

Vacant Land for Sale
Rieger Rd
Baton Rouge, LA 70809



NAL Latter & Blum

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Rieger Rd, Baton Rouge, LA Vacant Land for Sale

The Offering – NAI/Latter & Blum, as exclusive Broker to the Owner, is pleased to present the opportunity to purchase 7.90 Acres of Vacant Land located on Rieger Rd.

Top Location – Hilton Ave. is located on Rieger Rd with easy access to Industripex Blvd., Siegen Ln., and I-10. This location provides ease of access to multiple retail locations and one of the major industrial corridors of Baton Rouge.

The subject property is located within blocks of major retailers in the area such as Total Wine, Target, Academy, and Hobby Lobby. Also, the property is in close proximity to Siegen Lane Marketplace, one of the most trafficked shopping centers in the state of Louisiana, that includes restaurants and stores such as Walmart, Kohls, TopGolf, Texas Roadhouse, Chilis, and more. This is a high trafficked retail area in the Baton Rouge market with very good Interstate exposure.

Opportunity – Purchase 7.90 Acres of Vacant Land located in the heart of Baton Rouge just off Siegen Ln.

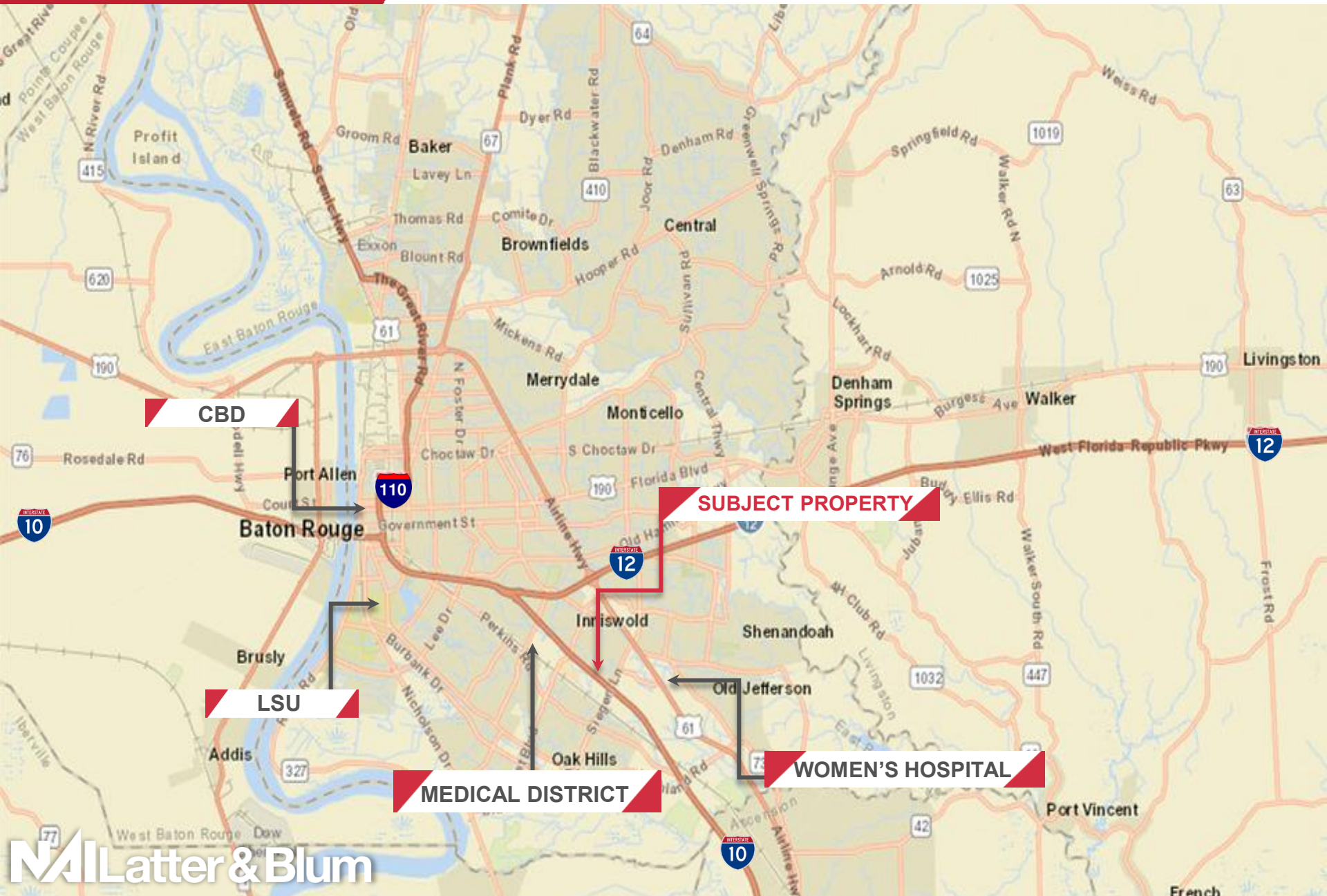
Financing – Property shall be delivered free and clear.



