



Thompson Pipe Group

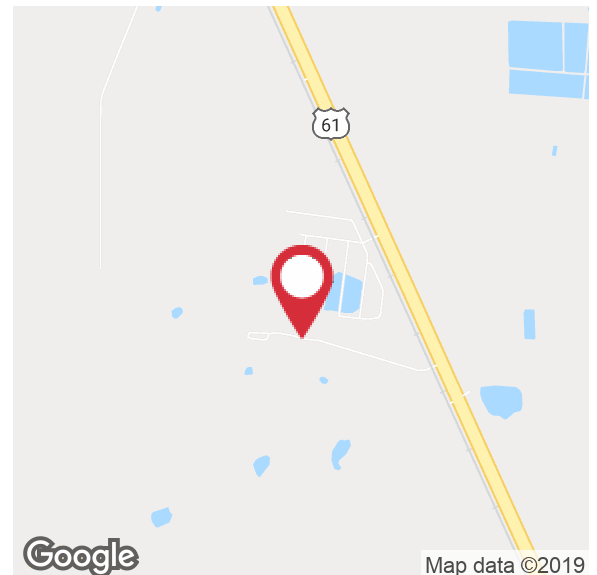
18585 Samuels Road, Zachary, Louisiana 70791

Property Highlights

- Turn-Key Manufacturing Facility north of Baton Rouge
- Excellent Site Size - 92 acres
- 61 Acres of Stabilized Yard
- Potential Rail Access
- Total of Six Buildings
- 5 - Warehouses
- 4,300 SF Administrative Office

Sale Price

\$6,500,000



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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Executive Summary



SALE PRICE: \$6,500,000

LOT SIZE: 92 Acres

BUILDING SIZE: 96,300 SF

GRADE LEVEL DOORS: 17

YEAR BUILT: 2003

RENOVATED: 2008

ZONING: M-1

MARKET: Baton Rouge MSA

SUB MARKET: Zachary

CROSS STREETS: US Hwy 61

TRAFFIC COUNT: 17,969



DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	272	\$84,032
5 MILES	10,697	\$75,470
10 MILES	76,666	\$55,420

* Figures shown represent estimates



Property Overview

The subject property is a 92-acre tract on the west side of Highway 61 in Zachary, Louisiana 1.5 miles south of Highway 61 - Highway 64 intersection. The improvements include six buildings totaling approximately 96,300 SF. There are five warehouse facilities designed for pipe production, maintenance, and testing. A 4,300 SF administrative building is the easternmost building. The subject property has approximately 61 acres of stabilized yard with an additional 26 acres of unimproved land. There are a total of five cranes throughout the warehouse facilities: (2) 5-ton, (1) 10-ton, (1) 15-ton, (1) 25-ton and (1) 2-ton jib crane. The fire suppression system includes a wet sprinkler and foam system with onsite water storage. The fiberglass pipe plant was built in 2003 and underwent upgrades in 2008. Thompson Pipe Group has been the owner and operator of this plant. The site size, existing improvements, M-1 zoning, and excellent access to major corridors make this asset an ideal facility for a variety of manufacturing operations.

Location Overview

The subject property is located on Highway 61 in Zachary, LA. Zachary is a suburb of Baton Rouge located approximately 15 miles North of the Capital City and 70 miles Northwest of New Orleans. Zachary is located in the northern part of East Baton Rouge Parish and is part of the Baton Rouge MSA. Zachary is approximately 15 miles from the BTR airport which serves as a regional hub for major carriers. Highway 61 is a major highway and a connecting corridor for the region providing connectivity from New Orleans, through Baton Rouge, southern Mississippi, Vicksburg, MS, and Memphis, TN. In the immediate vicinity, Highway 61 provides excellent access to I-110, downtown Baton Rouge in the I-10/I-12 corridor.

This portion of Highway 61 is sparsely developed and characterized by a mixture of petro-chemical plants, manufacturing facilities, agricultural land and rural homesteads. Georgia-Pacific Port Hudson, Great Southern Galvanizing, Inc., and ExxonMobil some some of the major job providers along this corridor.



