

FOR LEASE
Up to 250,000 SF
BTS Industrial Site
Brooklawn Drive, Zachary, LA, 70791



Presented by:

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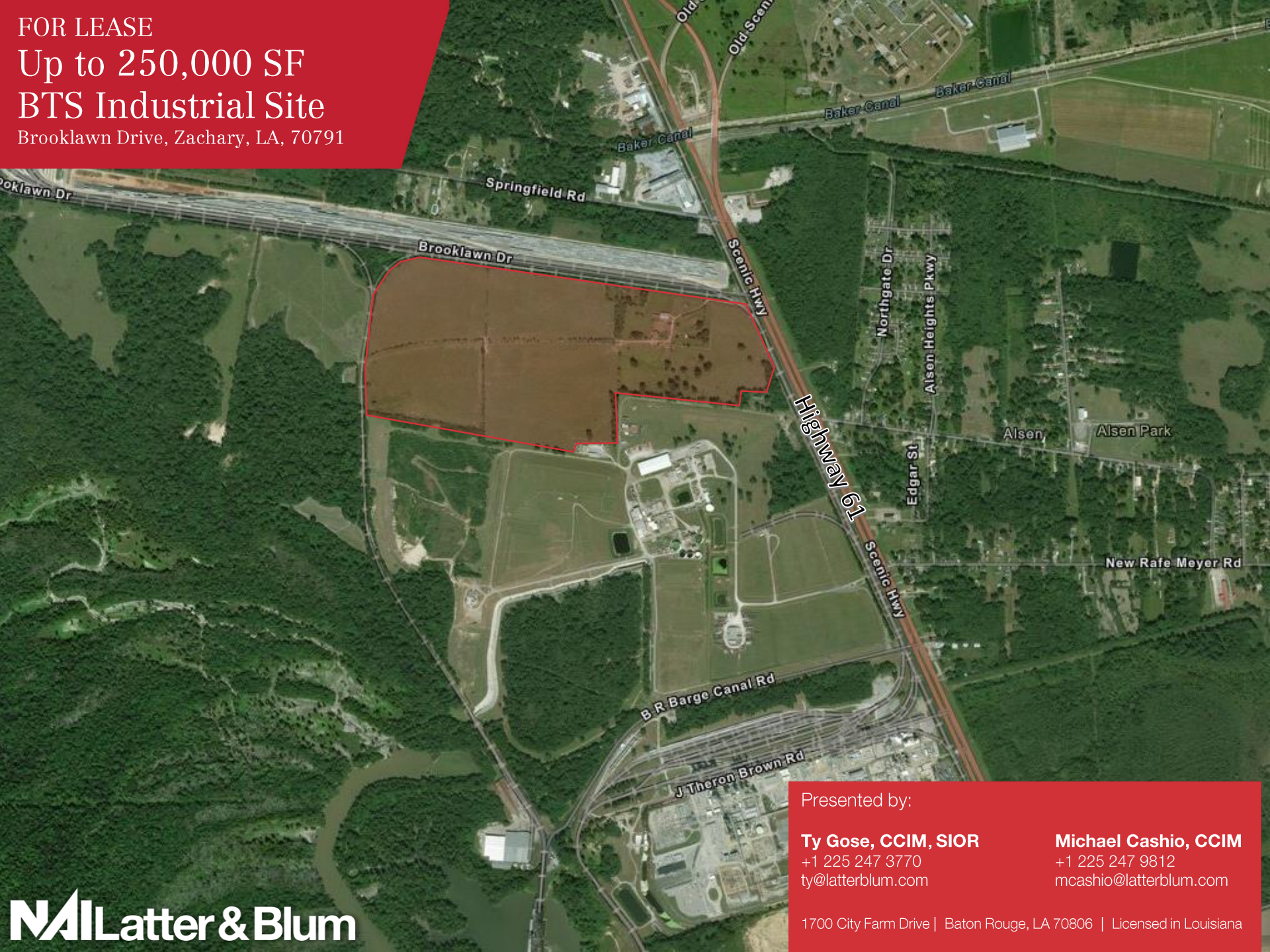
1700 City Farm Drive | Baton Rouge, LA 70806 | Licensed in Louisiana

