

34.1 ACRES OF BATTURE LAND  
FOR SALE  
NICHOLSON DRIVE, BATON ROUGE, LA

Bluebonnet Blvd

Nicholson Drive



Presented by:

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1700 City Farm Drive | Baton Rouge, LA 70806 | Licensed in Louisiana

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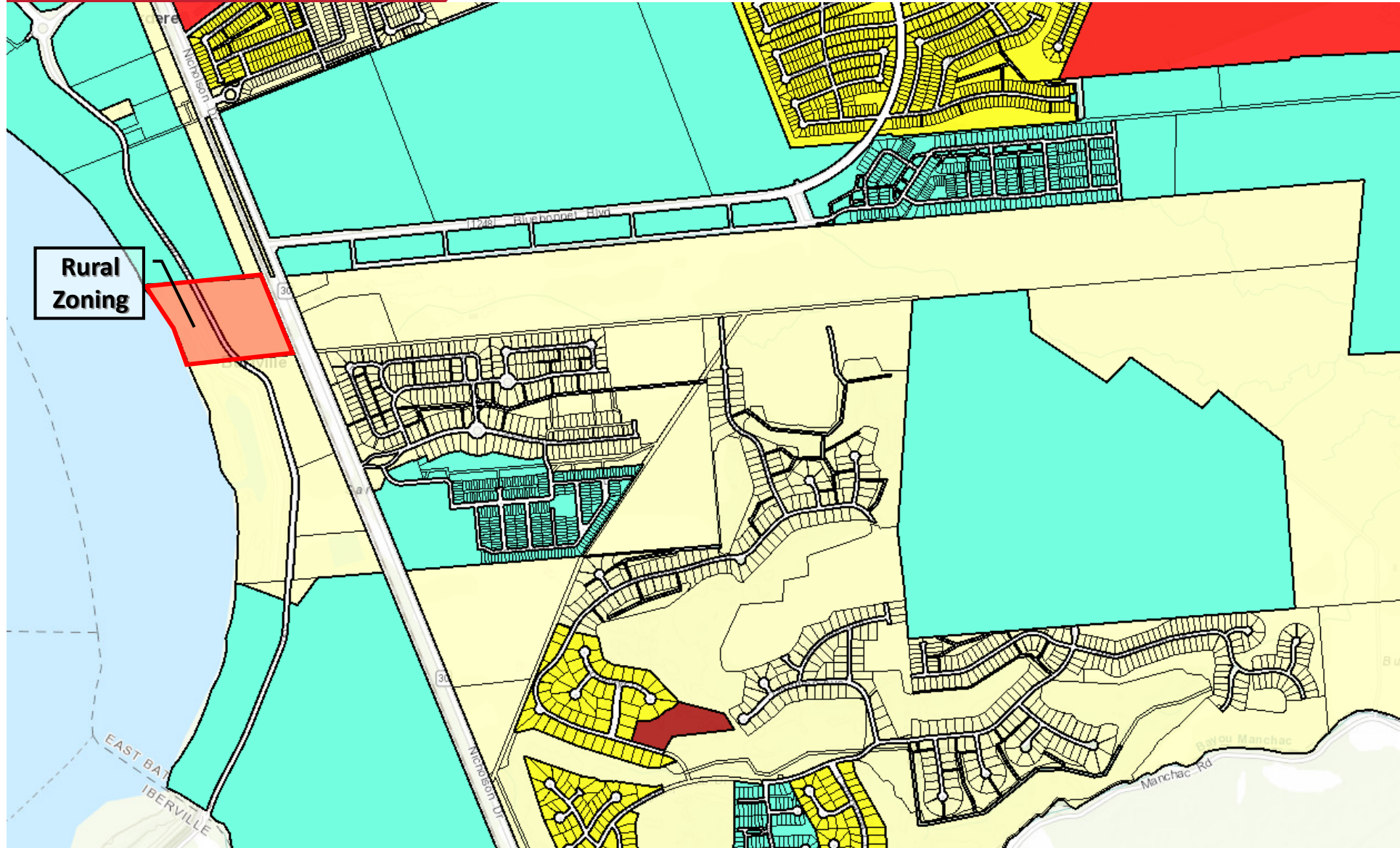
# Location Map





