



## 1564 Nicholson Drive

Baton Rouge, Louisiana 70802

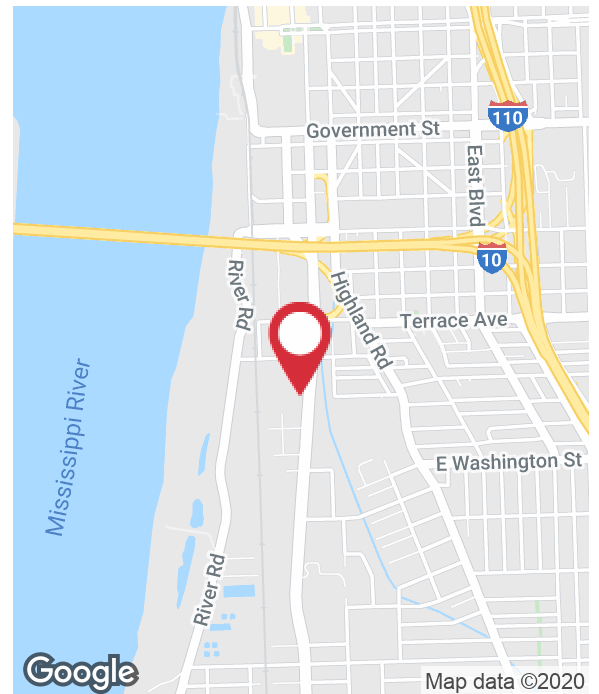
### Property Highlights

- 2.048 acres on Nicholson Drive in between Downtown Baton Rouge and Louisiana State University
- +/- 258' of frontage on Nicholson Drive with a curb cut at Mc Clung St., allowing full access from Nicholson Drive
- The property is currently improved with an asphalt/gravel surface lot and +/-13,500 SF building on the north side
- Currently zoned C1, C2, C-AB-2, and M1. Future Land Use Plans will change the zoning to Mixed-Use
- Other projects in the area include: The Water Campus (35-acre R&D and business park), River House (+220 luxury apartments), The River District (mixed-use development on 40 acres), and Nicholson Gateway (1,500 student beds and 50,000 SF of retail space)

### Sale Price

\$2,230,272

**CALL OR EMAIL FOR MORE INFORMATION**



For more information

**Ty Gose, SIOR, CCIM**

O: 225 295 0800 | C: 225 297 7808  
ty@latterblum.com

**Michael Cashio, CCIM**

O: 225 295 0800 | C: 225 247 9812  
mcashio@latterblum.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