Warehouse #1

Warehouse #2

Warehouse #3

Warehouse #5

Warehouse #4

Paved
Parking

Paved
Parking

Administrative
Office

PROPERTY NAME:	Thompson Pipe Group
PROPERTY ADDRESS:	18585 Samuels Road Zachary, LA 70791
PARISH:	East Baton Rouge
MARKET:	Baton Rouge MSA
PROPERTY TYPE:	Industrial - Manufacturing
APN:	3068676; 3068668; 3068684
LOT SIZE:	92 Acres
LOT FRONTAGE:	1,300'
ZONING:	M-1
RAIL ACCESS:	Potentially
NUMBER OF CRANES:	6
OFFICE SPACE:	4,300 SF
WAREHOUSE SPACE:	92,000 SF
CROSS STREETS:	US Hwy 61
YEAR BUILT:	2003
YEAR RENOVATED:	2008
NUMBER OF STORIES:	1
PARKING TYPE:	Surface
NUMBER OF UNITS:	6
POWER:	Yes
GAS & PROPANE:	Yes

Additional Photos



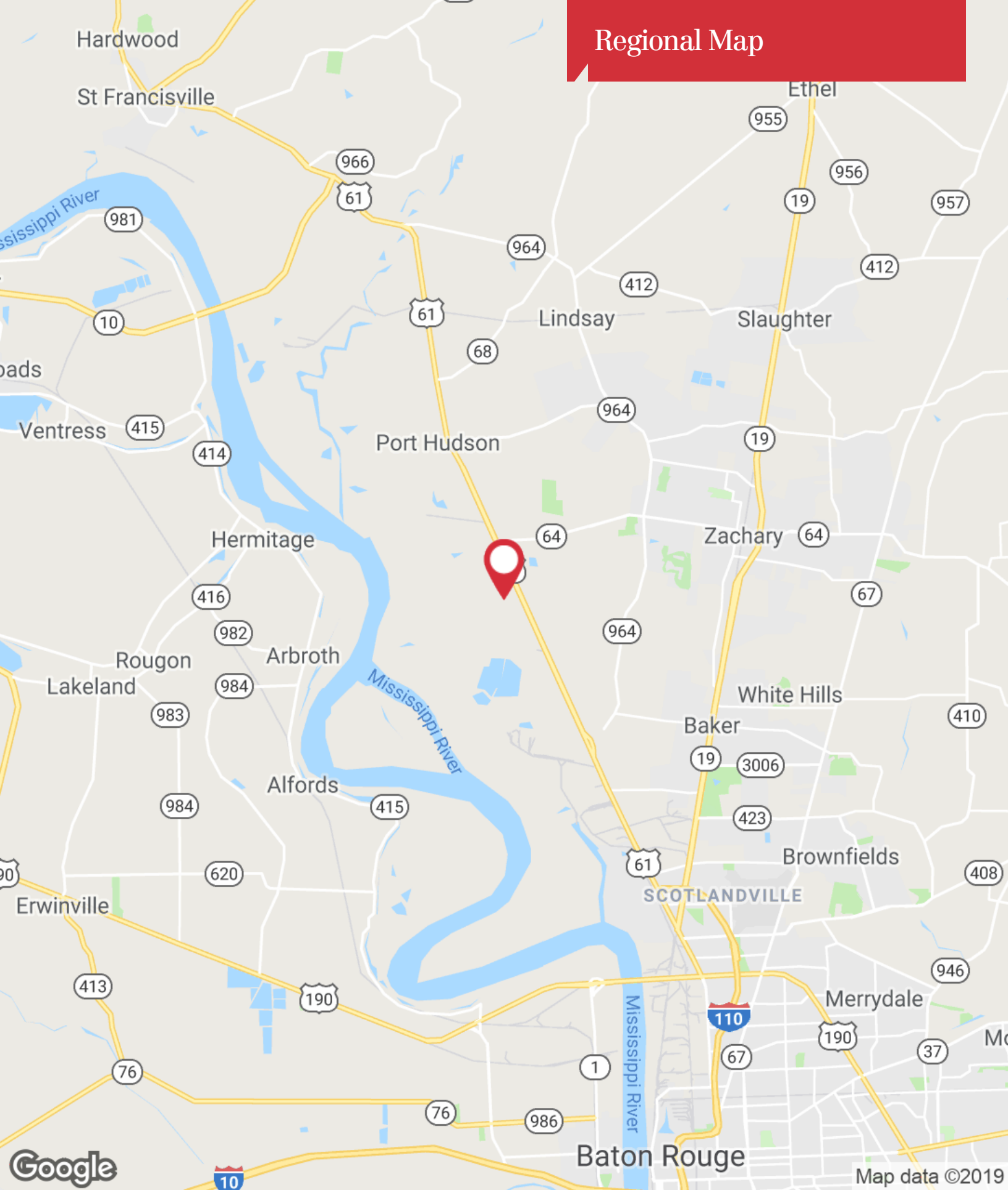
Additional Photos



Additional Photos



Regional Map

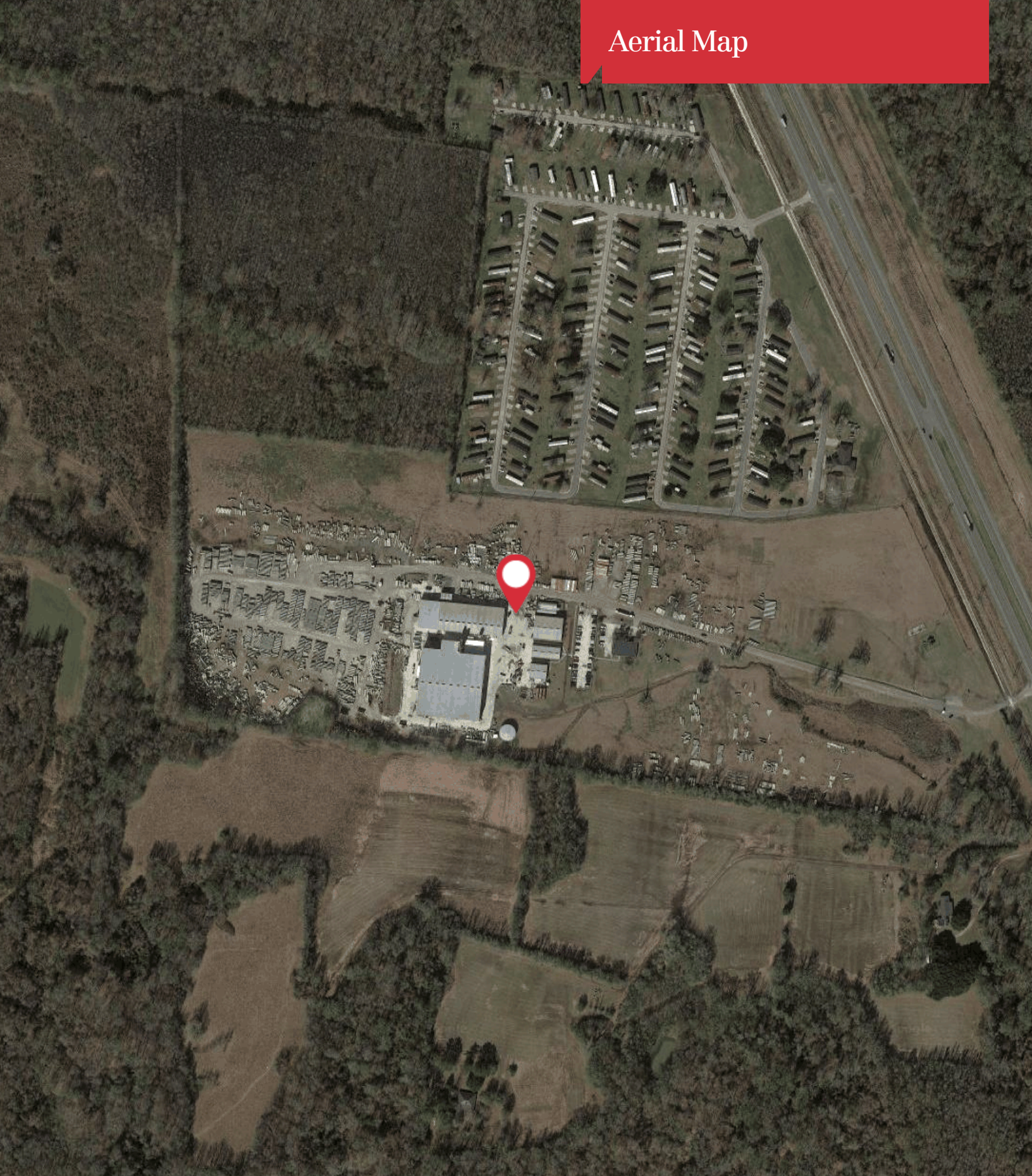


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Location Maps



Aerial Map