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# Property Zoning



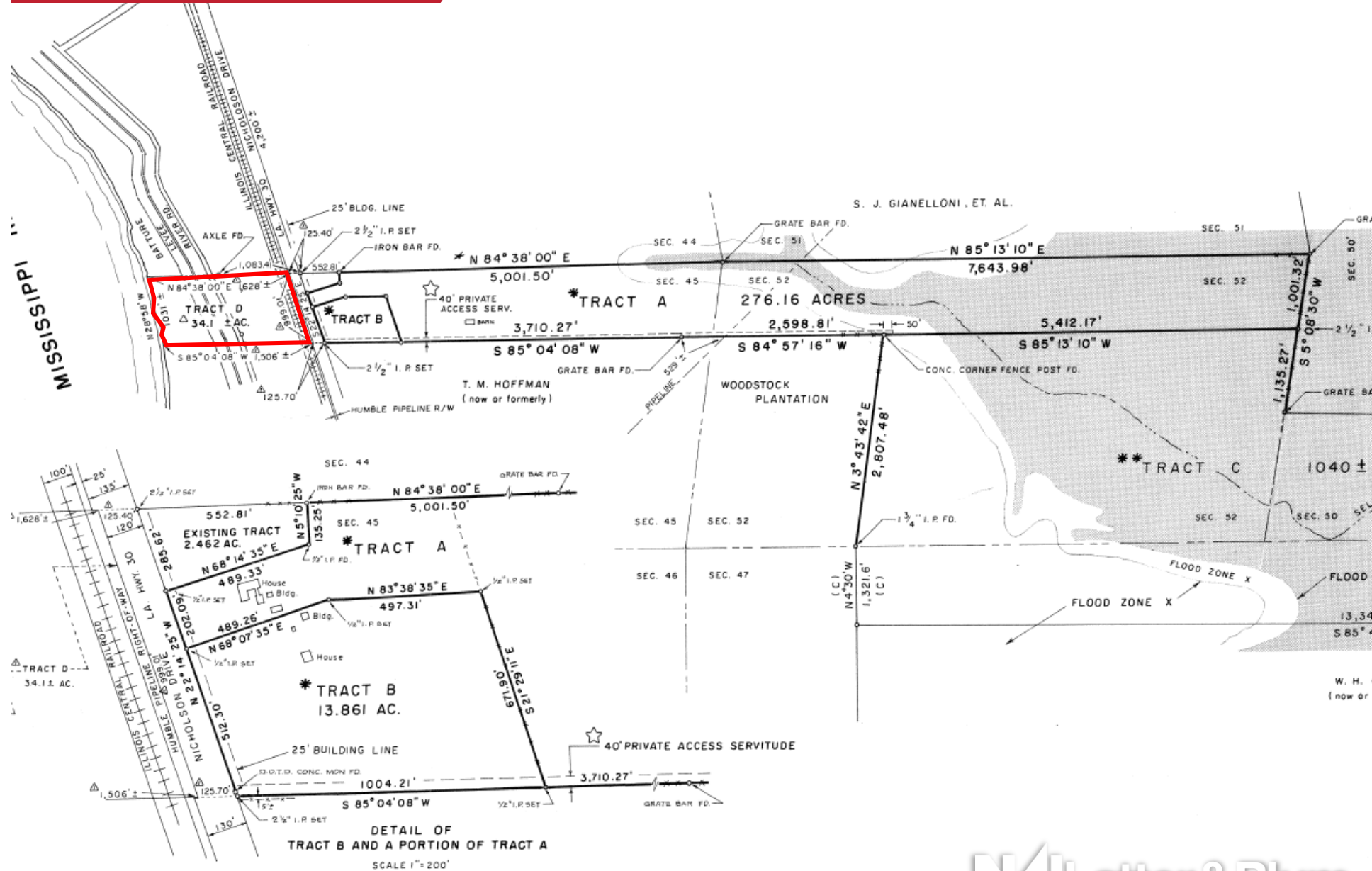
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# Property Flood Zone



