

AVAILABLE

Siegen Lane & Interstate 10

Baton Rouge, Louisiana 70809

8± Acres of Vacant Land

Strategic Location with high visibility from ±82,000 vehicles per day on Interstate 10 at the Siegen Interchange.

Located near hotels and the Industriplex Commercial Complex as well as major retailers including Walmart, Sam's Lowe's, Target, and several national restaurants including Olive Garden, Joe's Crab Shack, Chili's, Chick-fil-A, and many more.

Approximately 8 acres available. Subject to restrictions. All utilities are available.

Price available upon request.



Contact George Kurz for Additional Information

225.925.0600 | george@kurzhebert.com | www.kurzhebert.com | Licensed in Louisiana

All information herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the property owner or Kurz & Hebert Commercial Real Estate, Inc. and/or its agents and employees. Prices are stated herein and property availability are subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction.

I-10 & SIEGEN LANE

AERIAL



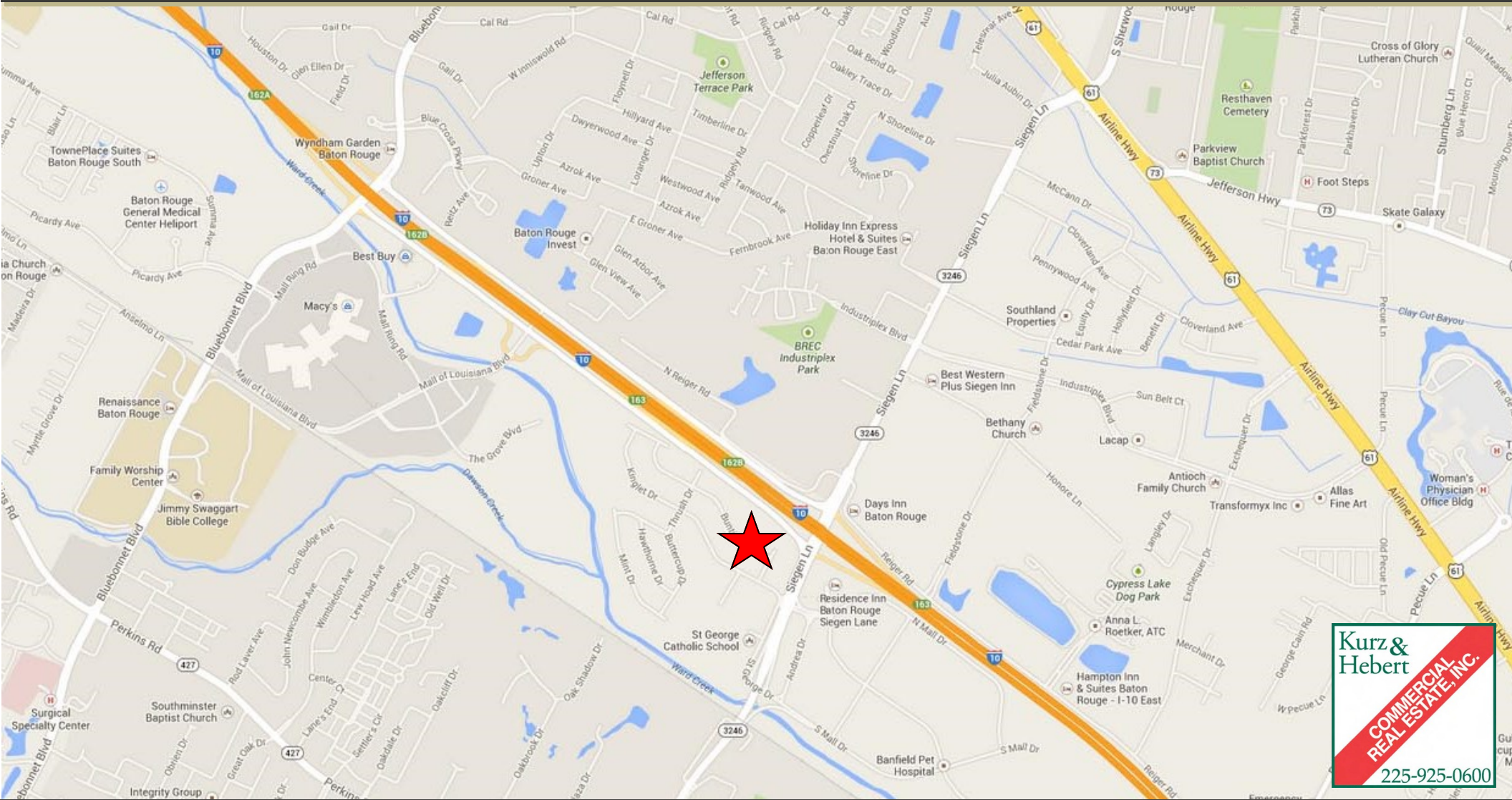
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LOCATION



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I-10 & SIEGEN LANE

DEMOGRAPHICS

1 Mile: I-10 E & SIEGEN LN
BATON ROUGE, LA 70809

3 Miles: I-10 E & SIEGEN LN
BATON ROUGE, LA 70809

5 Miles: I-10 E & SIEGEN LN
BATON ROUGE, LA 70809

Population: 2013A

Total Population	6,506	60,461	155,860
Female Population	53.4%	52.9%	51.9%
Male Population	46.5%	47.0%	48.0%
Population Density	1,517	2,111	1,866
Population Median Age	33.0	35.8	35.0
Total Employees	7,771	62,654	112,524
Total Establishments*	548	5,628	11,789
Population Growth 2000-2010	39.9%	14.5%	16.0%
Population Growth 2013A-2018	0.3%	0.7%	1.3%

Income: 2013A

Average Household Income	\$92,338	\$88,509	\$90,243
Median Household Income	\$66,248	\$63,135	\$63,330
Per Capita Income	\$41,202	\$38,920	\$37,938
Avg Income Growth 2000-2010	3,640.0%	116.2%	15.6%
Avg Income Growth 2013A-2018	11.9%	11.4%	11.1%

Households: 2013A

Households	2,903	26,520	65,398
Average Household Size	2.48	2.28	2.37
Hhld Growth 2000-2010	55.2%	20.0%	20.4%
Hhld Growth 2013A-2018	3.4%	2.0%	2.2%



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