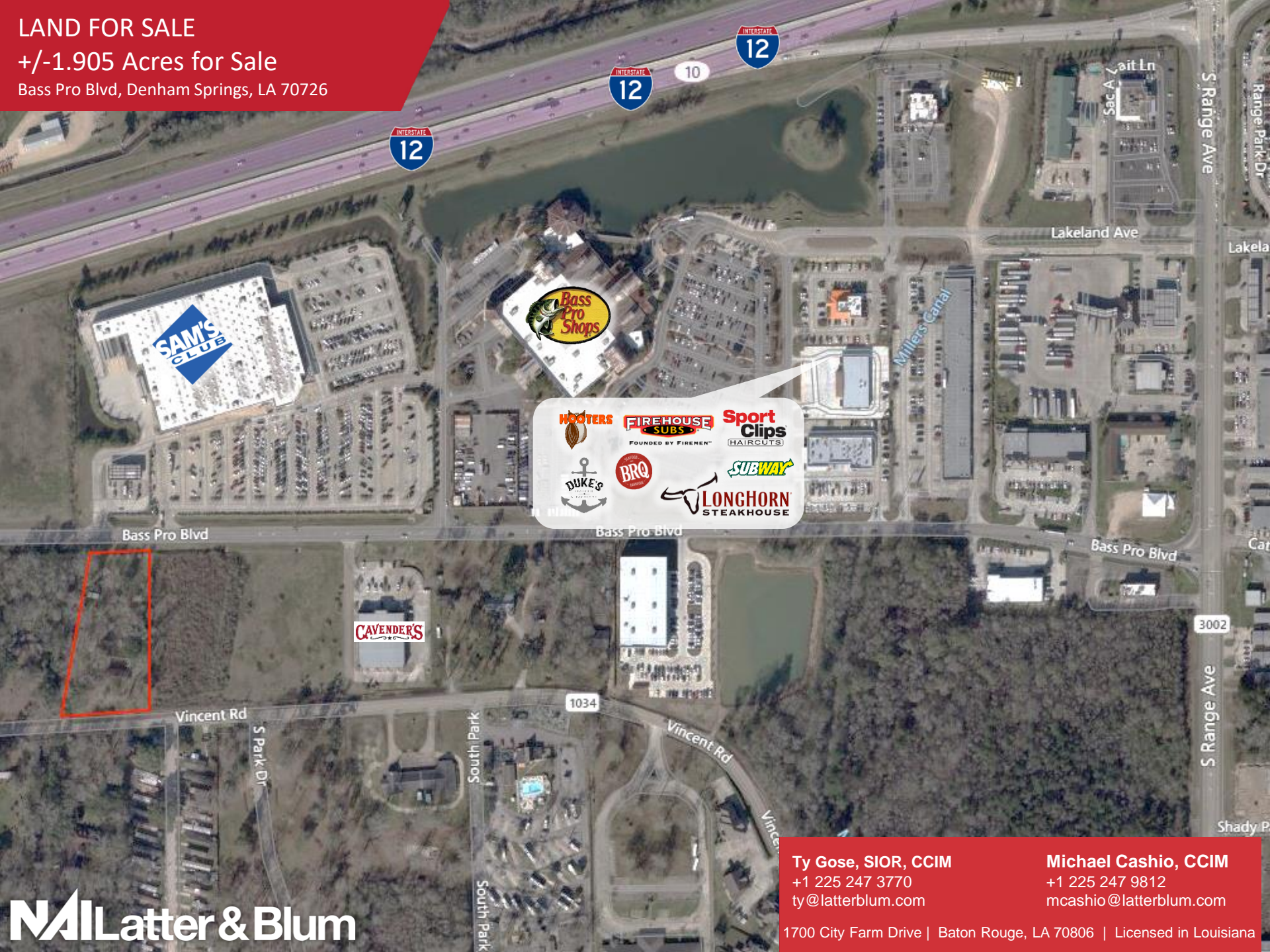


**LAND FOR SALE**  
**+/-1.905 Acres for Sale**  
Bass Pro Blvd, Denham Springs, LA 70726



**Hooters** **FIREHOUSE SUBS** **Sport Clips**  
FOUNDED BY FIREMEN™ HAIRCUTS  
**DUKE'S** **BRQ** **SUBWAY**  
**LONGHORN STEAKHOUSE**