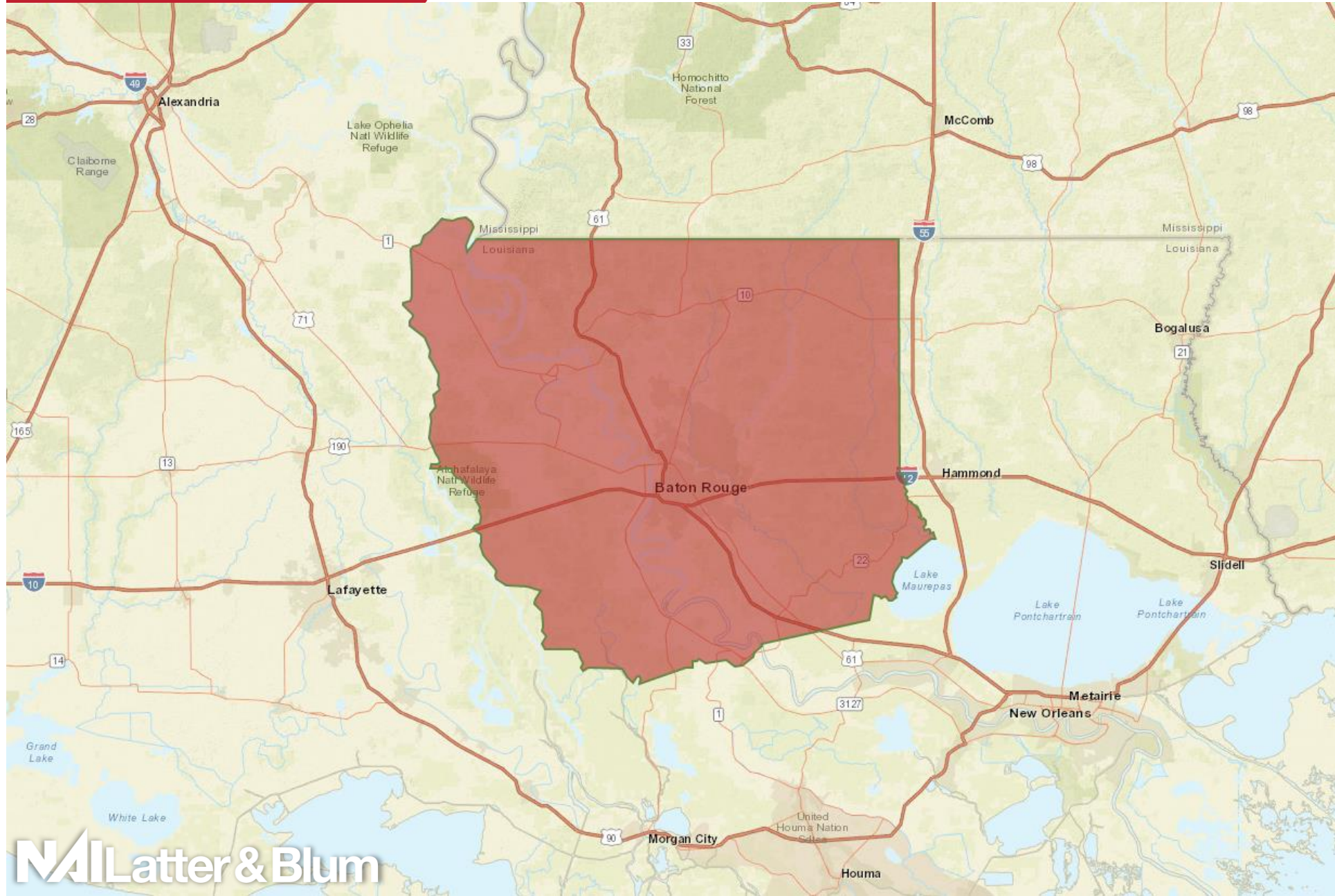
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# Property Survey



