



# STRATEGIC ±2.3 ACRE DEVELOPMENT TRACT NEAR MAJOR AMAZON CENTER

8320 AIRLINE HWY BATON ROUGE, LA 70815



## FOR SALE

# SALE PRICE: \$800,000

## 2.3 ACRES

- ±0.5 Mile from the largest Amazon fulfillment center in the region which employs 3,500+
- ±200 ft of frontage along highly visible Airline Hwy near Florida Blvd
- Zoned C-2 – Heavy Commercial

**CONTACT:**  
**PETER LAVILLE**  
 225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026  
 640 Main St, Suite A, Baton Rouge, LA 70801  
 Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now available for sale, 8320 Airline Hwy is a  $\pm 2.3$ -acre development tract along Airline Hwy, less than  $\pm 0.5$  mile from the new,  $\pm 3,500,000$  SF Amazon fulfillment center—the largest in the region, which employs over  $\pm 3,500$  people.
- This property boasts substantial frontage with dimensions of  $\pm 200$  ft by  $\pm 500$  ft, offering high visibility and accessibility.
- The visibility is further enhanced by the property's proximity to one of the busiest interchanges at Airline Hwy and Florida Blvd, which sees daily traffic of around  $\pm 103,999$  vehicles.
- Zoned C-2 – Heavy Commercial, it's ready for a variety of uses, from retail to service industries.
- The surrounding area is retail dense with national and local retailers including Amazon, Walmart, Lowe's, Raising Cane's, Starbucks, Burger King, Academy Sports & Outdoors, Guitar Center, Office Depot, Old Navy, Shoe Carnival, Furniture Expo, Life Storage and others.
- The sewer impact fee has been paid for a line up to an inch and a half, reducing initial development costs and expediting the readiness for construction.

## CONTACT:

PETER LAVILLE  
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	8320 Airline Hwy
City, State, Zip	Baton Rouge, LA 70815
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Subdivision	Goodwood Homesites
Nearest Intersection	Airline Hwy at Florline Blvd
Location Description	Lot 2+ / 2, 3
Township	7S
Range	1E
Section	71
Side Of The Street	Southwest
Road Type	Highway
Nearest Highway	Hwy 61 (Airline Hwy)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