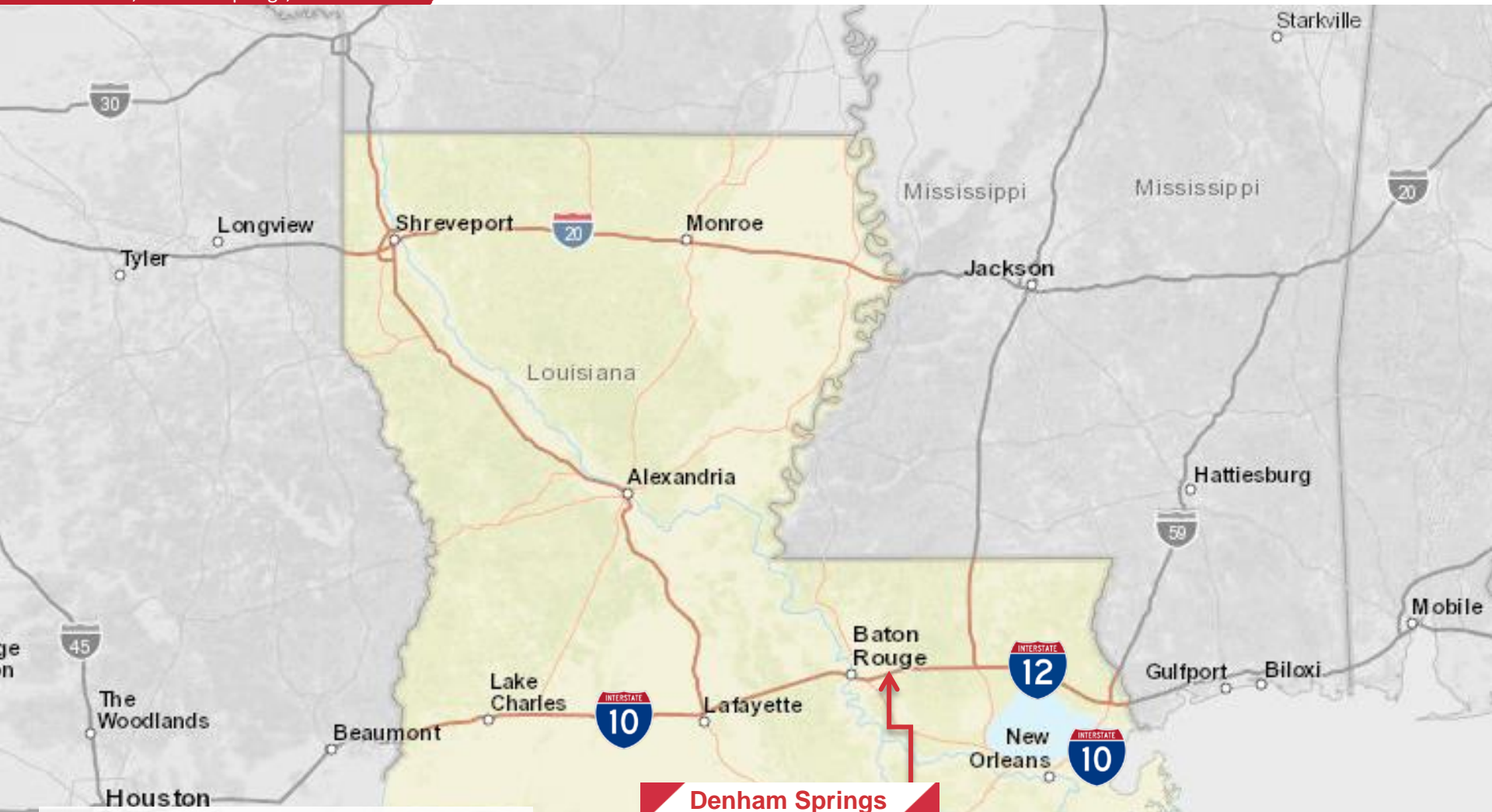


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mcashio@latterblum.com

