

For Sale

## Vacant Land

\$610,000



## Prime Retail Tract

W Frontage Road, Addis, Louisiana 70710

### Property Highlights

- Hwy 1 South Visibility
- Hwy 1 access via signaled intersection
- Hwy 1 Daily Traffic Count: 33,000+
- Access via the continuation of the W. Frontage Road
- \$2.0M in infrastructure improvements to the site
- Owner Willing to Consider Build to Suit
- Great Retail Developmental Tract
- Over 1,500 Residential Units in the Sugar Mill Plantation Subdivision
- \$50M in new residential development on adjacent tracts

### Sale Price

\$610,000



For more information

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**CALL OR EMAIL FOR MORE INFORMATION**

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# Executive Summary



SALE PRICE: \$610,000

LOT SIZE: 1.75 Acres

PRICE PER SF: \$8.00/SF

ZONING: C-1

FRONTAGE: 383.66'

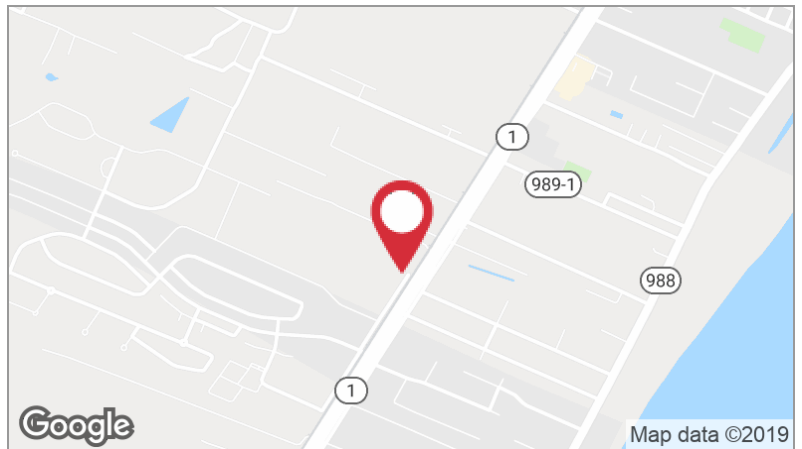
DEPTH: 195.23'

APN #: 014700108000

MARKET: Baton Rouge MSA

SUB MARKET: Addis

CROSS STREETS: Sugarmill Plantation Parkway & W Frontage Road



## DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
5 MINUTE	6,513	\$71,237
10 MINUTE	14,196	\$66,268
15 MINUTE	45,930	\$51,983

\* Figures shown represent estimates



## Property Overview

1.75 acre out-parcel available in the quickly developing town of Addis, LA. The subject tract is located on the western side of LA Hwy. 1. With 383' of W. Frontage Road frontage and 195' of depth the subject tract provides excellent site size for a multitude of developments. The site has signaled access to LA Hwy. 1 at Sugar Plantation Parkway and will benefit from the \$2.0M in infrastructure improvements being made by the developer/seller. This is an excellent tract for retail, restaurant, office or medical office use.

