

FOR SALE

PROPERTY OVERVIEW

The subject property is located in south Baton Rouge in the path of rapid growth. Located within 1 mile from the new Pecue Lane/Interstate 10 Interchange, this 3 acre parcel is situated on the "going to work" side of Perkins Road and Pecue Lane. Perkins Road is part of the Green Light Program dedicated for 4 lane expansion in the next few years. Development opportunities are unlimited on this site.

PROPERTY HIGHLIGHTS

- ± 3.0 Acres
- ± 237' x 535'
- Flood Zone X & AE
- All utilities to site

PRICE

- \$14.00 PSF Built-to-Suit

AREA BUSINESSES

- Performance Contractors, Inc.
- Complete Medical Systems
- ALSAC/St. Jude's Children's Research Hospital
- D's Garden Center
- Southwest Stainless & Alloy



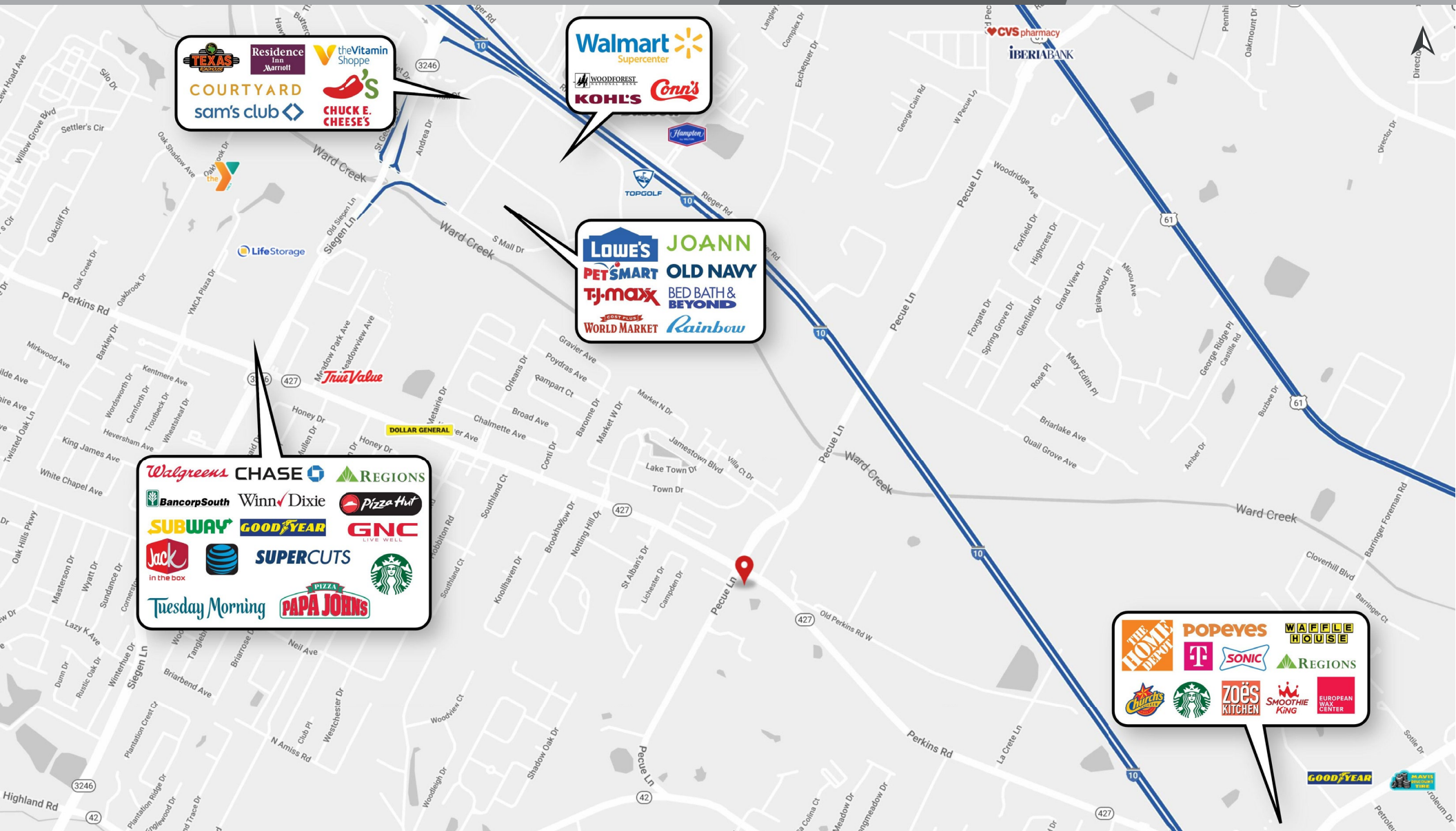


SUMMARY

SITE PLAN

RETAIL MAP

DEMOGRAPHICS



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2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<p>POPULATION</p>	5,752	39,453	127,559
<p>AVG. HH INCOME</p>	\$119,669	\$115,966	\$98,229
<p>HOUSEHOLDS</p>	2,243	17,208	55,974