1700 City Farm Drive  
Baton Rouge, LA 70806  
225 295 0800 tel  
**latterblum.com**

# Additional Photos



# Area Map



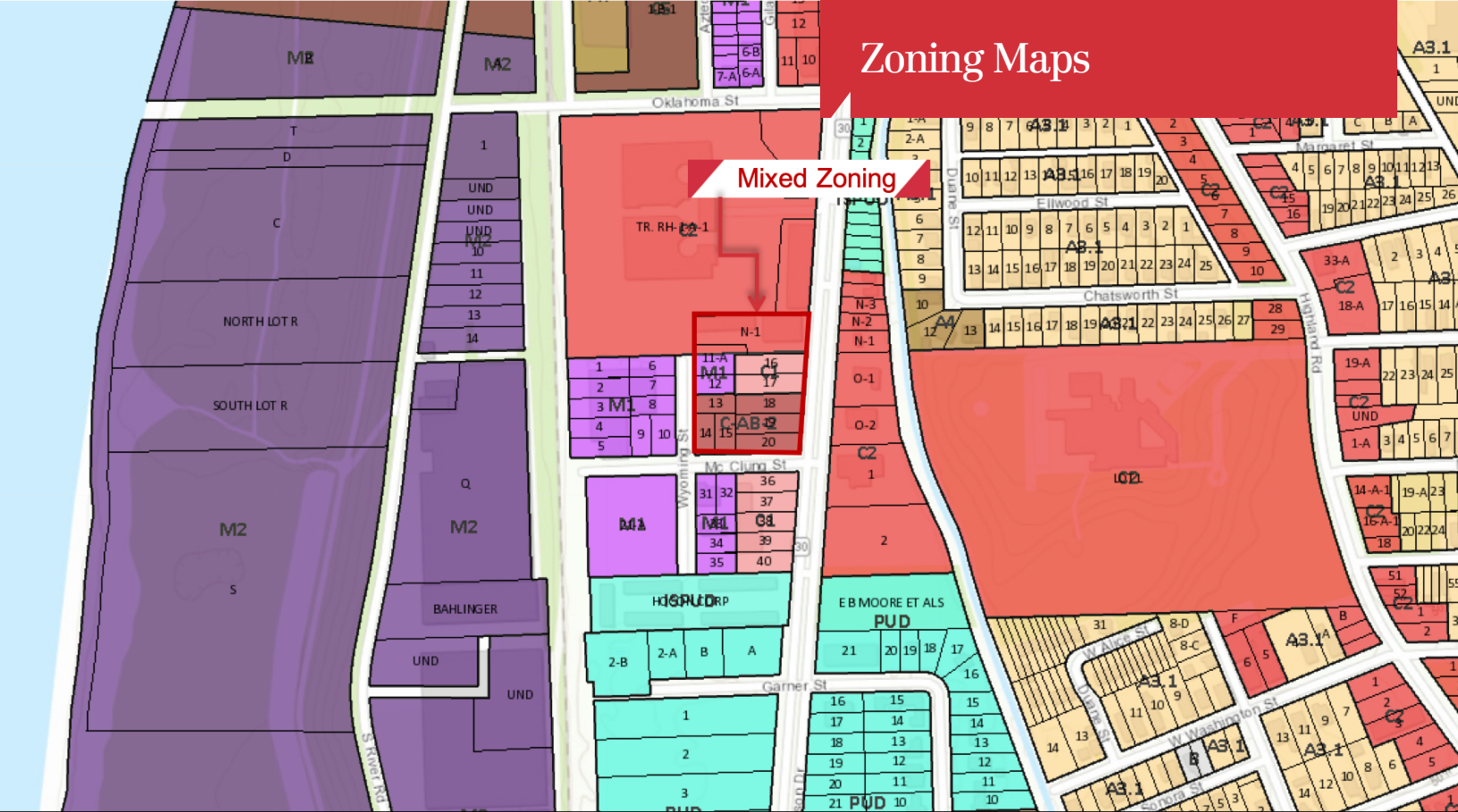