FOR SALE
143.695 Acre Industrial Site
Brooklawn Drive, Zachary, LA, 70791

Location **Map**



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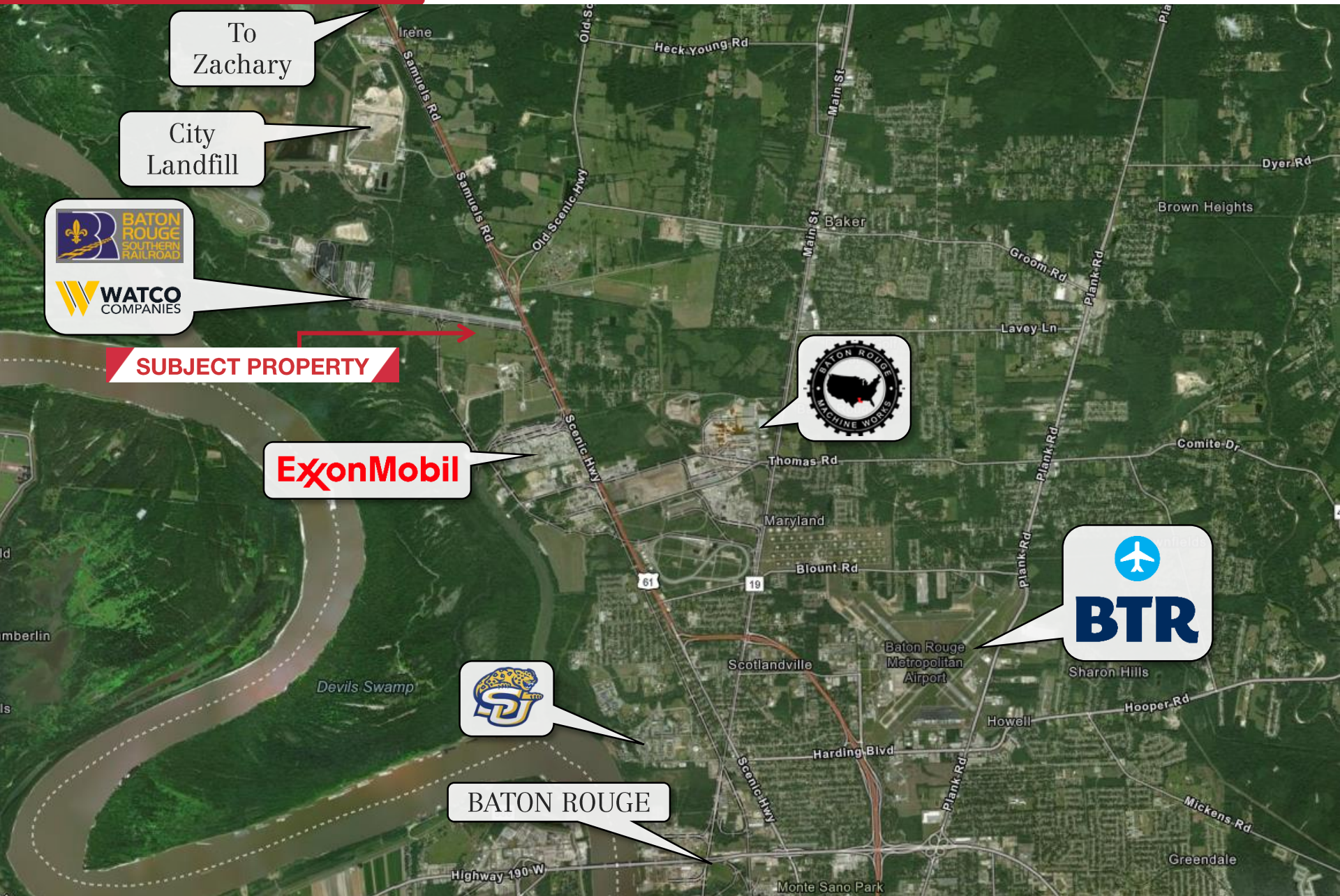
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Neighborhood **Map**