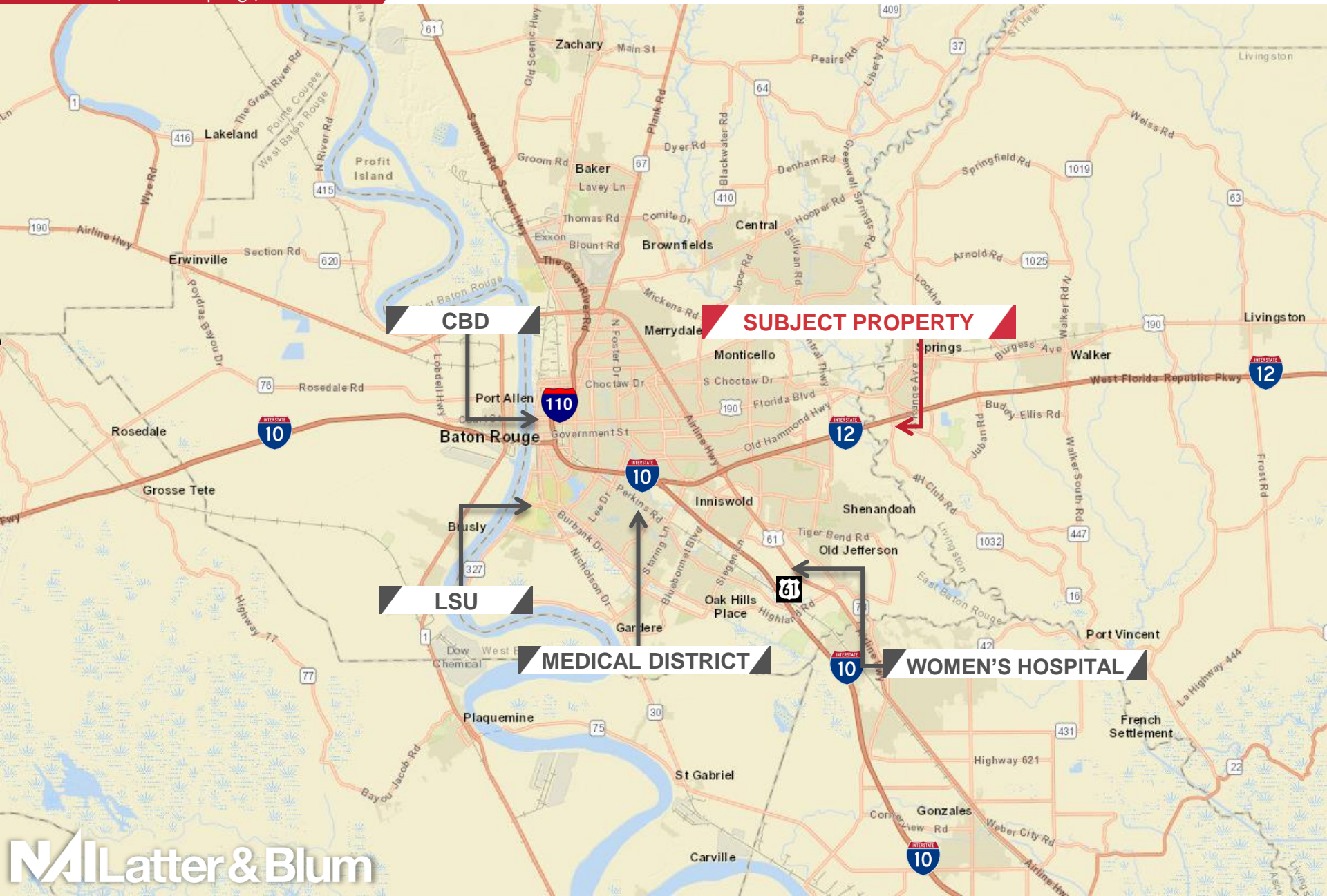
**LAND FOR SALE**  
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# Location Map