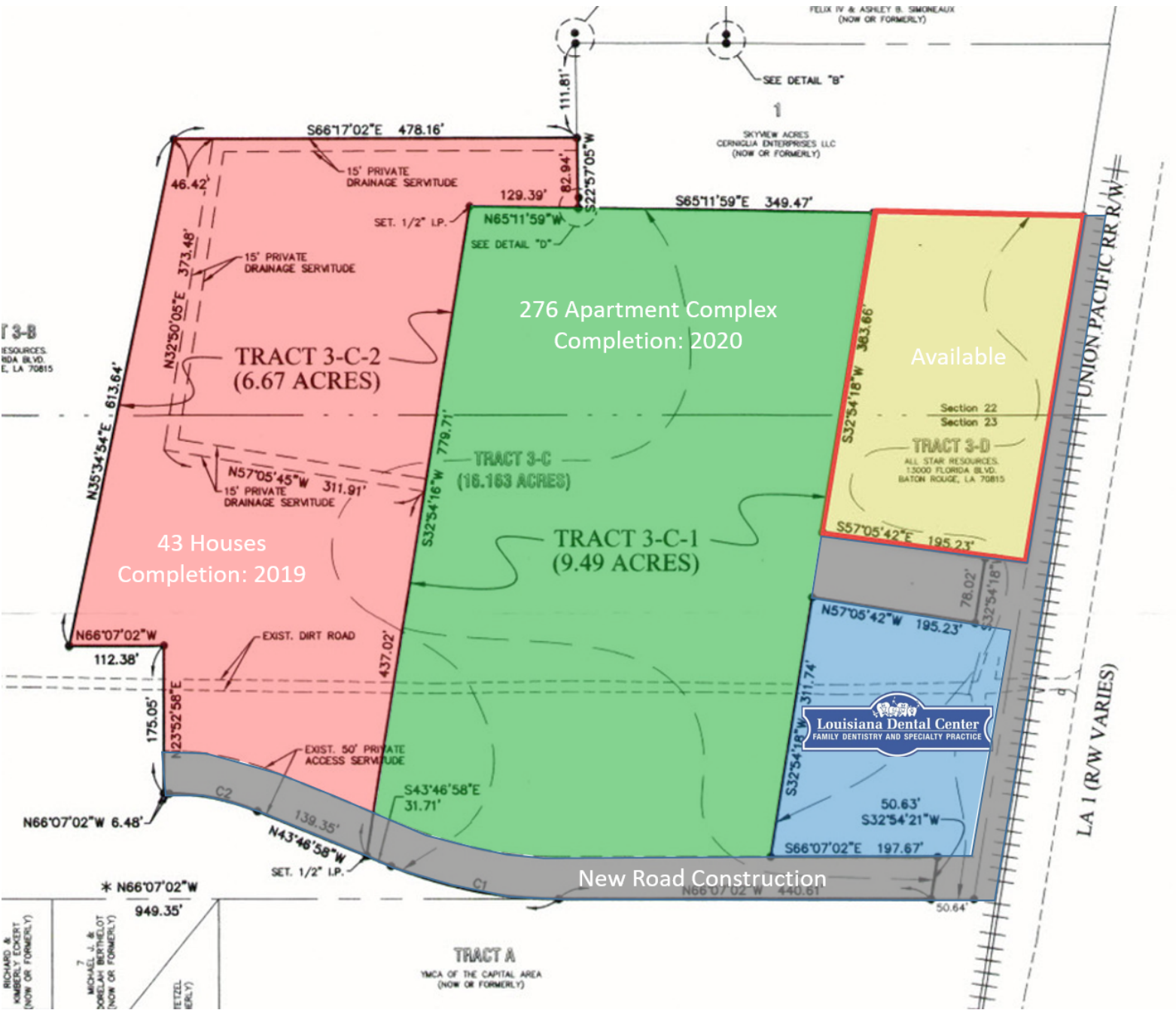
## Location Overview

Addis, Louisiana, located in West Baton Rouge Parish, along the Mississippi River, situated on Louisiana Highway One, is located just minutes from Louisiana's State Capitol City – Baton Rouge. The Town of Addis is a growing town, and has benefited from the growth and development of the petrochemical industry along the west side of the Mississippi River. The subject property is located adjacent to Sugar Mill Plantation. Sugar Mill Plantation is a 580 acre mixed-use development featuring a class A apartment complex, town-homes, detached single family homes and commercial development. The subject tract has Highway 1 frontage, and provides excellent access to most of the major job providers in the Baton Rouge MSA.