To
Zachary

City
Landfill



SUBJECT PROPERTY

ExxonMobil

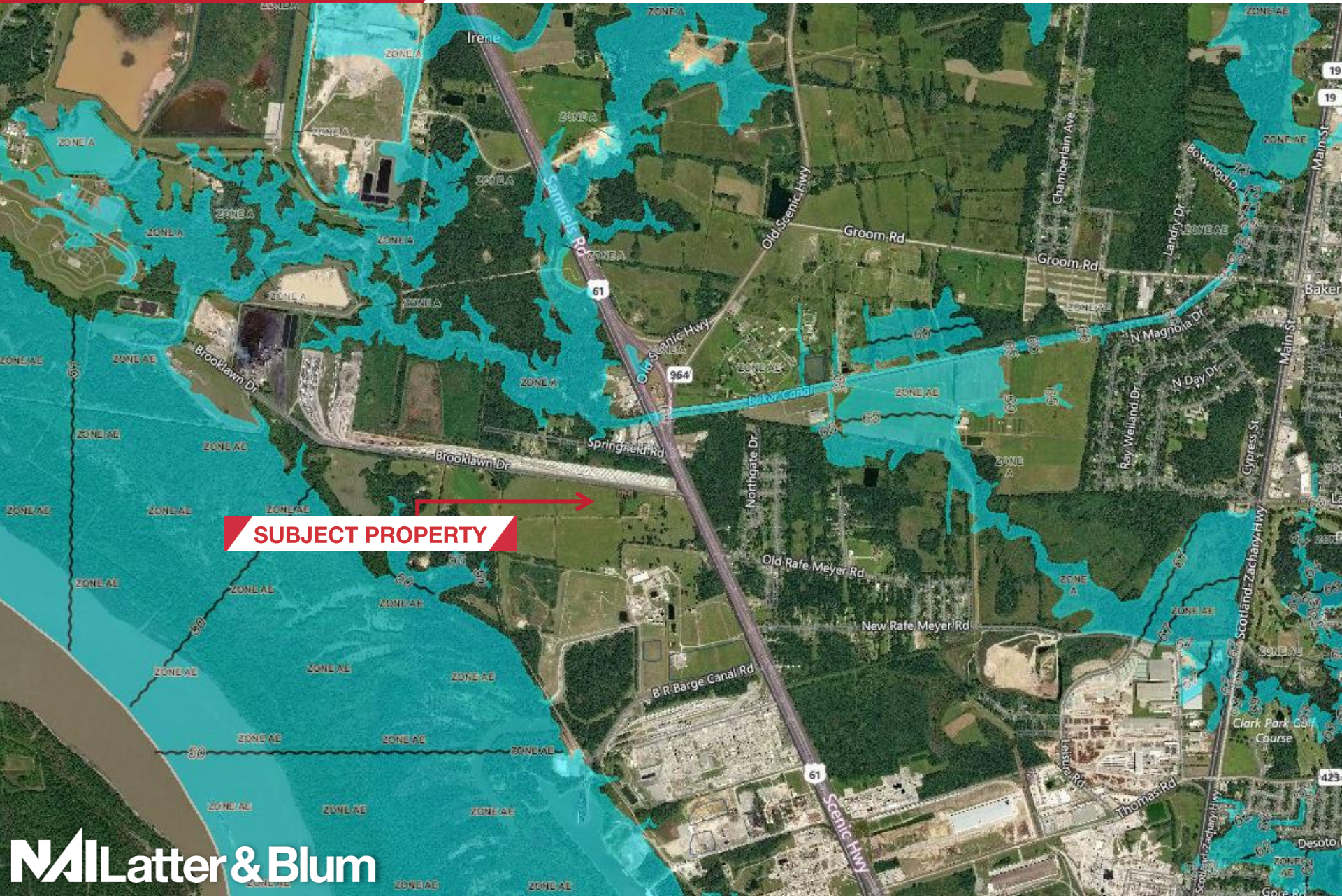


BATON ROUGE

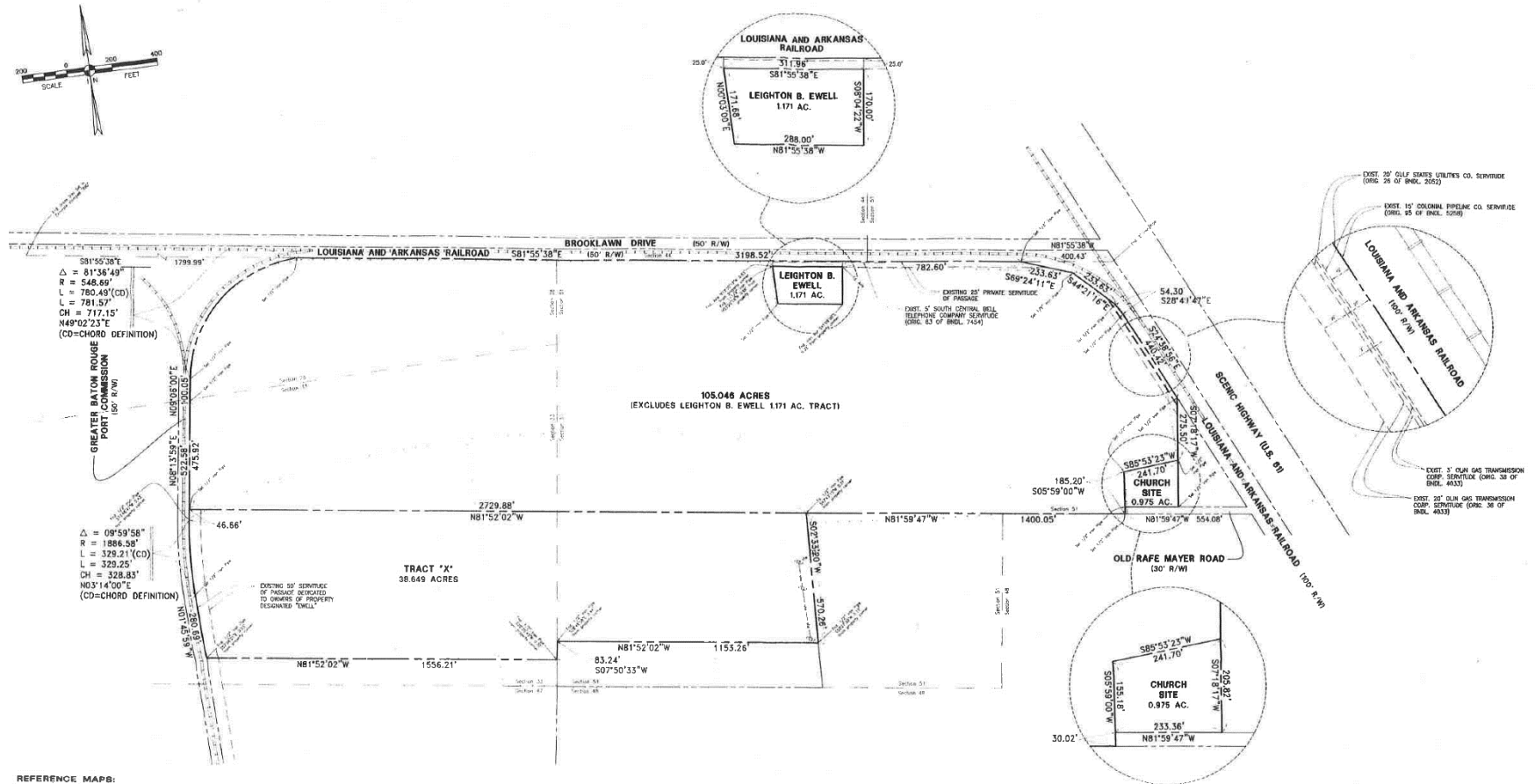


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Flood **Map**



SUBJECT PROPERTY



- REFERENCE MAPS:**
- 1.) "WELLY TO FRUIT, PART OF LOT 2 OF THE BARNES PLACE," BY FRANK GREEN, SURVEYOR, DATED 1934.
 - 2.) "MAP SHOWING SURVEY OF PROPERTY TO BE PURCHASED BY THE L & A RAILROAD CO.," BY E.L. WITT, JR., C.E., DATED 12/20/55.
 - 3.) "MAP SHOWING SURVEY OF PROPERTY TO BE ACQUIRED BY THE GREATER BATON ROUGE PORT COMMISSION FROM DAVID H. FARRELL," BY BRUNARD AND BURR, INC., DATED 1/07/58.
 - 4.) "MAP OF A 1.19 ACRE TRACT OF LAND FOR LEIGHTON EWELL," BY TERRY A. WATTS, C.E., DATED 12/28/84.
