

OLD GOODWOOD
NEIGHBORHOOD



CONTACT
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FIVE GUYS

PF. CHANG'S



CORPORATE BLVD



BOCAGE RAQUET CLUB



OLD HAMMOND HWY

BRANDON DR

COUNTRY CLUB ESTATES
SUBDIVISION

BOCAGE NEIGHBORHOOD
Avg. HH Income \$219,329
Median Home Value \$883,461



JEFFERSON HWY

SUBJECT PROPERTY

BATON ROUGE
COUNTRY CLUB



Build-to-Suit Opportunity on Jefferson Hwy

8027 Jefferson Hwy, Baton Rouge, LA



ESSEN LN

Offering Summary

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Offering Highlights

- Proposed “Build-to-Suit” For Lease.
- Prime Jefferson Highway site.
- Double access from Jefferson Hwy and Brandon Dr.
- Sizeable lot for ample parking.
- ±36,897 Daily Traffic along Jefferson Hwy.
- Suitable for Office, Retail, Medical, and other concepts.

Property Information

Street Address	8027 Jefferson Hwy
City, State, Zip	Baton Rouge, LA 70809
County	East Baton Rouge Parish
Side of the Street	East
Road Type	Highway
Market Type	Large
Nearest Hwy	Fronting LA-73 (Jefferson)
Property Type	Office, Retail, Medical
Zoning	B1 - Transition (See Zoning Page)
Lot Size	±1.75 Acres
Lot Frontage	174.77' (Jefferson Hwy)
Traffic Count	36,897



