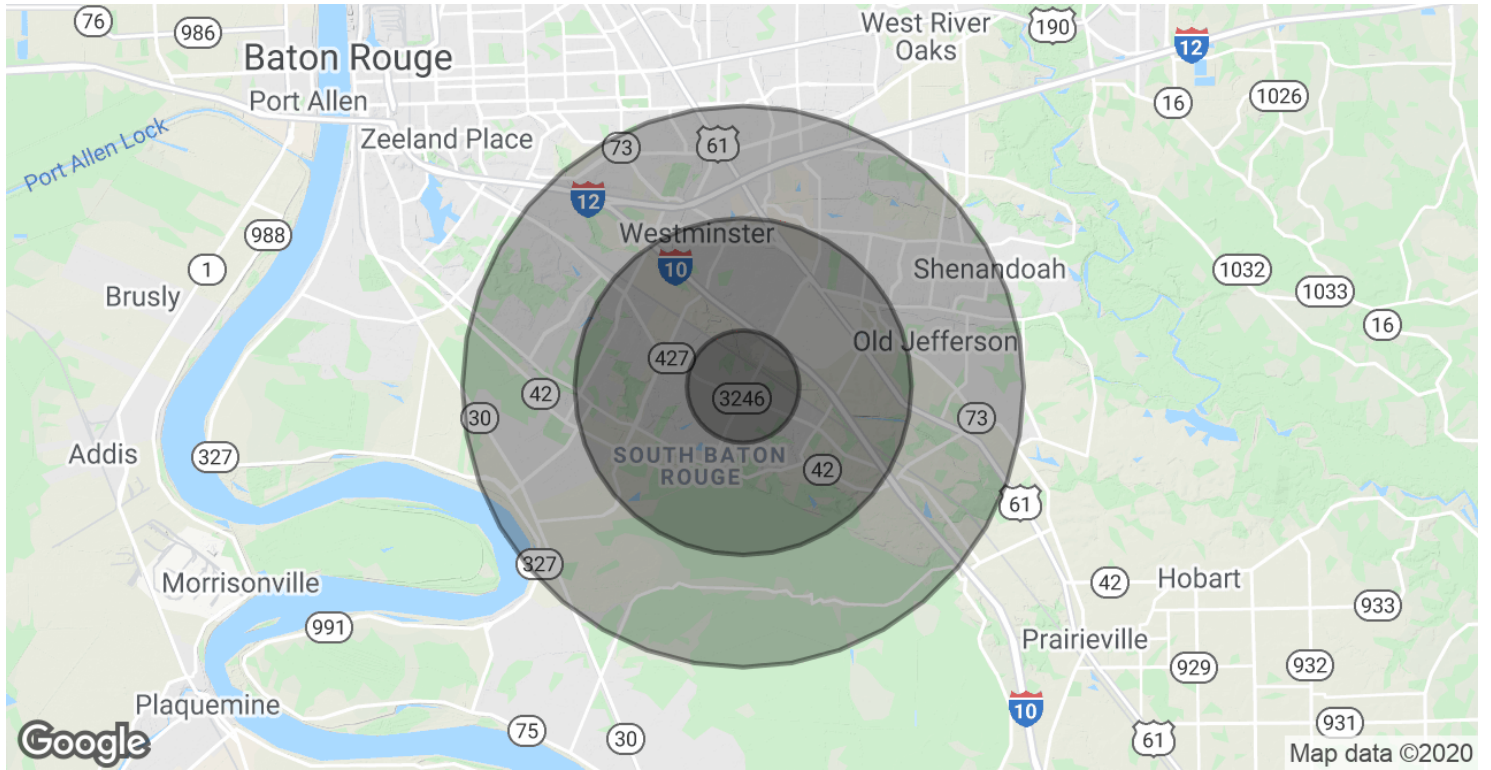
Source: maps.lsuagcenter.com/floodmaps

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,908	47,931	127,009
Average age	39.8	37.2	36.7
Average age (Male)	38.0	34.7	34.4
Average age (Female)	41.1	39.2	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,790	19,782	53,520
# of persons per HH	2.5	2.4	2.4
Average HH income	\$101,053	\$90,828	\$86,590
Average house value	\$260,692	\$273,399	\$295,006

* Demographic data derived from 2010 US Census

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ADDITIONAL PHOTOS



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