 - 5.) "RIGHT-OF-WAY MAP - STATE PROJECT N O. 18-02-10," BY C. STUART SHANNON, P.L.S., DATED 12/28/81, REVISION 12/21/92.
 - 6.) "MAP SHOWING SURVEY OF VARIOUS PORTIONS OF LAND AND THE DELINEATION OF TRACTS 'X', 'Y', 'C' AND 'D' OF THE EWELL PROPERTIES," BY FERRIS & ASSOCIATES ENGINEERS, INC., RONALD K. FERRIS, P.L.S., DATED 1/26/82, LAST REVISION 12/20/98.
 - 7.) "MAP SHOWING SURVEY OF THE ROLLING CEMETARY SERVICE CO., INC. PROPERTY," BY EVANS-GRAVES ENGINEERS, INC. & MARNE SLEDGE, P.L.S. AND CARL A. JEANSONNE, JR., P.L.S., DATED AUG. 14, 1988 AND REVISED OCT. 1, 1991.
 - 8.) "MAP SHOWING SURVEY OF A 105.046 ACRE TRACT OF LAND AND A 1.171 ACRE TRACT OF LAND BEING PORTIONS OF THE DAVID H. EWELL, SR. ESTATE PROPERTY," BY FERRIS AND ASSOCIATES ENGINEERING, INC., RONALD K. FERRIS, P.L.S., DATED 12-23-99.