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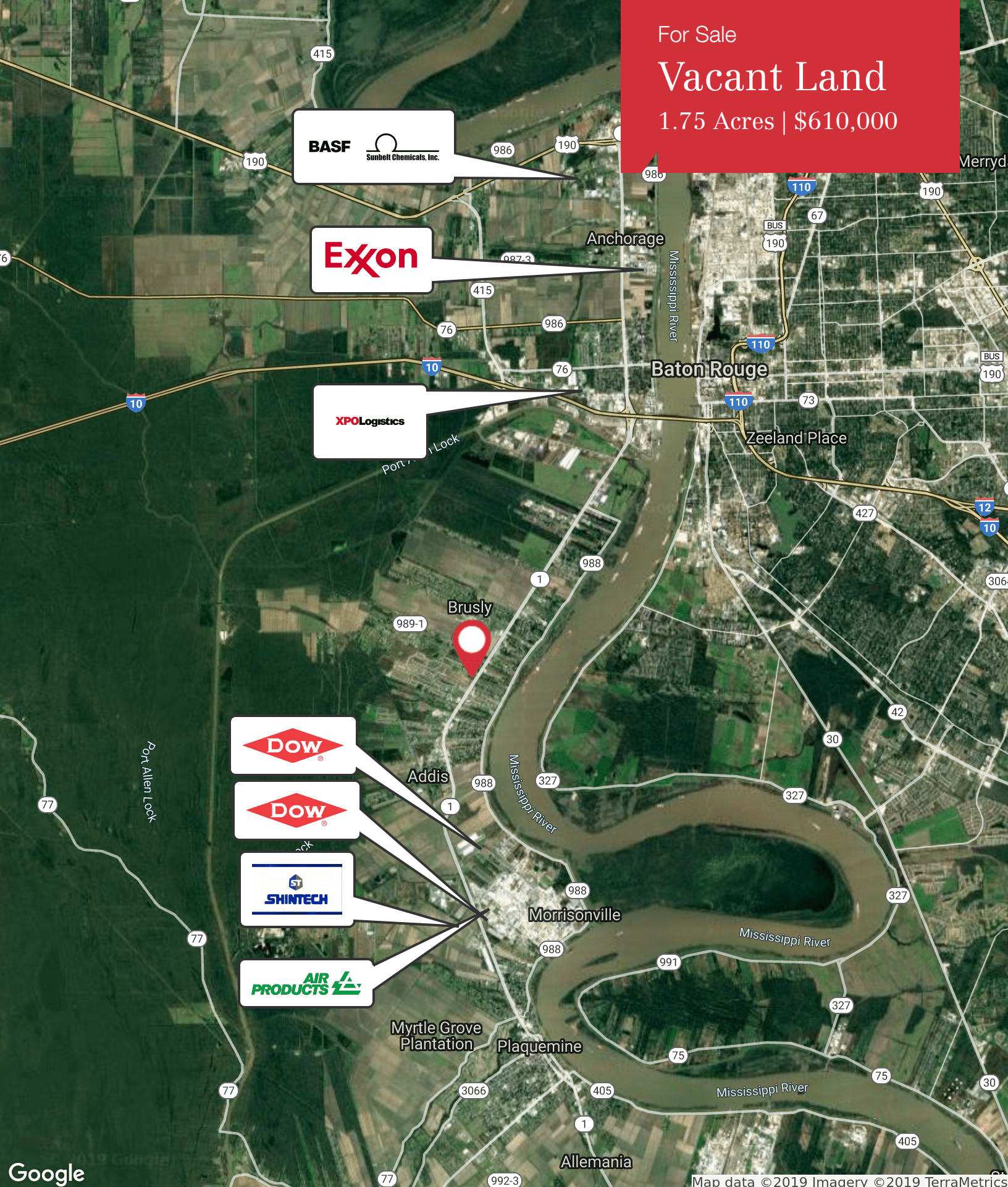
1.75 Acres | \$610,000



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**BASF**  
Sunbelt Chemicals, Inc.