Jefferson Highway Corridor

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CORPORATE BLVD

TARA
SUBDIVISION

OLD HAMMOND HWY

TOWNE CENTER
SHOPPING MALL

BOCAGE VILLAGE
SHOPPING MALL

BOCAGE
RAQUET
CLUB

COUNTRY CLUB ESTATES
SUBDIVISION

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PROPOSED SITE

JEFFERSON HWY

JEFERSON PLACE
APTS & CONDOS

BATON ROUGE
COUNTRY CLUB

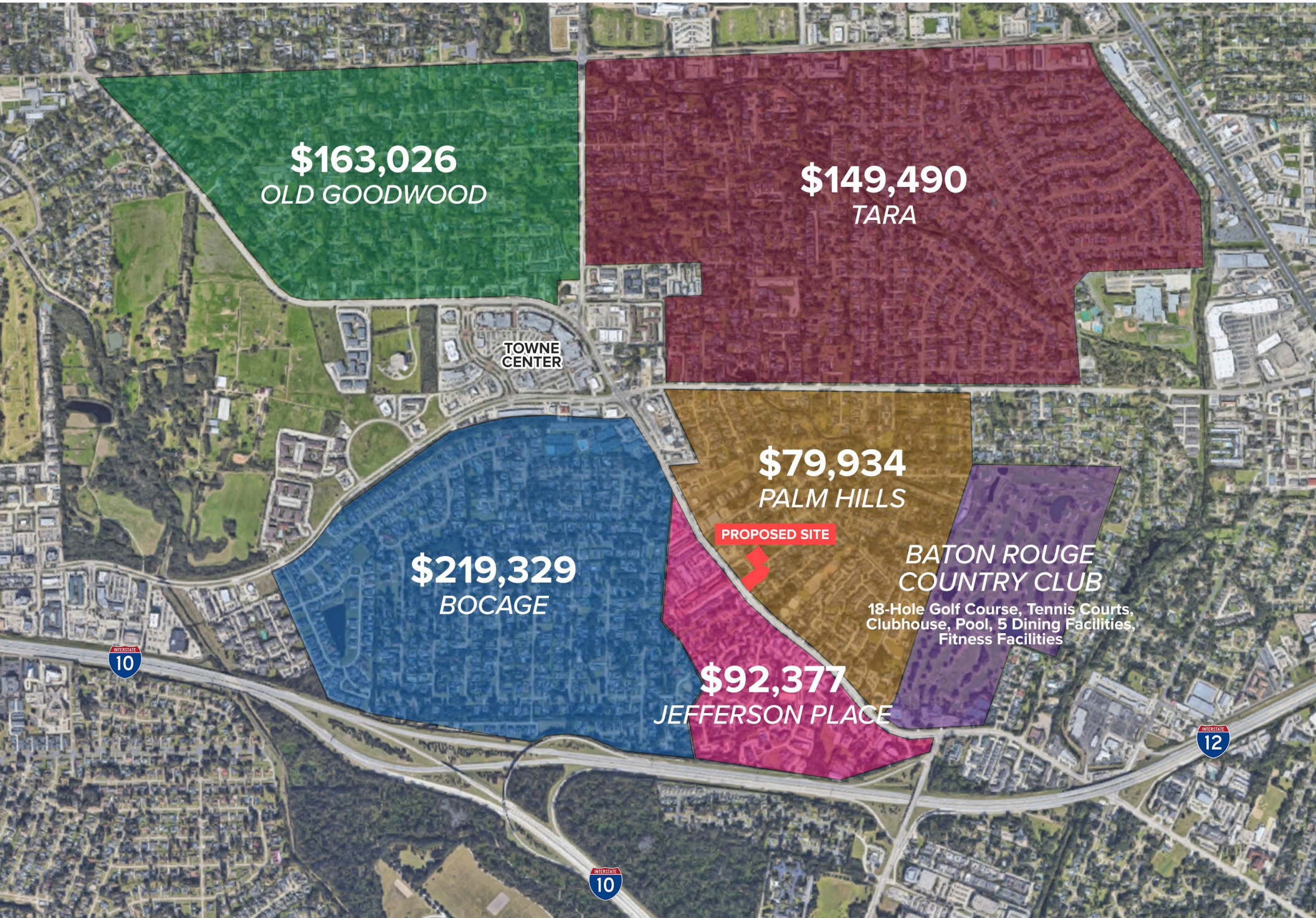
DRUSILLA
SHOPPING CENTER



ESSEN LANE

Area Neighborhood Demographics

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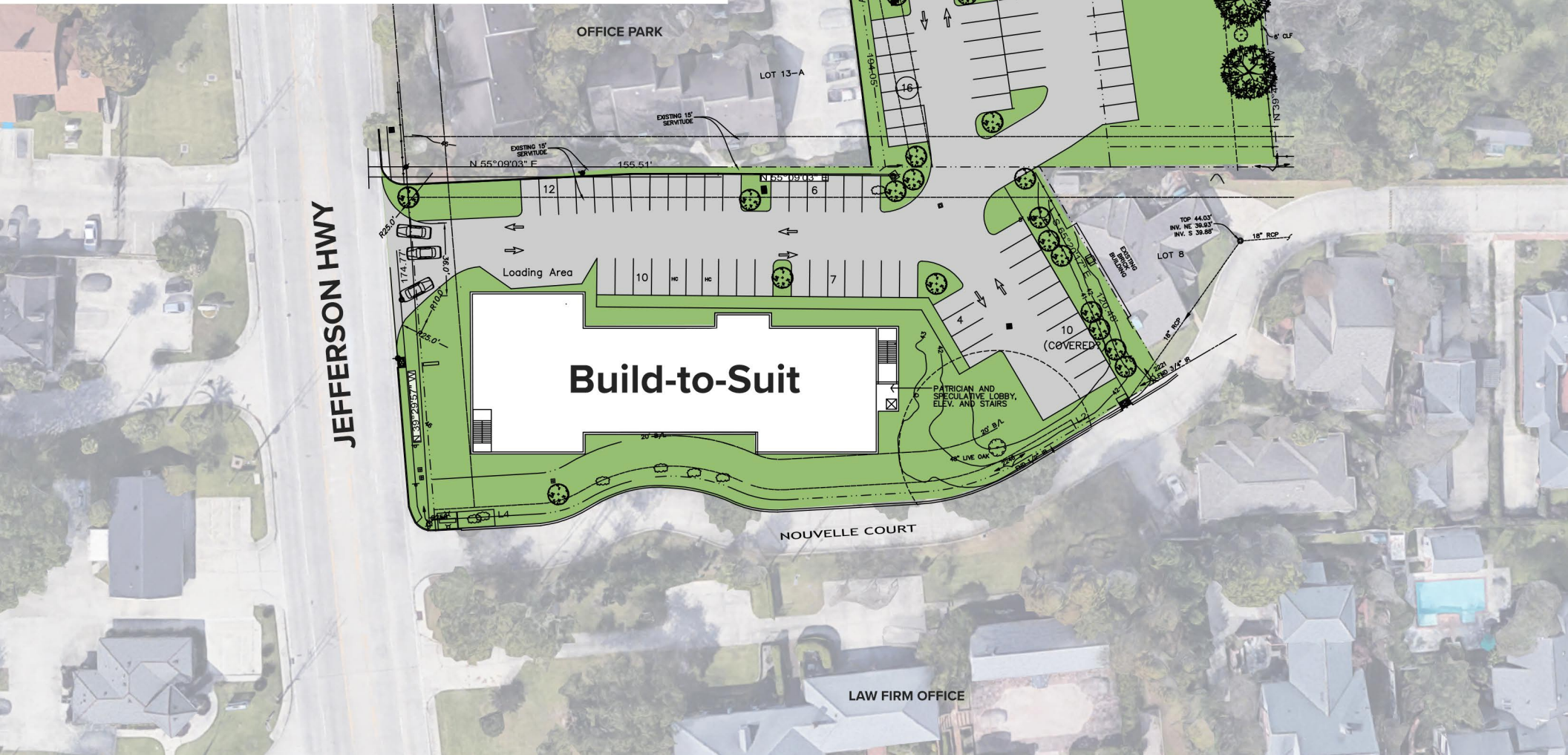