# Aerials





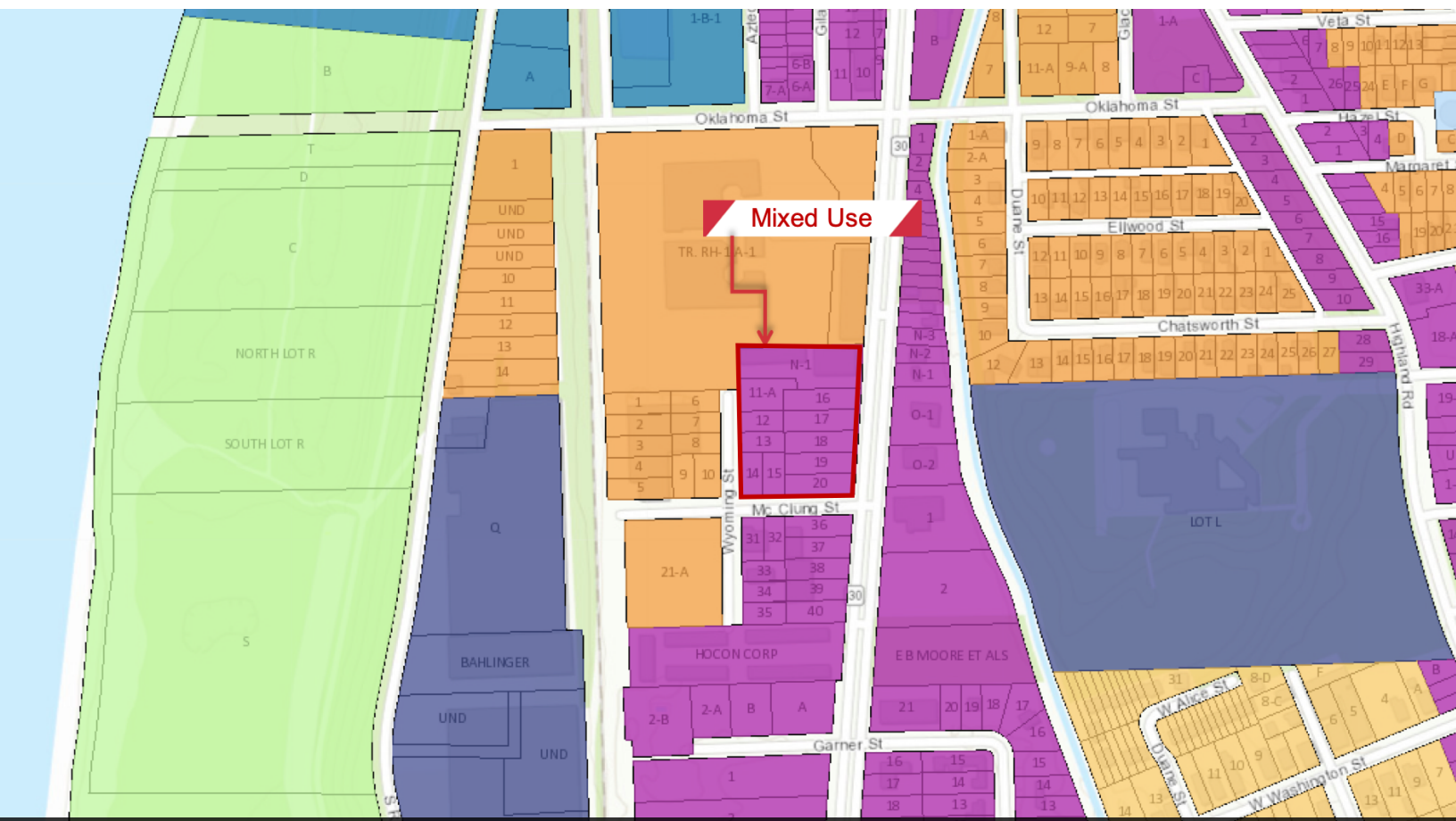
# Zoning Maps

## Mixed Zoning



This property is currently zoned for C1, C2, C-AB-2, and M1.