- Property Features**
- Sales Price: \$945,000 (\$11.39/SF)
  - Great Location Off Range Avenue With Close Proximity to I-12
  - Shadows Two High Traffic Generators: Bass Pro and Sam's Club

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Property **Aerials**



Bass Pro Blvd

Vincent Road

**NALatter & Blum**

**LAND FOR SALE**  
**+/-1.905 Acres for Sale**  
Bass Pro Blvd, Denham Springs, LA 70726

Property **Aerials**



INTERSTATE  
**12**

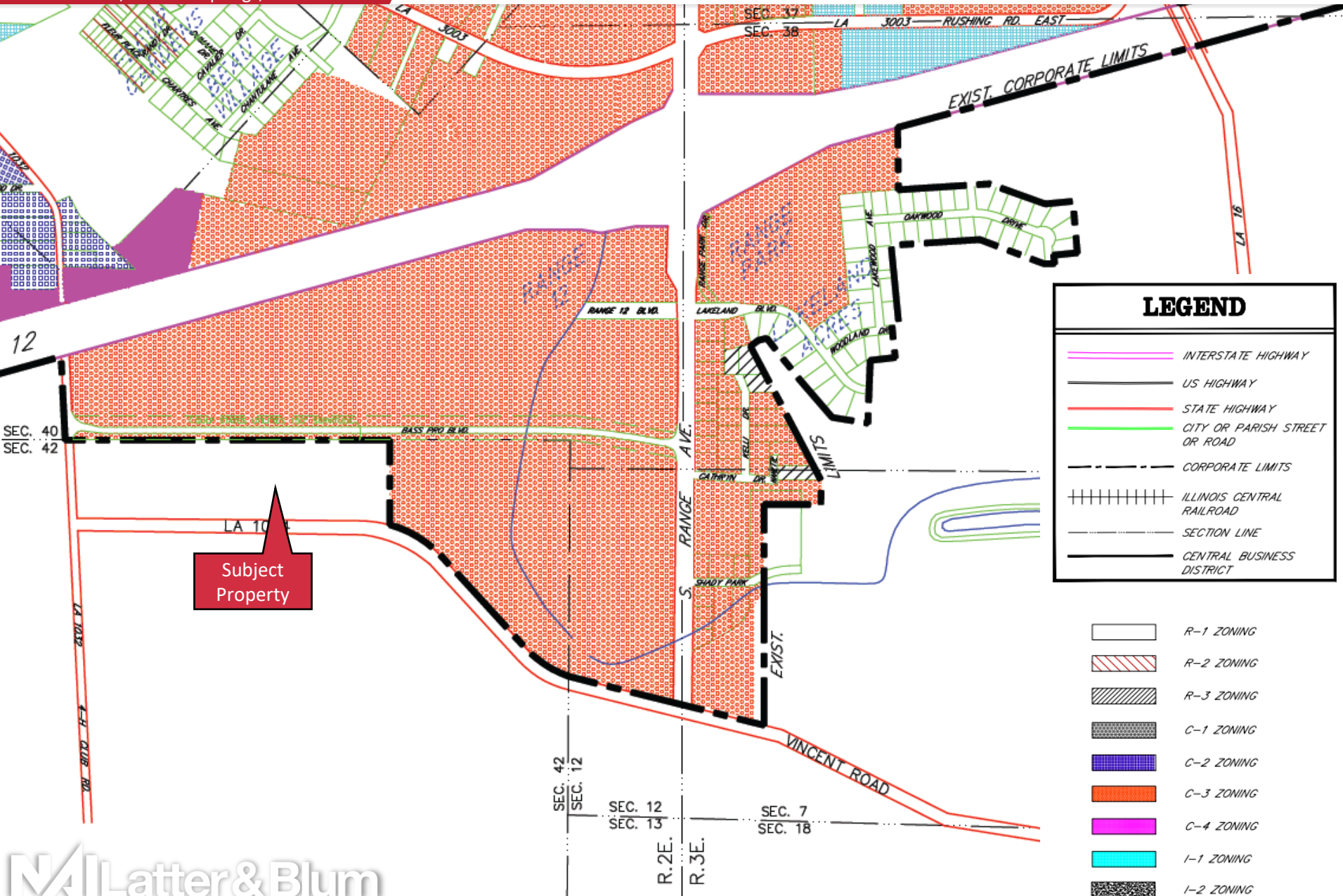
**Bass Pro Blvd**

**Vincent Road**

**NALatter & Blum**

**LAND FOR SALE**  
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 Bass Pro Blvd, Denham Springs, LA 70726

# Zoning Map



**Subject Property**

### LEGEND

	INTERSTATE HIGHWAY
	US HIGHWAY
	STATE HIGHWAY
	CITY OR PARISH STREET OR ROAD
	CORPORATE LIMITS
	ILLINOIS CENTRAL RAILROAD
	SECTION LINE
	CENTRAL BUSINESS DISTRICT