**Exxon**

**XPO Logistics**

**DOW**

**DOW**

**SHINTECH**

**AIR PRODUCTS**

Brusly

Anchorage

Baton Rouge

Zeeland Place

Addis

Morrisonville

Myrtle Grove Plantation

Plaquemine

Allemania

Google

Map data ©2019 Imagery ©2019 TerraMetrics

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Waffle House



Walmart



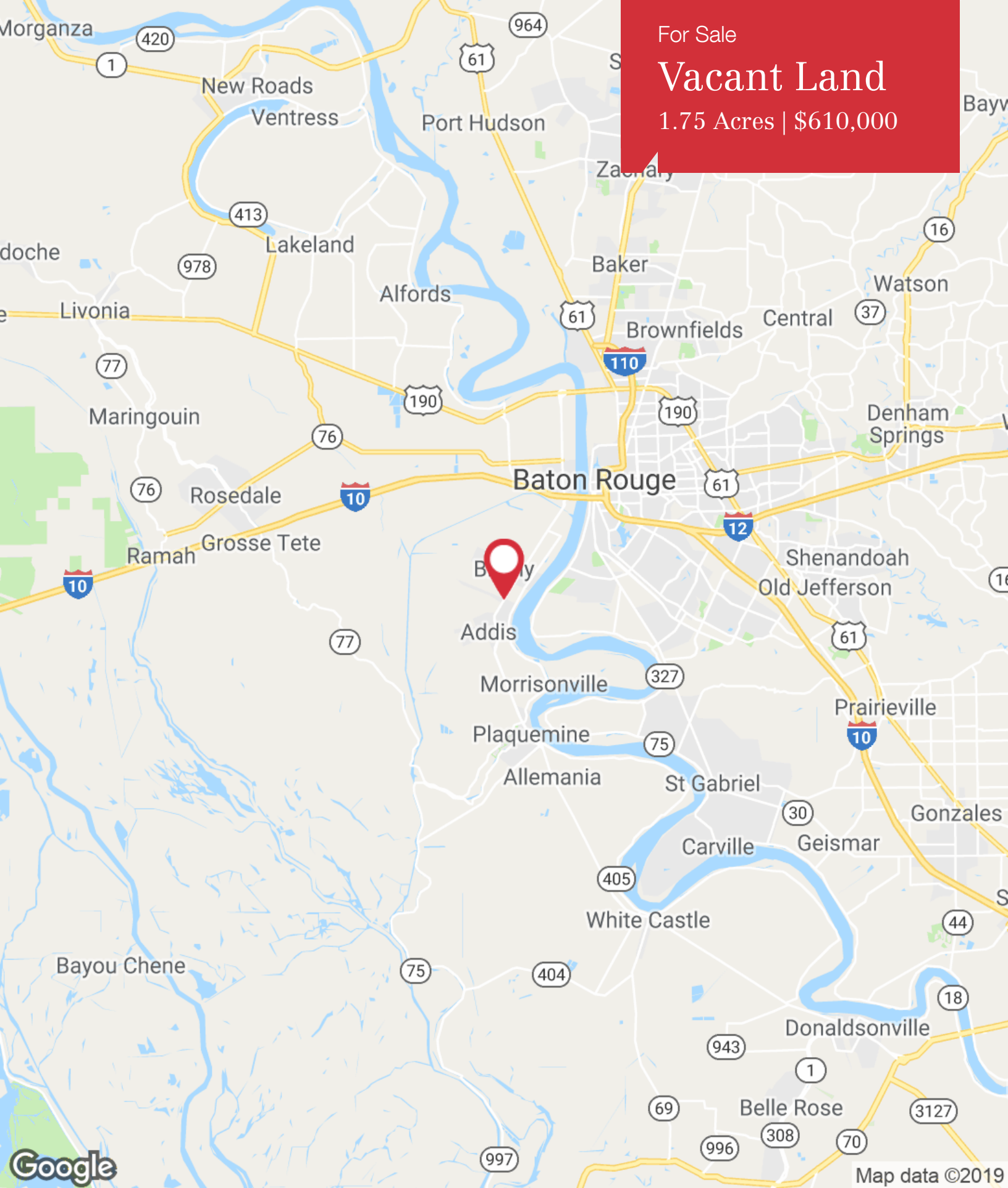
DOLLAR GENERAL

Google Map data ©2019 Imagery ©2019 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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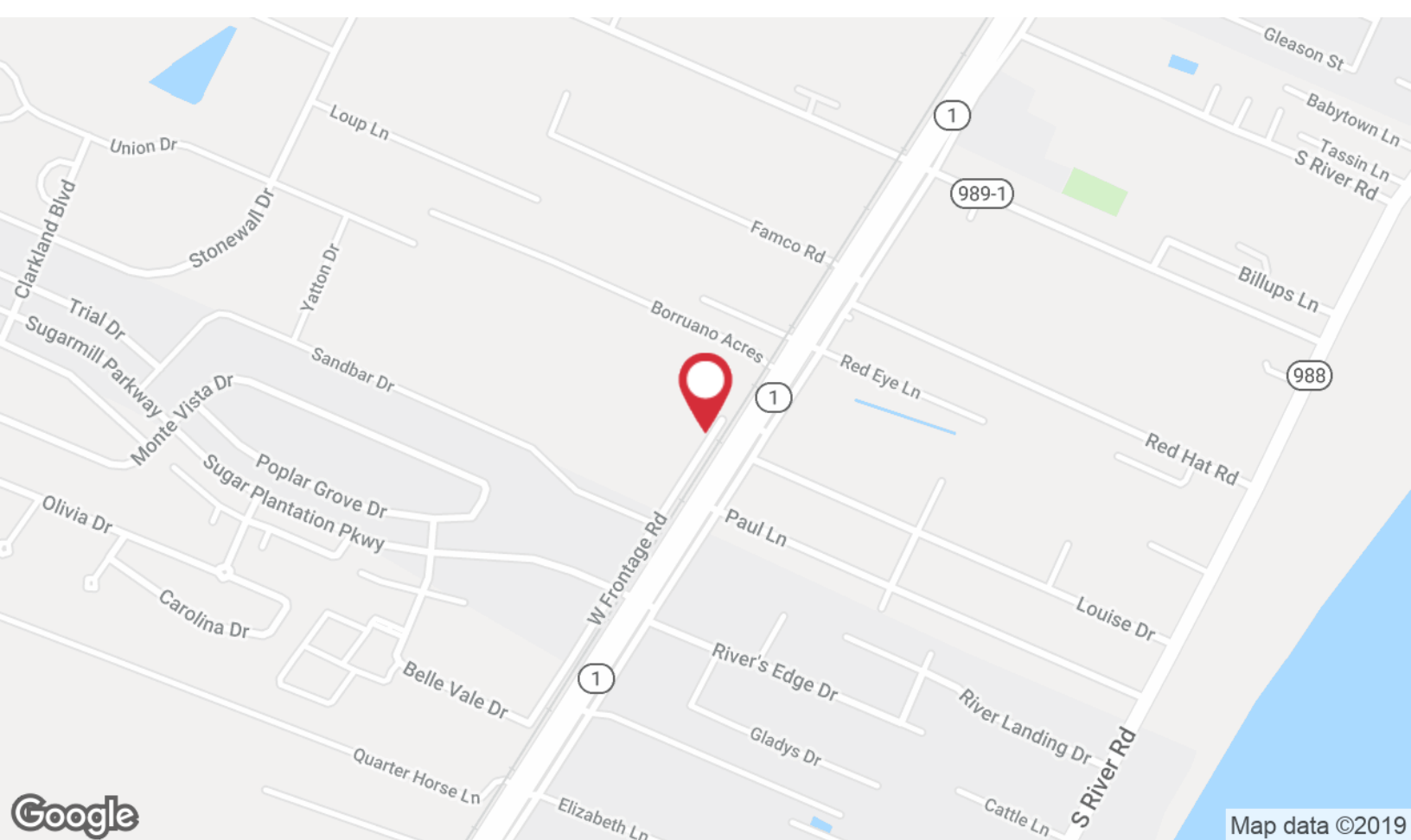
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Map data ©2019