Offering Summary

Property Location:	Rieger Rd Baton Rouge, Louisiana
Land Size:	7.90 Acres
Zoning:	C2
Asking Price:	\$7,900,000





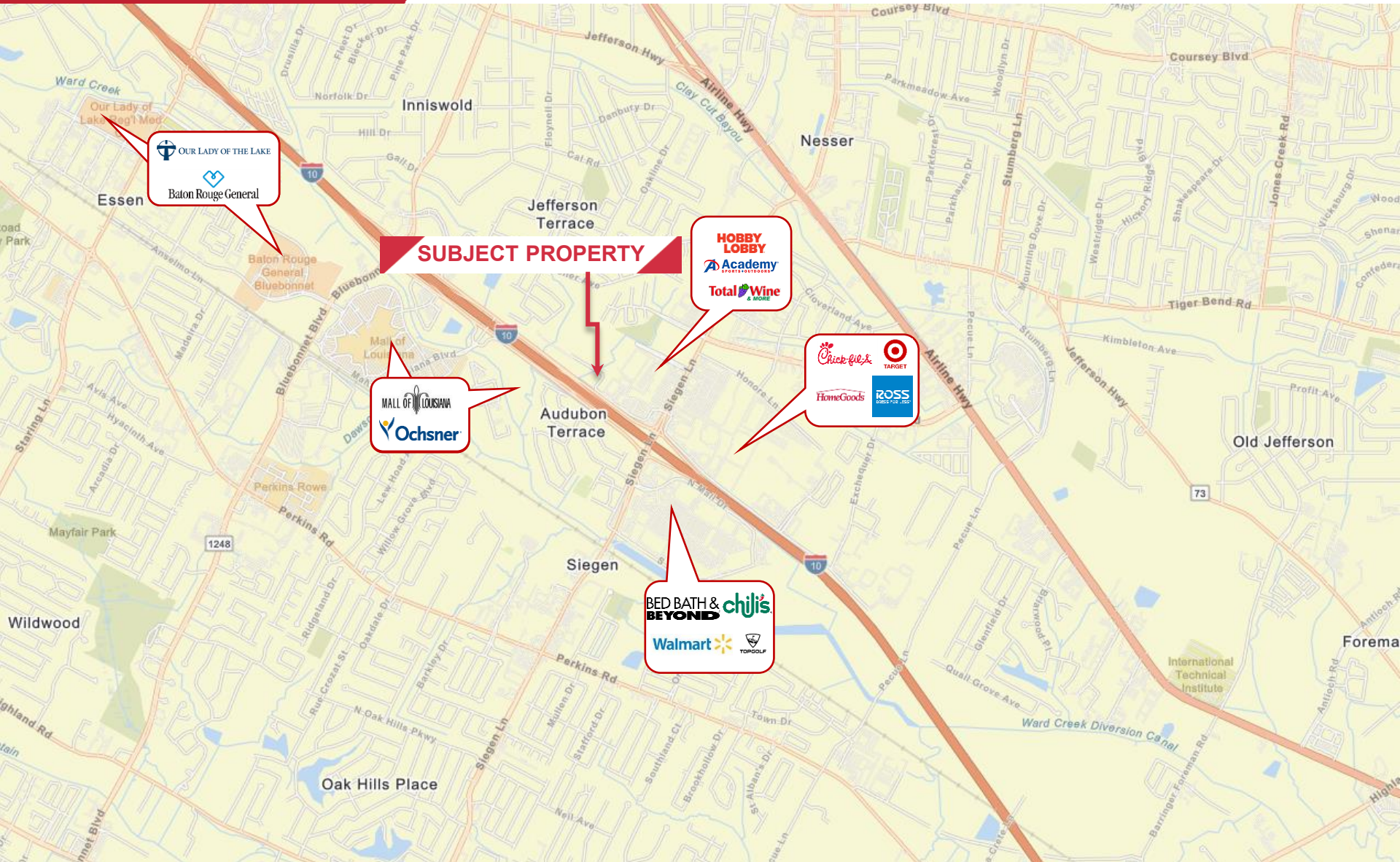
CBD

SUBJECT PROPERTY