Google

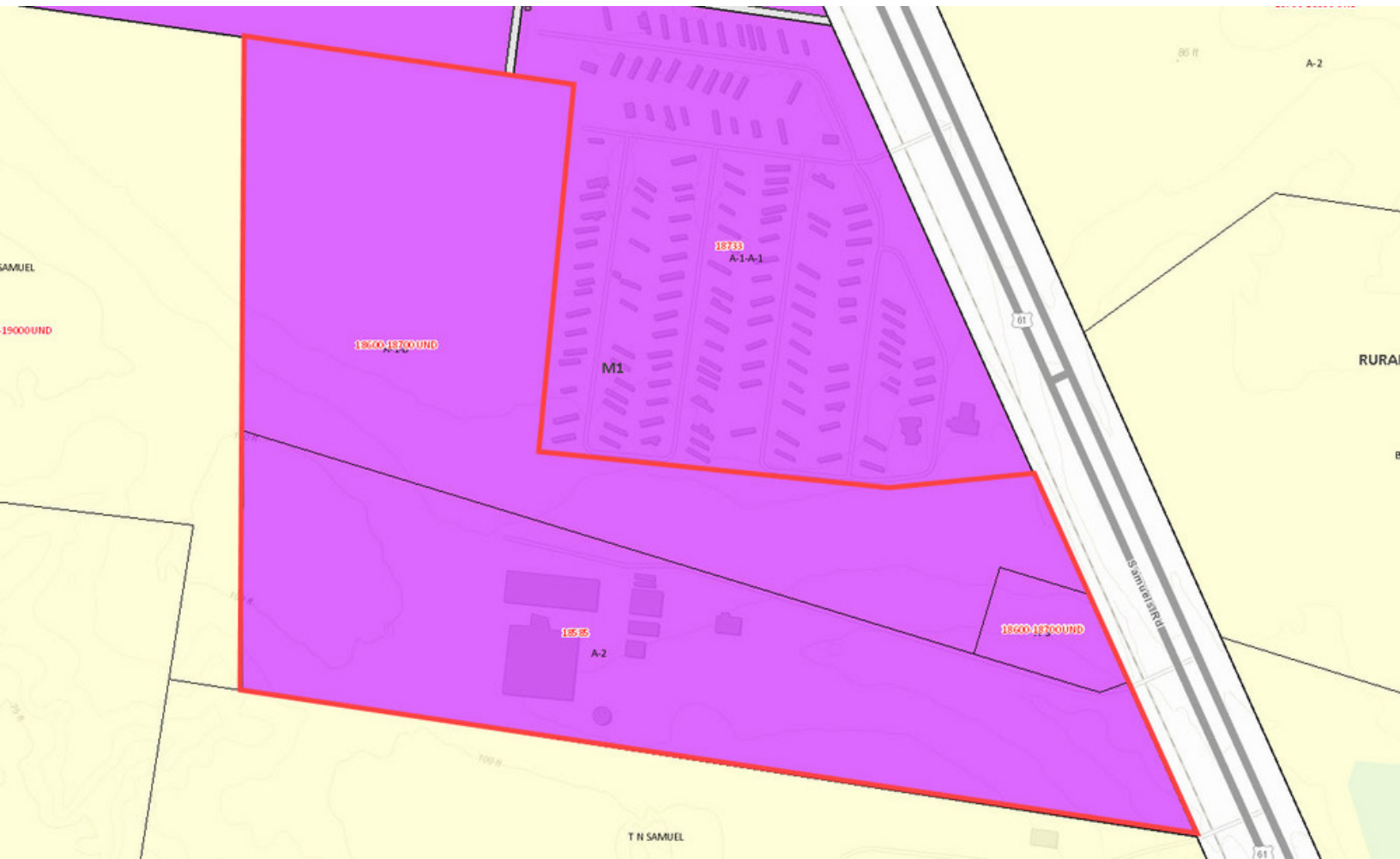
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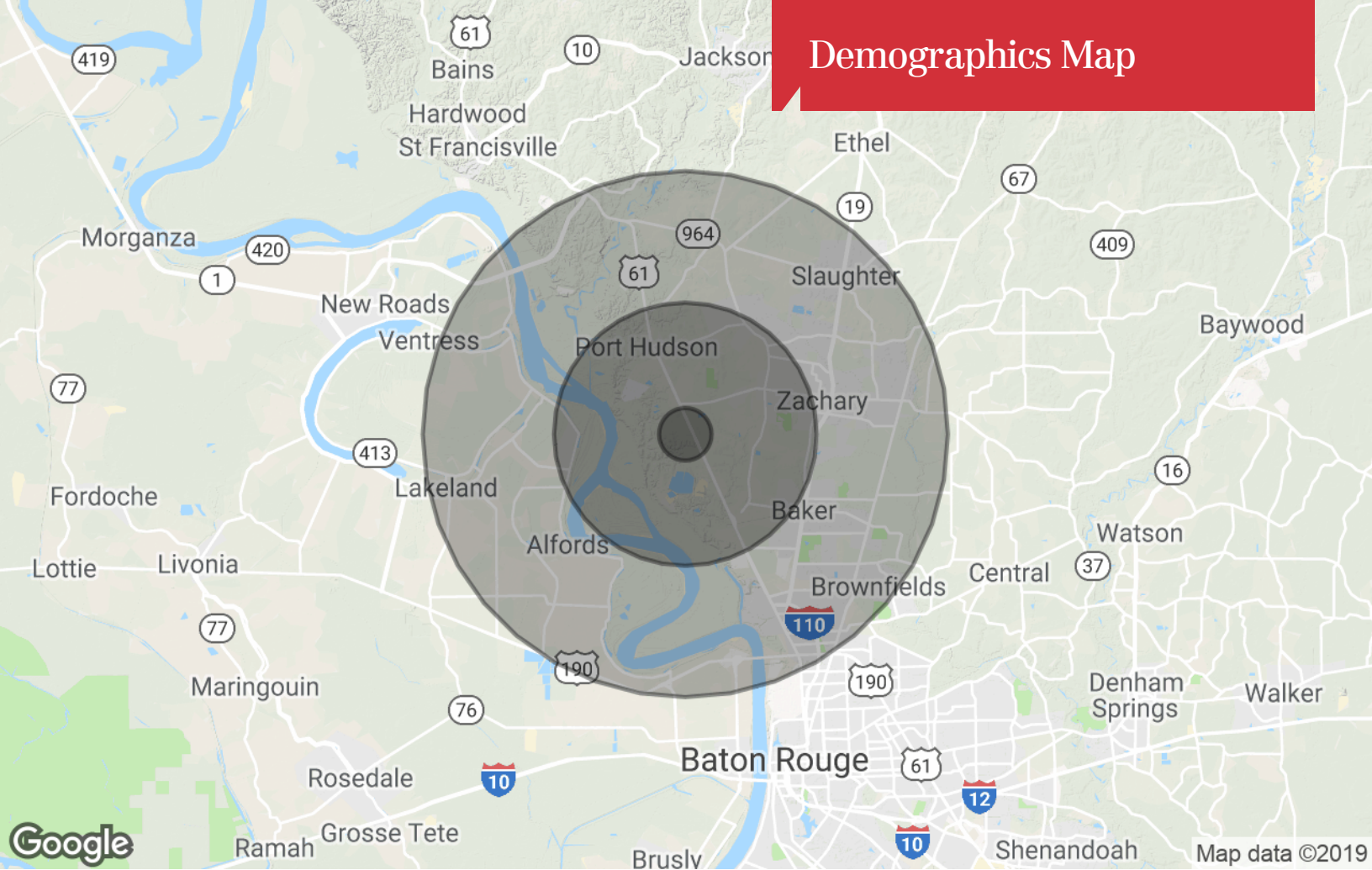
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Assessor Map





Demographics Map



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	272	10,697	76,666
MEDIAN AGE	33.5	34.4	33.8
MEDIAN AGE (MALE)	32.3	32.7	32.7
MEDIAN AGE (FEMALE)	33.9	35.2	34.8
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	88	3,594	26,058
# OF PERSONS PER HH	3.1	3.0	2.9
AVERAGE HH INCOME	\$84,032	\$75,470	\$55,420
AVERAGE HOUSE VALUE		\$178,725	\$151,293
Race	1 Mile	5 Miles	10 Miles
% WHITE	45.3%	50.3%	36.0%
% BLACK	54.0%	47.3%	62.6%
% ASIAN	0.7%	1.7%	0.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.1%
% OTHER	0.0%	0.4%	0.4%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	0.0%	0.4%	0.7%

* Demographic data derived from 2010 US Census