BASIS FOR BEARINGS:
 ALL BEARINGS SHOWN HEREON ARE REFERENCED TO Y AND X RELATIVE TO THOSE SHOWN ON REFERENCE MAP NO. 8 LISTED ABOVE.

NOTE:
 NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, ENCUMBRANCES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, METADANS OF ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THE PROPERTY SHOWN HEREON OTHER THAN THOSE FURNISHED BY THE CLIENT OR THEIR DESIGNATED REPRESENTATIVE.



NOTE:
 IMPROVEMENTS ON THE PROPERTY SHOWN HEREON WERE NOT LOCATED OR SHOWN ON THIS SURVEY AT THE REQUEST OF THE CLIENT.

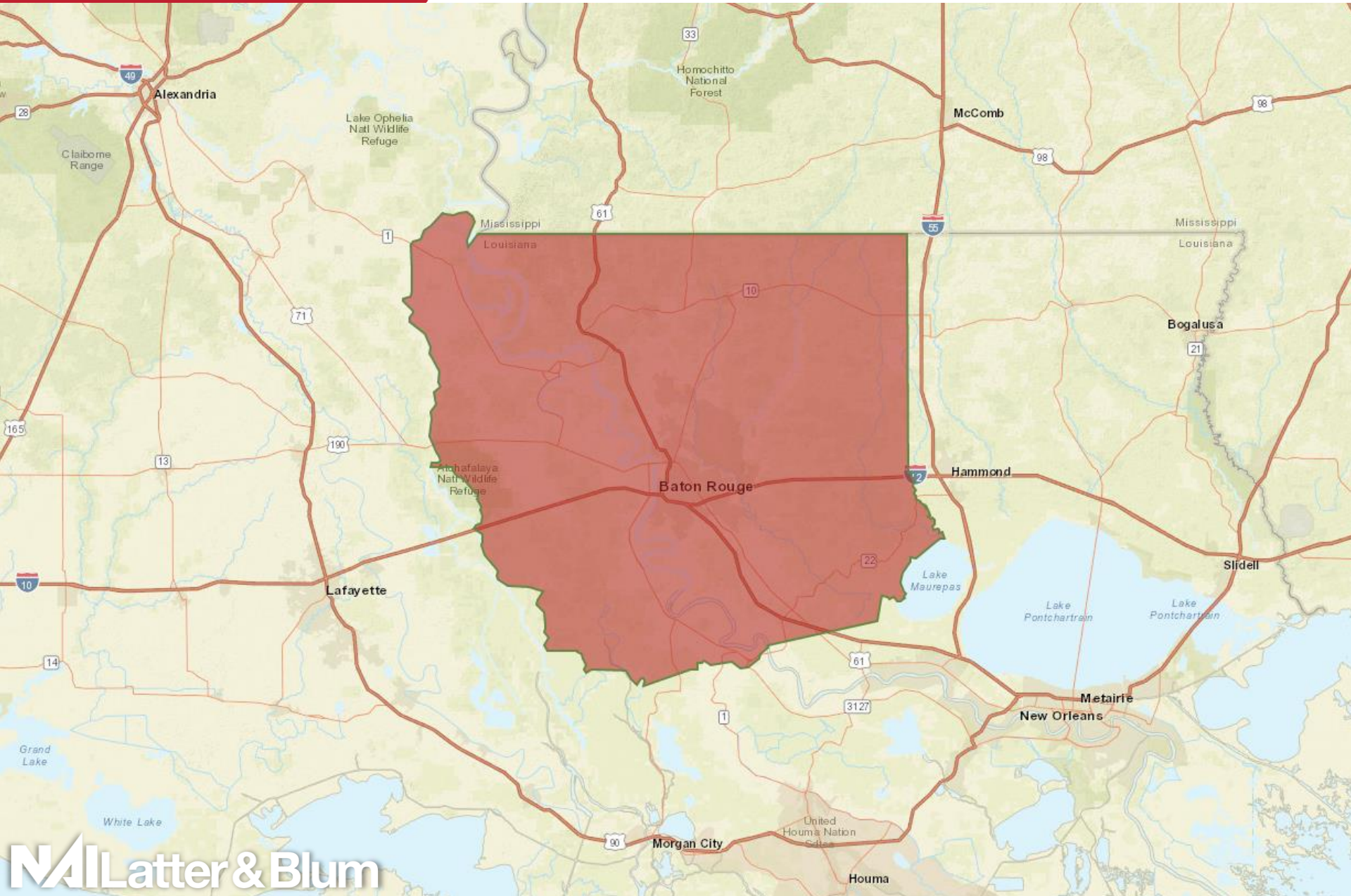
CERTIFICATION:
 THIS IS TO CERTIFY THAT IN SEPTEMBER, 1999, THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION, UNDER MY DIRECT SUPERVISION, AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Darin W. Ferriuson
 REGISTERED PROFESSIONAL SURVEYOR
 DATE: SEPT. 29, 1999