LSU

MEDICAL DISTRICT

WOMEN'S HOSPITAL





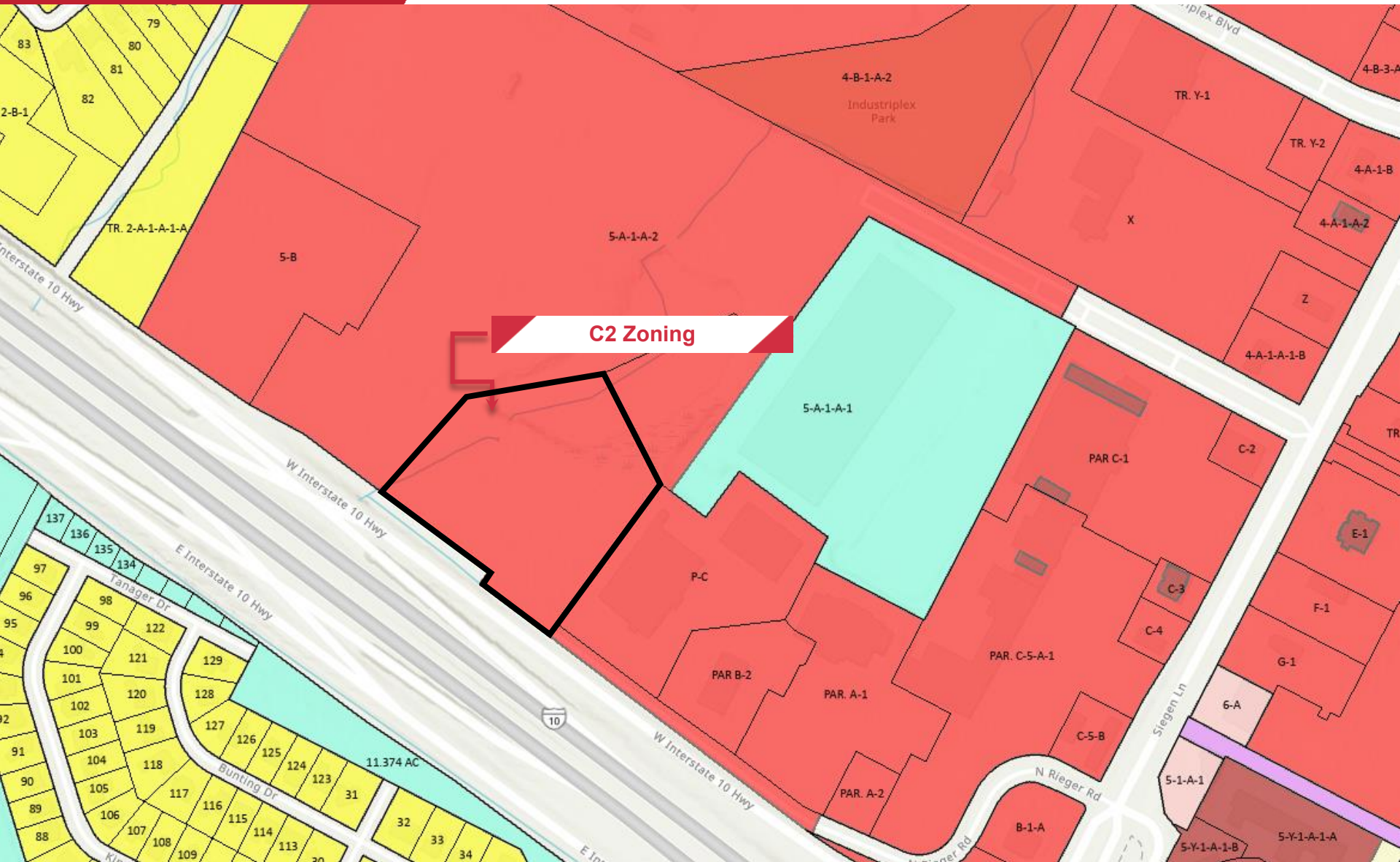
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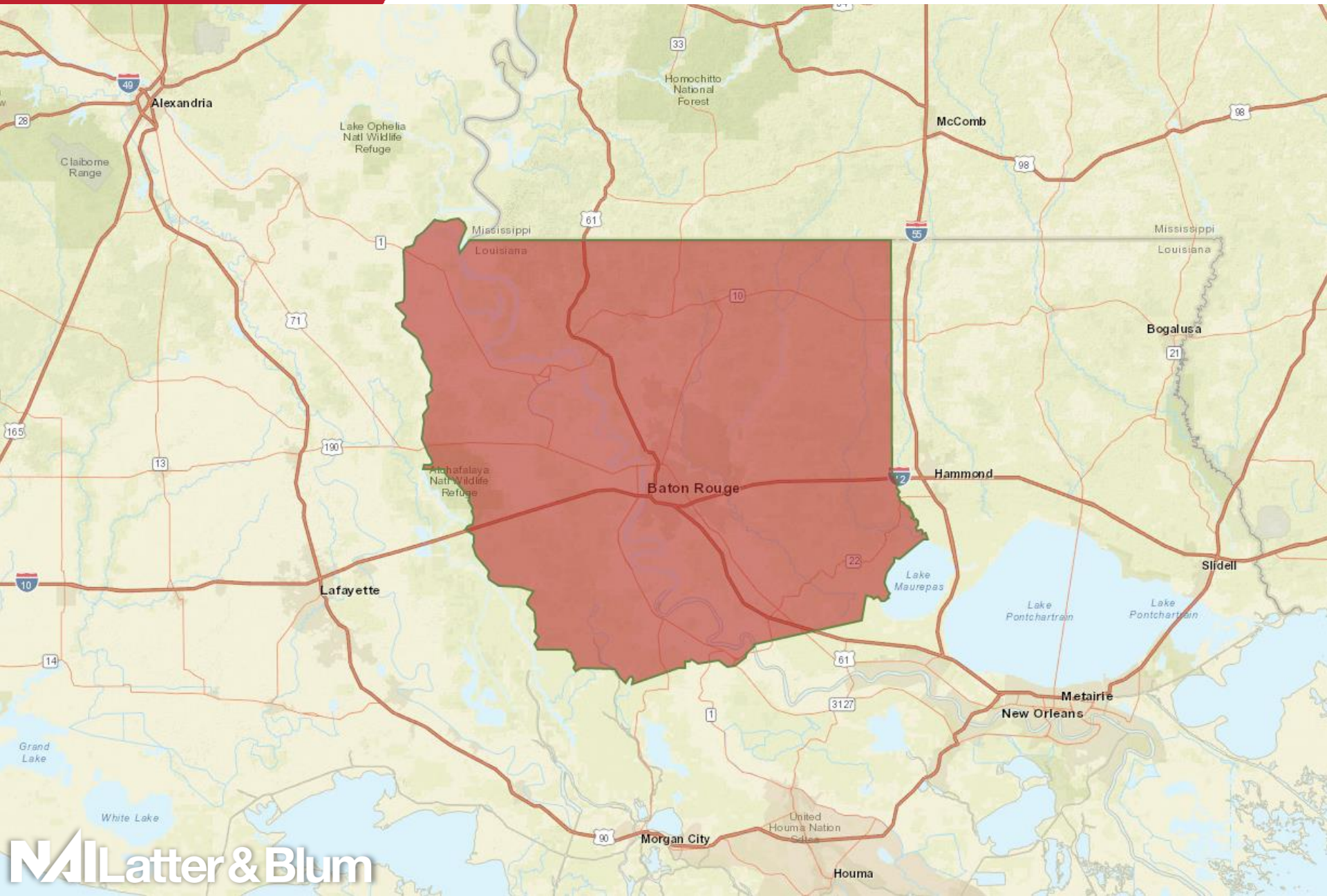
Property **Aerial**