Possible Site Plan

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- This potential site layout option shows one 24,900 SF building:
 - 1st Floor - 13,900 SF
 - 2nd Floor - 12,000 SF
 - 108 Parking Spaces
- Landlord will build to suit.
- Building size, orientation, finishes, and site plan can all be changed to suit tenant's needs.
- Many options available.

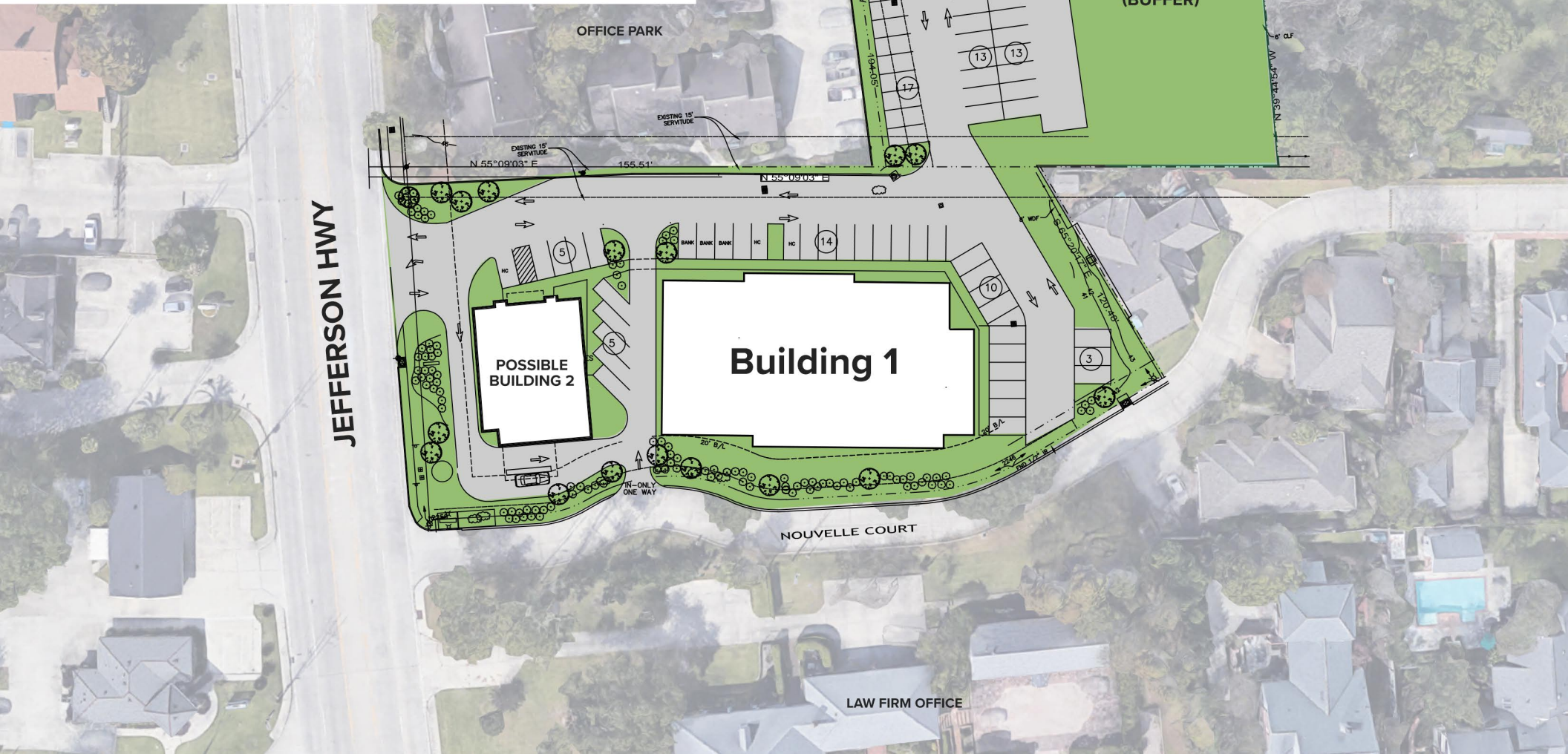


Possible Site Plan

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- This potential site layout option shows two buildings:
 - Front building - 3,741 SF
 - Back single-story building - 13,400 SF
 - 80 Parking Spaces
- Landlord will build to suit.
- Building size, orientation, finishes, and site plan can all be changed to suit tenant's needs.
- Many options available.



Subject Site Lot Outline

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PROPERTY BOUNDARIES AND MEASUREMENTS ARE APPROXIMATE

BRANDON DR

±117.77

±194.05

±189.44

GREEN
SPACE
(BUFFER)

±246'

±174.77

±1.75 ACRES

±120.48

±302.63

NOUVELLE CT

JEFFERSON HWY

Additional Site Photos

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LOOKING SOUTH



BATON ROUGE
COUNTRY CLUB

BATON ROUGE
MEDICAL DISTRICT

ESSEN LANE

JEFFERSON HWY

Additional Site Photos

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LOOKING WEST



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OWEN ST

CYPRESS LAKE DR

JEFFERSON HWY

BRANDON DR



Baton Rouge Area Map

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ExxonMobil

- 4th Largest Refinery in the US
- 4,200 Employees

BTR BATON ROUGE METROPOLITAN AIRPORT

- 2018 Passenger Volume of 800,00+
- Economic Impact of \$1.1B

BON CARRÉ TECHNOLOGY CENTER

- 712,900+ SF of Tech, Data, & Offices
- Tech Industry Hub for BatonRouge

Baton Rouge

- State Capital
- 2nd Largest City in Louisiana

amazon

3,500,000 SF Fulfillment Center (under Construction)

Ochsner

- 150-Bed Hospital

MISSISSIPPI RIVER

LSU

LOUISIANA STATE UNIVERSITY

- Established 1860
- 30,000+ Enrollment
- Annual Economic Impact of \$5.1B

BATON ROUGE MEDICAL DISTRICT

Baton Rouge General Woman's
OUR LADY OF THE LAKE Ochsner

- 1,170+ Hospital Beds
- 12,000+ Medical Staff

HAMMOND AIRE SHOPPING CENTER

TOWNE CENTER SHOPPING MALL



COSTCO WHOLESALE

BlueCross BlueShield

- 2,400 Employees
- 50+ Acre Private Campus
- \$3.6B Annual Revenue

Woman's

- 228-Bed Hospital
- 2,100+ Medical Staff

Lauberge LAUBERGE CASINO & HOTEL

- 74,000 SF Gaming Space
- 205 Hotel Rooms

MALL OF LOUISIANA

Dillard's JCPenney macy's
AT&T J'S A BANK Apple sears
WILLIAMS SONOMA SEPHORA chico's
POTTERY BARN AMERICAN EAGLE OUTFITTERS

DENHAM SPRINGS

Existing Zoning Map

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B-1 - Transition

Permitted Uses:

Single Family Detached, Boarding/Lodging House, Congregate Care Facility, Fraternity/Sorority House, Group Home, Multifamily, Two-Family, Educational Institution, Fraternal Organization, Governmental Facility, Park, Religious Institution, Utility Facility, Bank, Medical Office or Clinic, Office, Country Club (Requires Metro Council Approval), Day Care (Child or Adult), Film and Sound Production, Parking Facility, Personal Service Establishment.

Conditional Uses:

Wireless Comm. Tower

Limited Uses:

Art Studio, Bed and Breakfast

Source: <https://www.brla.gov/DocumentCenter/View/2271/Chapter-9---Use-Regulations-PDF>