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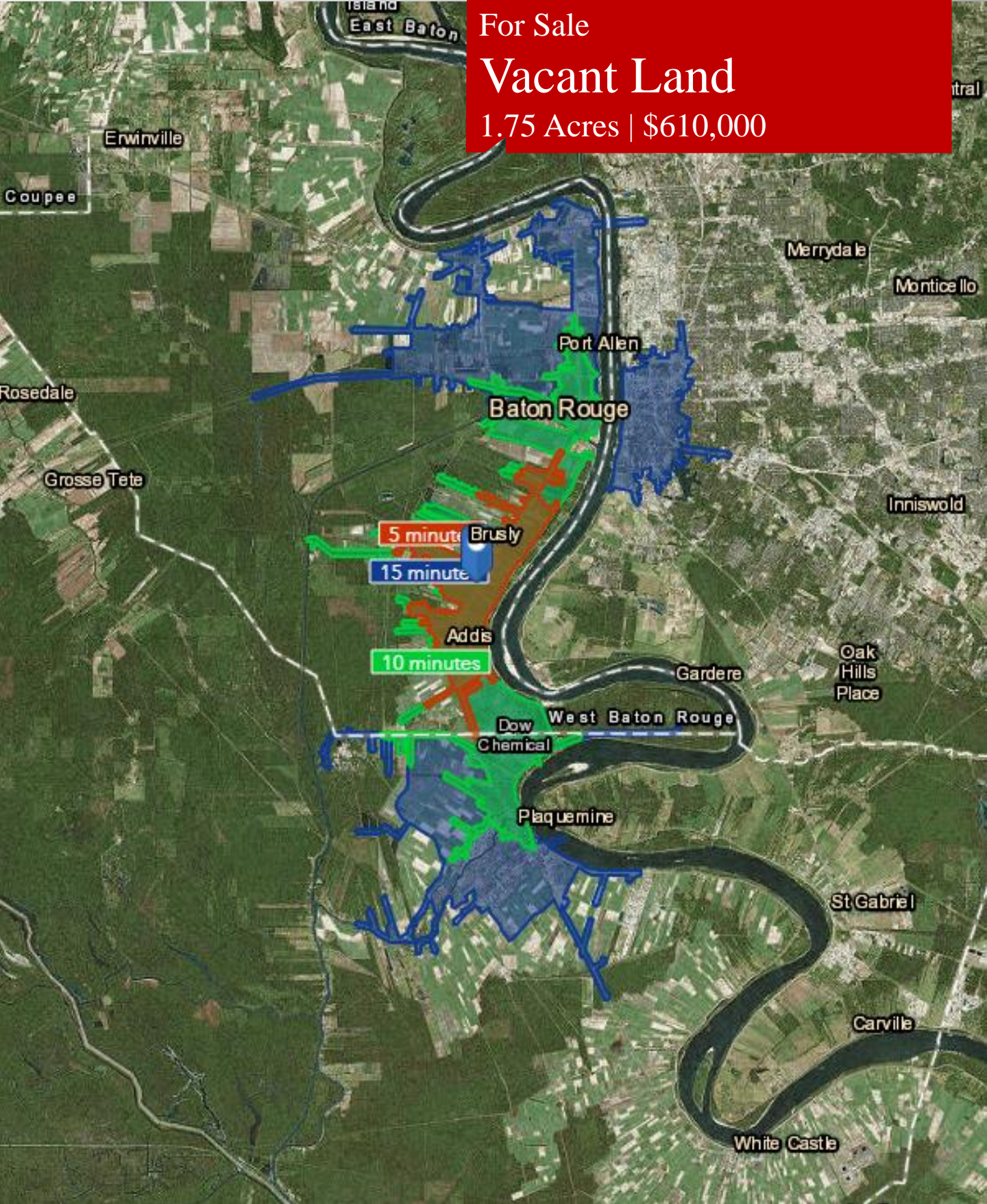
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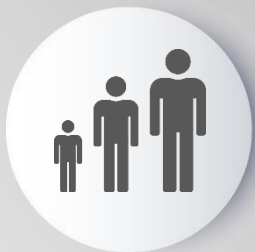


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**KEY FACTS**



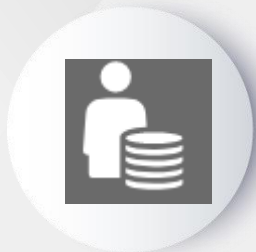
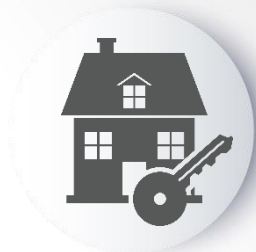
5 MINUTE	6,513	34.1	2,340
10 MINUTE	14,196	35.4	5,326
15 MINUTE	45,930	32.0	18,242

**POPULATION**

**MEDIAN AGE**

**HOUSEHOLDS**

**EMPLOYMENT  
STATS**



5 MINUTE	3.8%	\$90,477	\$55,427
10 MINUTE	3.3%	\$76,812	\$50,330
15 MINUTE	4.6%	\$14,980	\$33,325

**UNEMPLOYMENT  
RATE**

**MEDIAN NET  
WORTH**

**MEDIAN HOUSEHOLD  
INCOME**