- R-1 ZONING
- R-2 ZONING
- R-3 ZONING
- C-1 ZONING
- C-2 ZONING
- C-3 ZONING
- C-4 ZONING
- I-1 ZONING
- I-2 ZONING

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Property **Wetlands**



**LAND FOR SALE**  
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# Retail Map

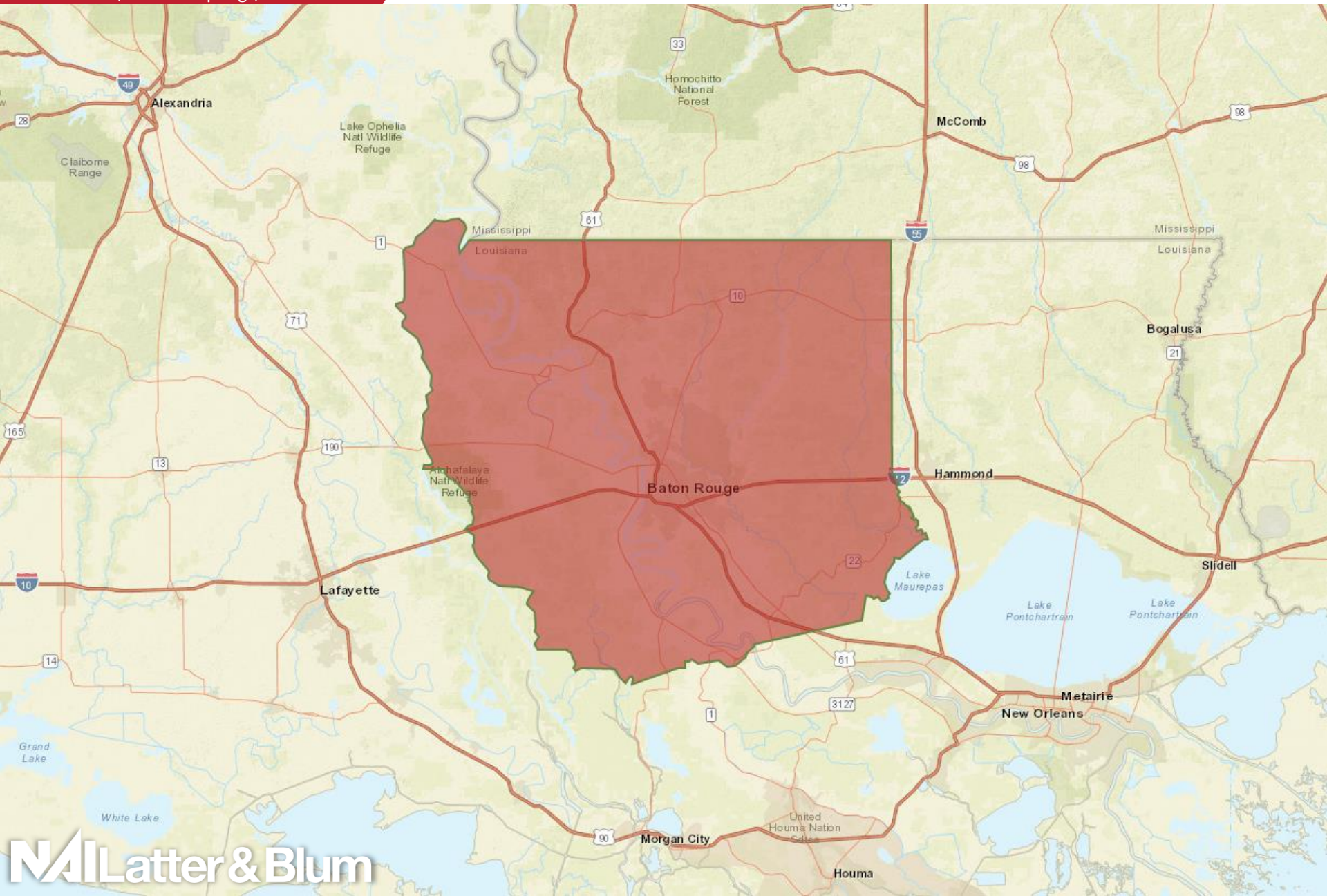


**SUBJECT PROPERTY**



**LAND FOR SALE**  
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# Market **Analysis**