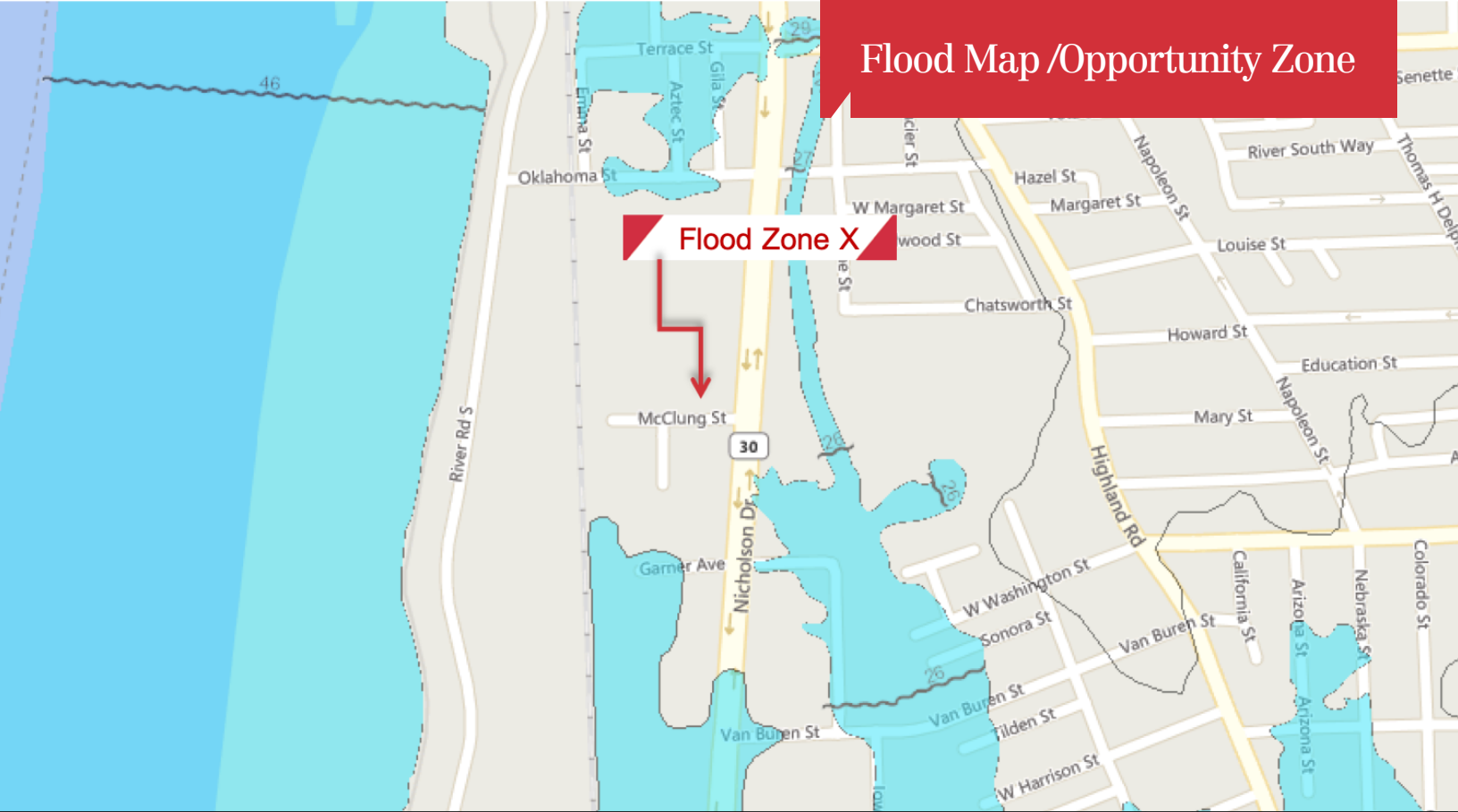
## Mixed Use



Future planning for this property is Mixed-Use.

1700 City Farm Drive  
Baton Rouge, LA 70806  
225 295 0800 tel  
[latterblum.com](http://latterblum.com)

# Flood Map /Opportunity Zone



**Flood Zone X**

Outside of the Flood Zone.