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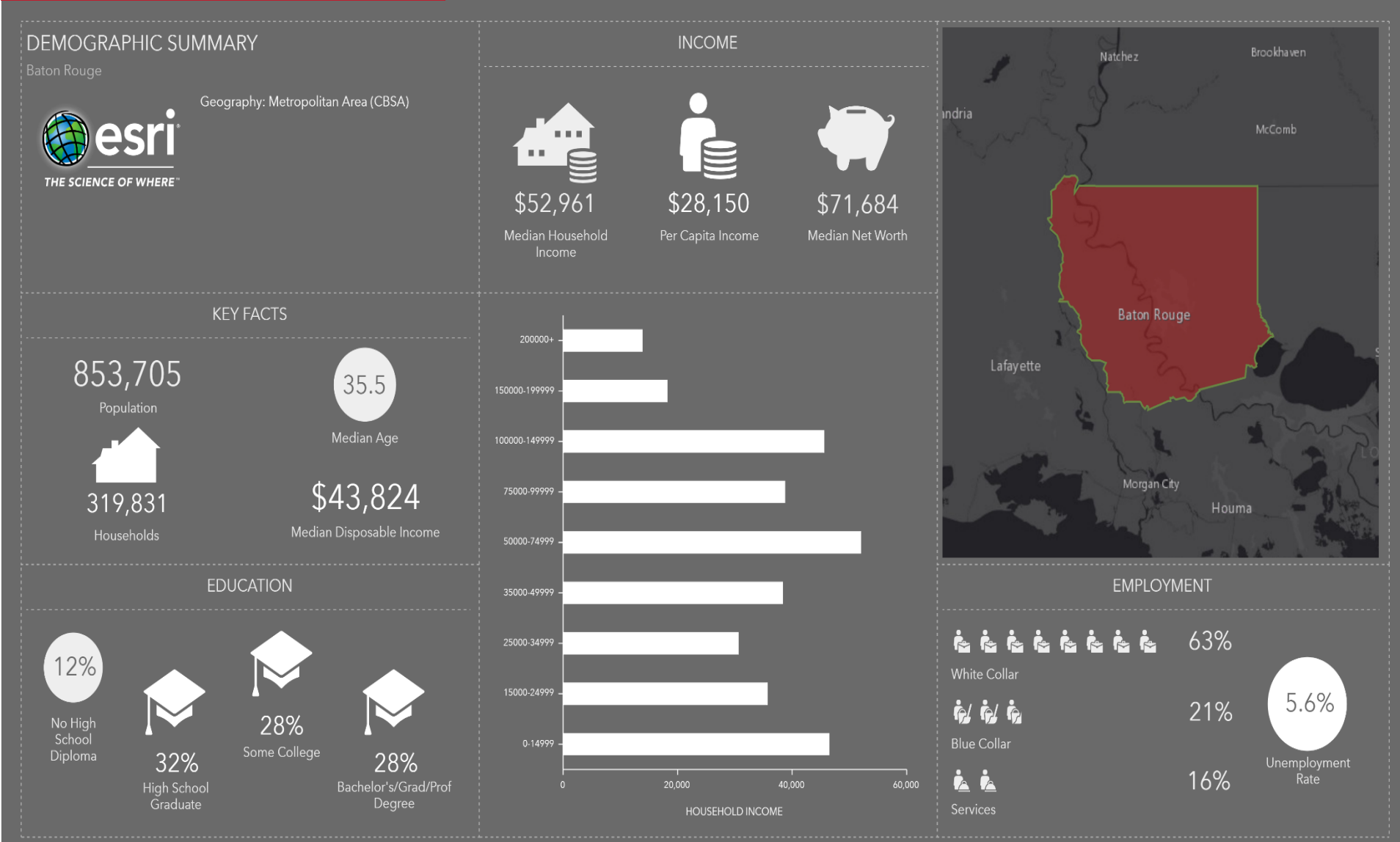
# Market Analysis



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# Market Analysis



Traffic Counts – 21,373 (DOTD 2014)



**East Baton Rouge Parish** – The Greater Baton Rouge area is located in the southeast portion of the state comprised of nine parishes. The city is located along the banks of the Mississippi River and I-10, which connects Baton Rouge to key southern cities such as New Orleans, Jacksonville, Mobile, Houston, and San Antonio. Baton Rouge is the capital city in the state of Louisiana and the metropolitan statistical area, as of 2017, has a population estimate of 854,000 and has an average growth rate of about 1% per year. Baton Rouge offers all the amenities of a big city, while maintaining tight-knit parishes within the region. The Baton Rouge area has over 20,000 businesses that draw from a wide variety of disciplines making the area very diverse. The Baton Rouge area has a strong presence in industries such as petrochemicals and specialty chemicals, creative and digital media, and advanced and light manufacturing.



The Baton Rouge region accounts for 65% of the states petrochemicals operations with company plants that include ExxonMobil, Dow Chemical, Shell, and BASF. The Baton Rouge Area Digital Industries Consortium is a growing field that is comprised of both public and private sector organizations that collaborate to develop a digital media hotbed in the area. The Shaw Group (now CB&I), and Albemarle Corporation both headquarter in Baton Rouge along with several regional offices that include IBM, Turner Industries and Lamar Advertising. The area is also home to educational institutions that include Louisiana State University (LSU) and Southern University.



# Thank You

NAI Latter & Blum would like to thank you for the opportunity to present this asset for your consideration.

For additional information, please contact:

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Created 1/28/2019