**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



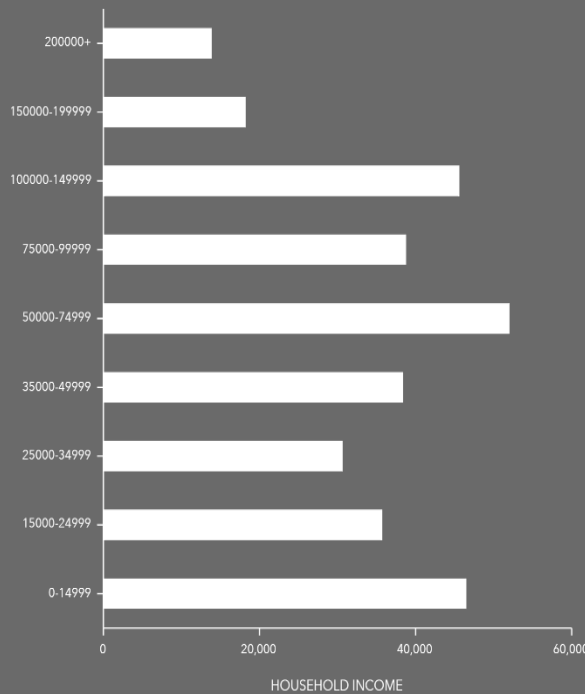
\$28,150

Per Capita Income



\$71,684

Median Net Worth



**EMPLOYMENT**



63%

White Collar



21%

Blue Collar



16%

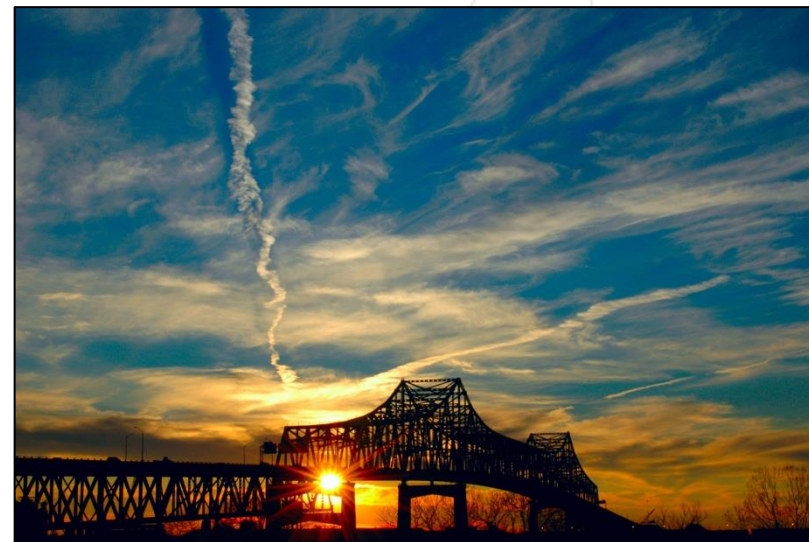
Services

5.6%

Unemployment Rate

**Baton Rouge MSA** – 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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