**Subject Property**

Located in an Opportunity Zone

# Demographics 15 Minute Drive-time

## KEY FACTS



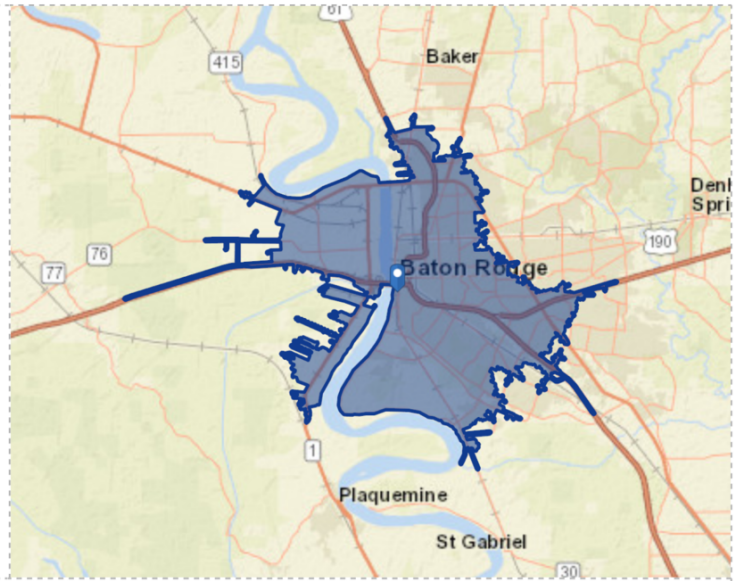
216,702  
Population

32.3

Median Age



88,343  
Total Households



## BUSINESS



13,488  
Total Businesses



179,139  
Total Employees

## INCOME



\$20,880  
Median Net Worth



\$70,170  
Average Household  
Income

## EDUCATION



No High School Diploma



26%  
High School Graduate



26%  
Some College



36%  
Bachelor's/Grad/Prof  
Degree

## EMPLOYMENT



64%  
White Collar



18%  
Blue Collar



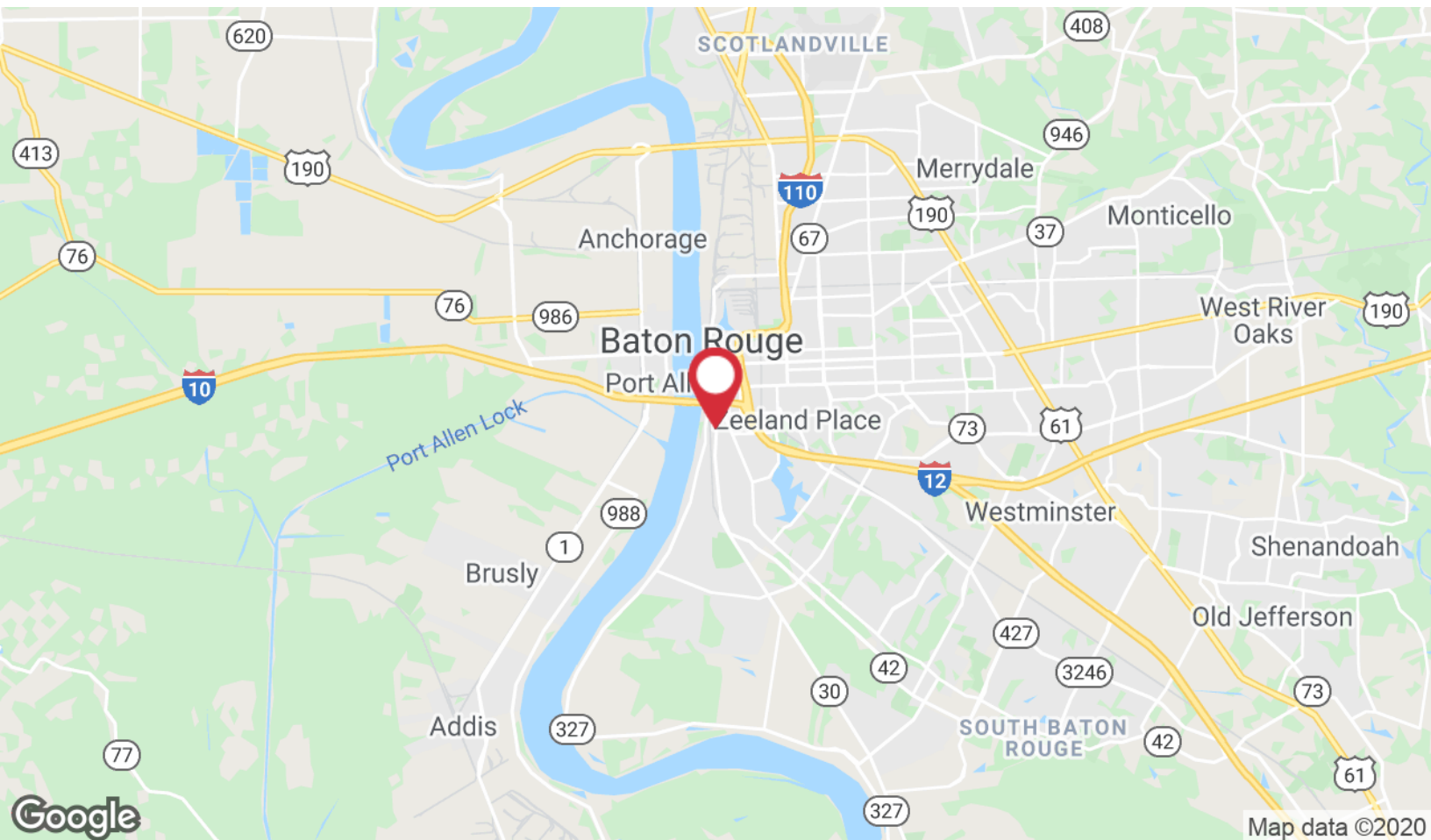
18%  
Services



Unemployment Rate



# Location Maps



1700 City Farm Drive  
Baton Rouge, LA 70806  
225 295 0800 tel  
[latterblum.com](http://latterblum.com)