

## For Sale

### Property Description

Vacant land for sale and/or build to suit on Airline Hwy. near the intersection of Barringer Foreman Road. The site is located next to Long Farm Village, Baton Rouge's newest Traditional Neighborhood Development. The site has access to Airline Hwy. as well as Barringer Foreman Road. This location is ideal for retail, restaurants, banks and medical users.

A total of 32,000 +/- cars per day travel this section of Airline Hwy. eastbound and westbound. Over 16,000 cars per day travel in front of the site in the westbound lanes of Airline Hwy. The Subject Property is one of the last remaining available tracts of land in the area.

Take advantage of the newly poured access road with a direct driveway on Airline Hwy.

### Property Highlights

- Vacant land available on Airline Hwy. in Baton Rouge, LA
- Located adjacent to Long Farm Village, near new Rouses Supermarket
- Close proximity to new Antioch Extension as well as Pecue Lane
- One of the last remaining tracts of available land to purchase in the area
- For sale, can be subdivided, build to suit also available (Hwy 190)

### Sale Price

- \$25.00 / SF

### Lot Size

- 1 Acres up to 2.5 Acres





# Airline Highway at Barringer Foreman Road

Baton Rouge, LA

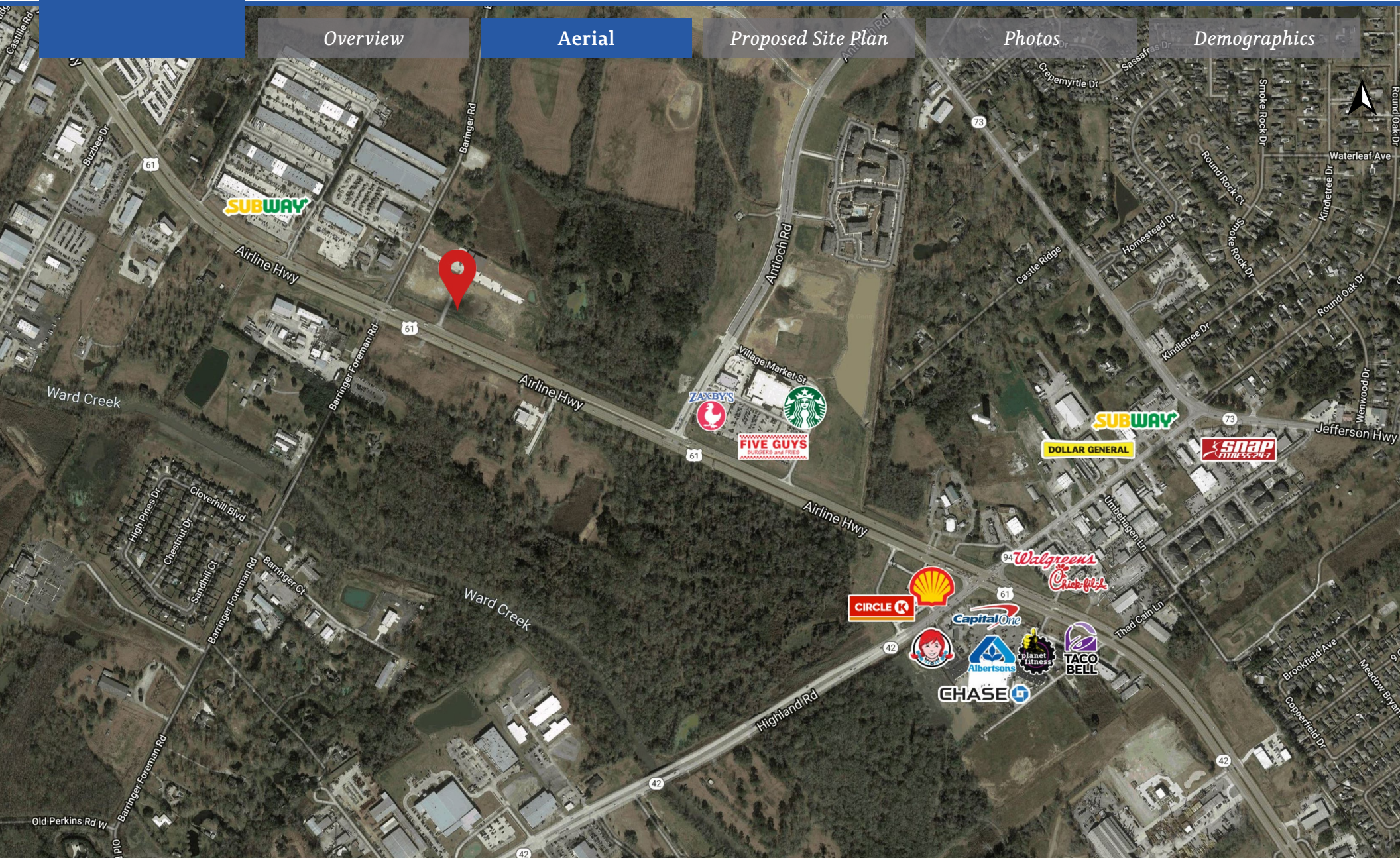
Overview

**Aerial**

Proposed Site Plan

Photos

Demographics





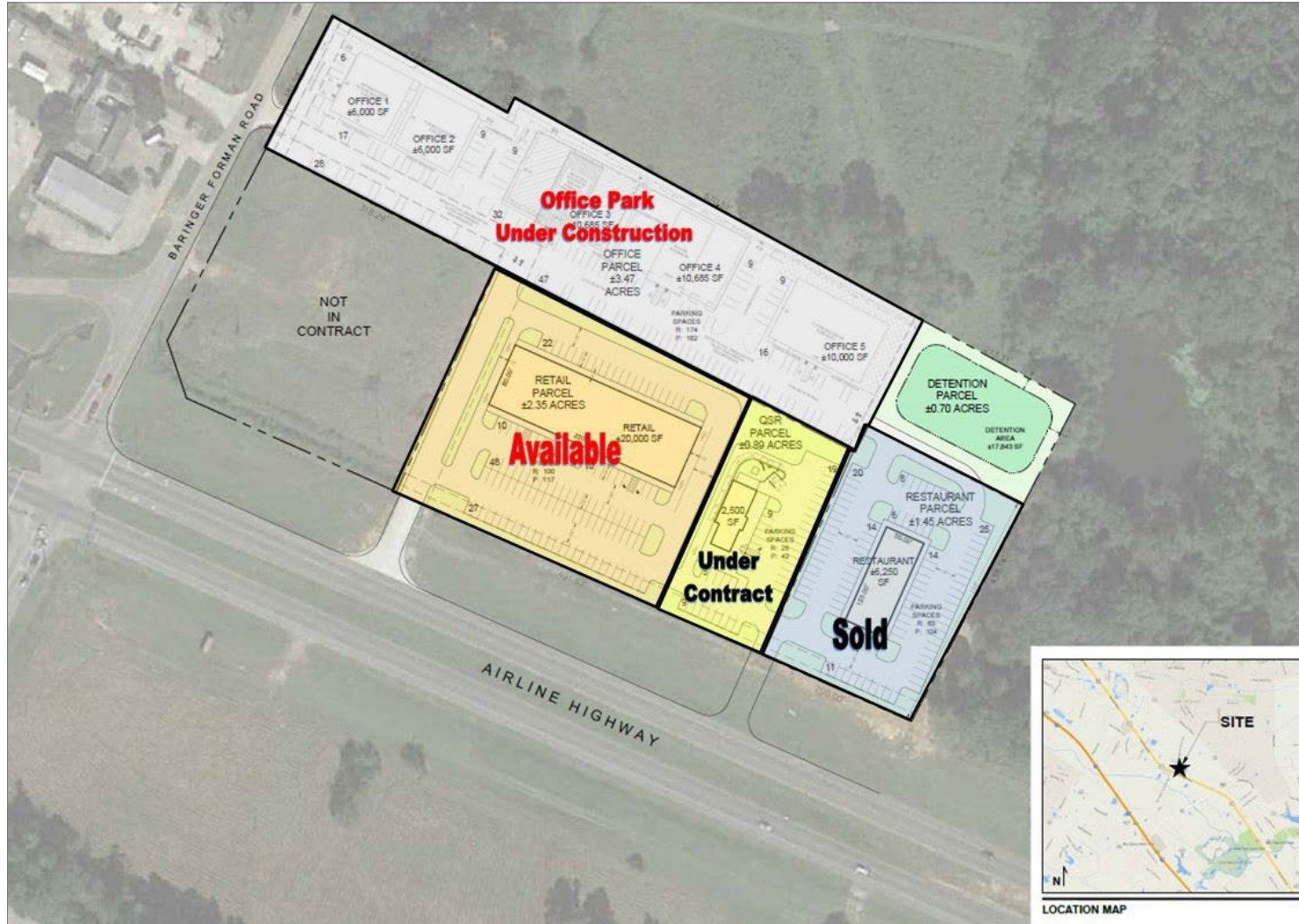
Overview

Aerial

**Proposed Site Plan**

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Overview

Aerial

Proposed Site Plan

Aerials

Demographics





Overview

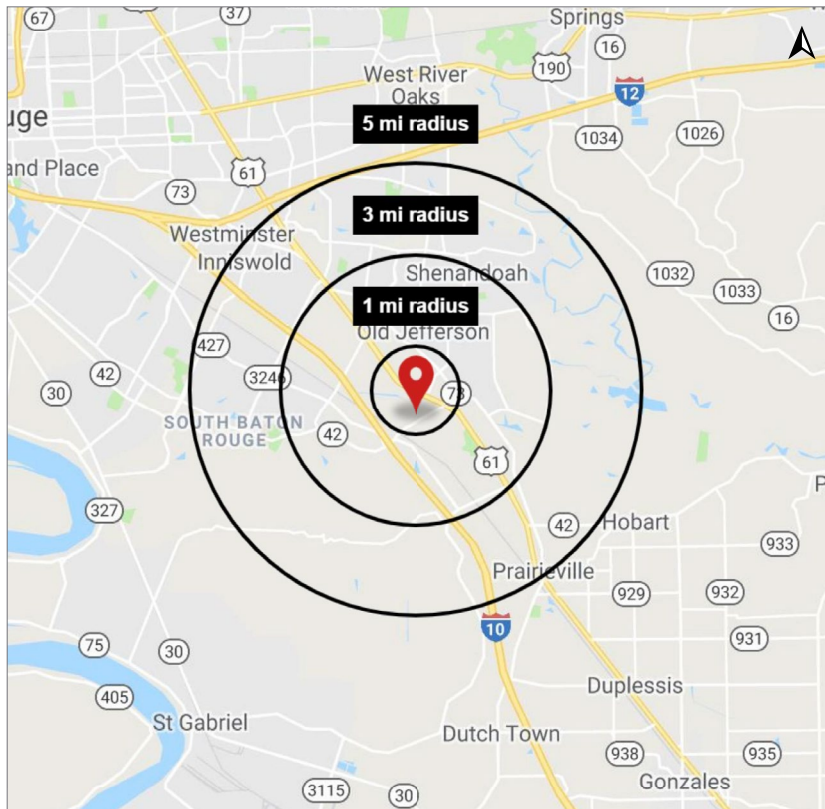
Aerial

Proposed Site Plan

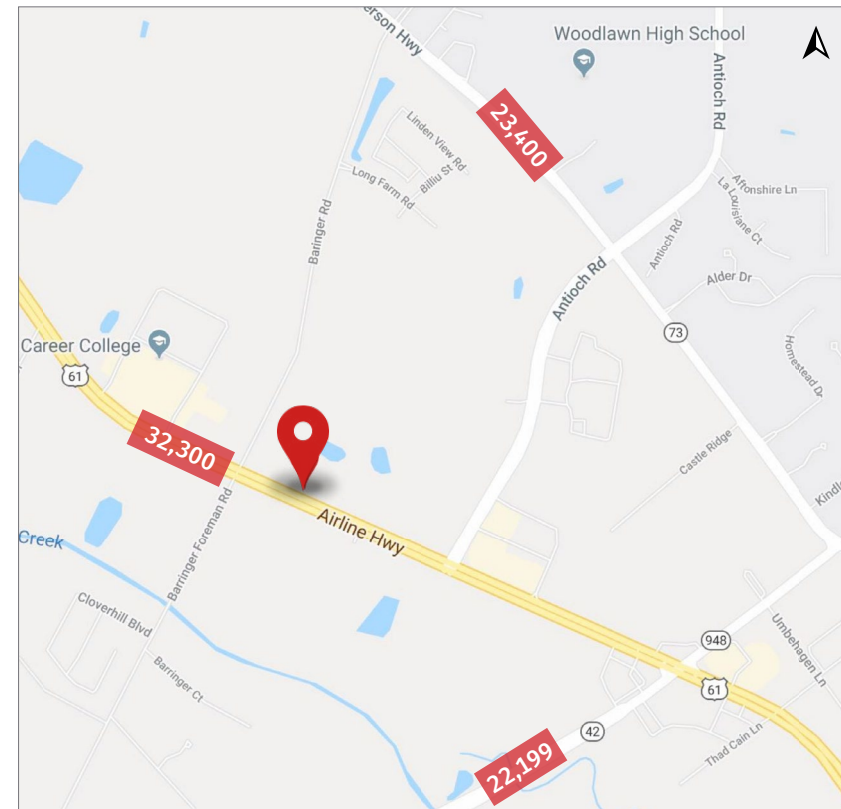
Photos

**Demographics**

### Demographic Map



### Traffic Counts (ADT 2018)



#### 2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	1,861	43,990	107,571
Avg. HH Income	\$70,202	\$105,989	\$100,696