TITLE	MAP SHOWING SURVEY
OF	
PRODUCT	A 1.171 AC. TRACT, A 105.046 AC. TRACT, A 0.975 AC. TRACT AND TRACT "X"
DESCRIPTION	ALL BEING PORTIONS OF THE DAVID H. EWELL, SR. ESTATE PROPERTY
LOCATION	LOCATED IN SECTIONS 28, 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, GREENBURG LAND DISTRICT, GREATER BATON ROUGE PARISH, LOUISIANA
FOR	SAFETY-KLEEN CORPORATION
BY	FERRIS ENGINEERING & SURVEYING, INC.
	CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY DESIGN
	1184 BROOKLAWN AVENUE • BATON ROUGE, LOUISIANA 70814 • PHONE: 225-453-1100 • FAX: 225-453-1144

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Market **Analysis**



DEMOGRAPHIC SUMMARY

Baton Rouge



Geography: Metropolitan Area (CBSA)

INCOME



\$52,961

Median Household Income



\$28,150

Per Capita Income



\$71,684

Median Net Worth



KEY FACTS

853,705

Population

35.5

Median Age

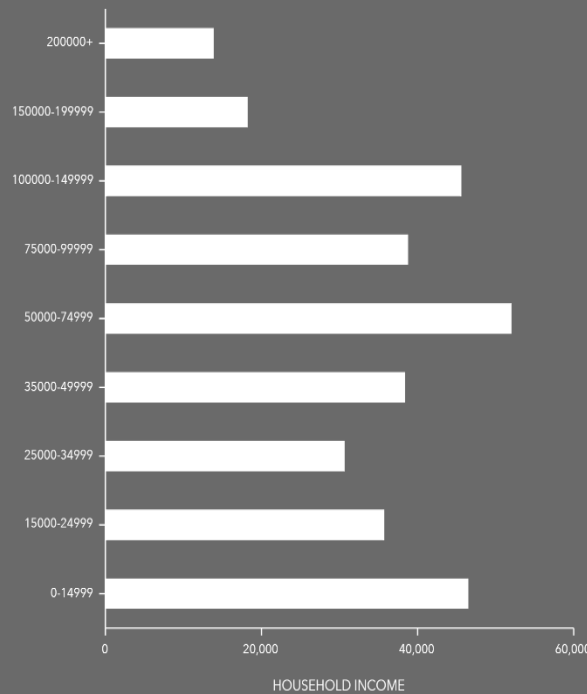


319,831

Households

\$43,824

Median Disposable Income



EDUCATION

12%

No High School Diploma



32%

High School Graduate



28%

Some College



28%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



63%

White Collar



21%

Blue Collar



16%

Services

5.6%

Unemployment Rate

Traffic Counts – 21,373 (DOTD 2014)

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Market **Analysis**

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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