Siegen Lane







DEMOGRAPHIC SUMMARY

Baton Rouge



Geography: Metropolitan Area (CBSA)

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

INCOME



\$52,961

Median Household Income



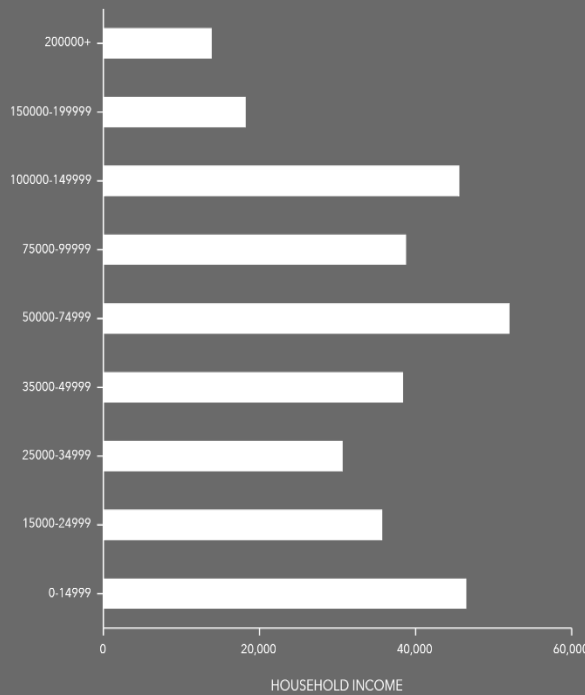
\$28,150

Per Capita Income



\$71,684

Median Net Worth



EMPLOYMENT



63%

White Collar



21%

Blue Collar



16%

Services

5.6%

Unemployment Rate

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 2018, 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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