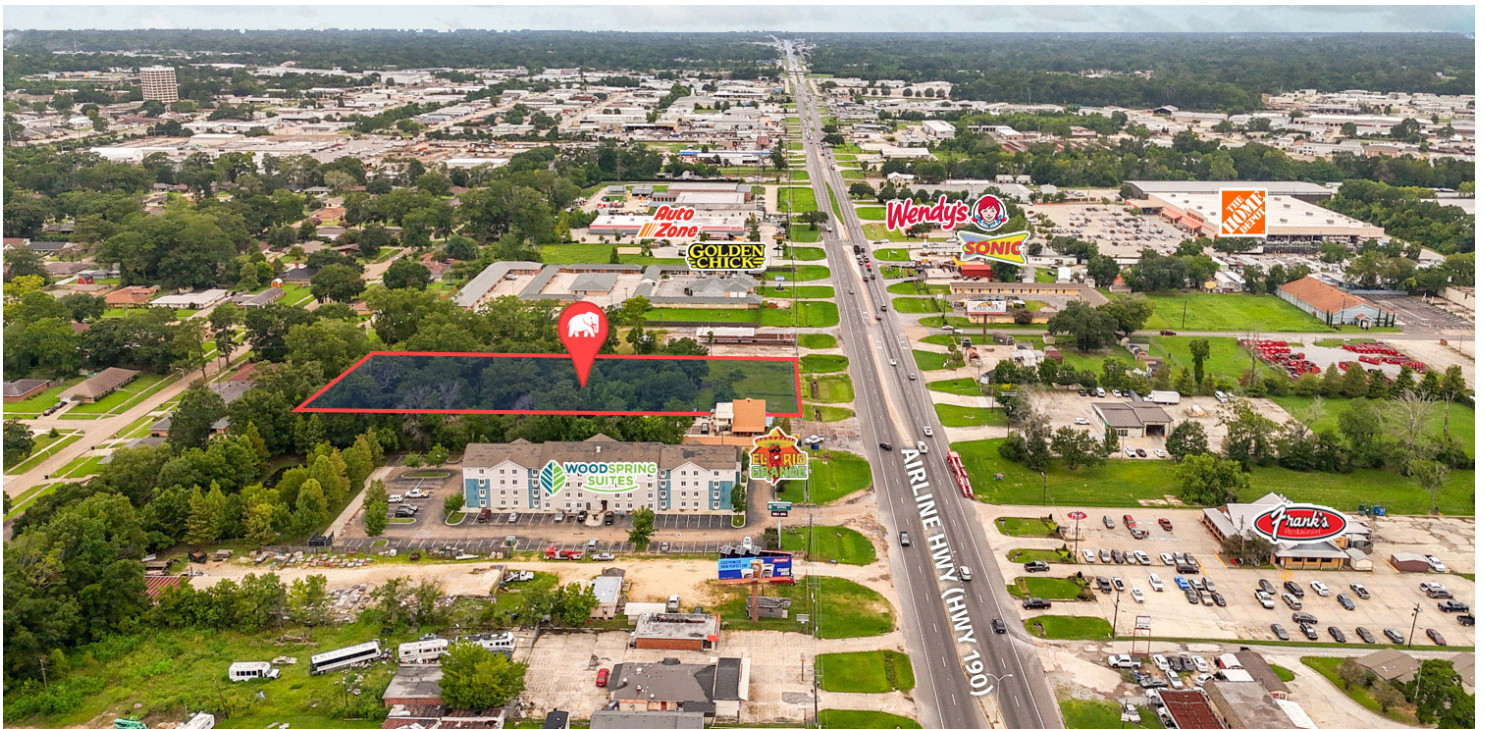
## PROPERTY INFORMATION

Property Type	Land
Zoning	C2 - Heavy Commercial
Lot Size	±2.3 Acres
APN #	592382
Lot Frontage	±200 ft
Lot Depth	±500 ft
Traffic Count	±35,830

## CONTACT:

PETER LAVILLE  
225.276.7561

# ADDITIONAL PHOTOS



**CONTACT:**  
**PETER LAVILLE**  
**225.276.7561**

800.895.9329 | <https://elifinrealty.com> | June 2026  
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

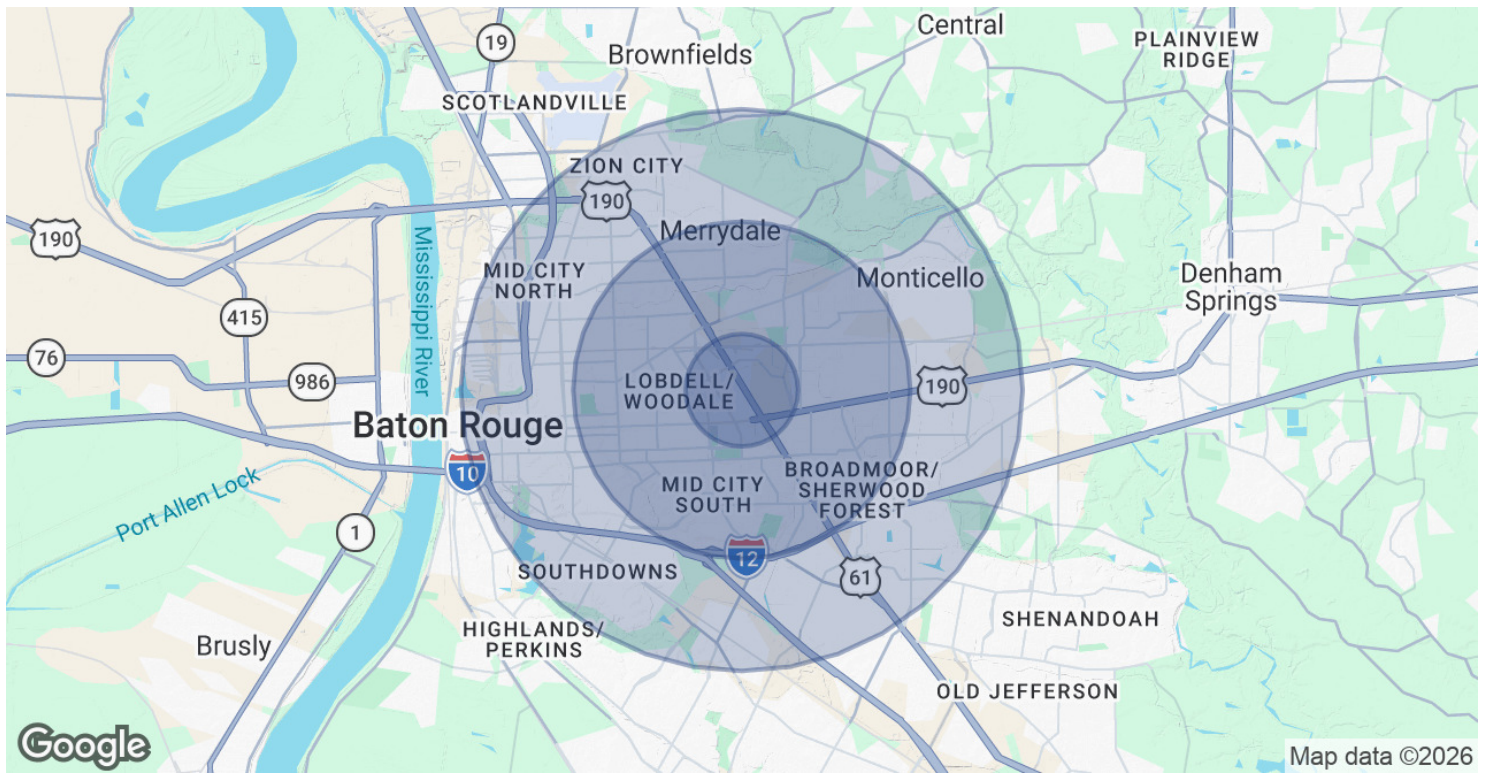
# LOCATION MAP



**CONTACT:**  
PETER LAVILLE  
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,279	70,053	192,173
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

## HOUSEHOLDS & INCOME

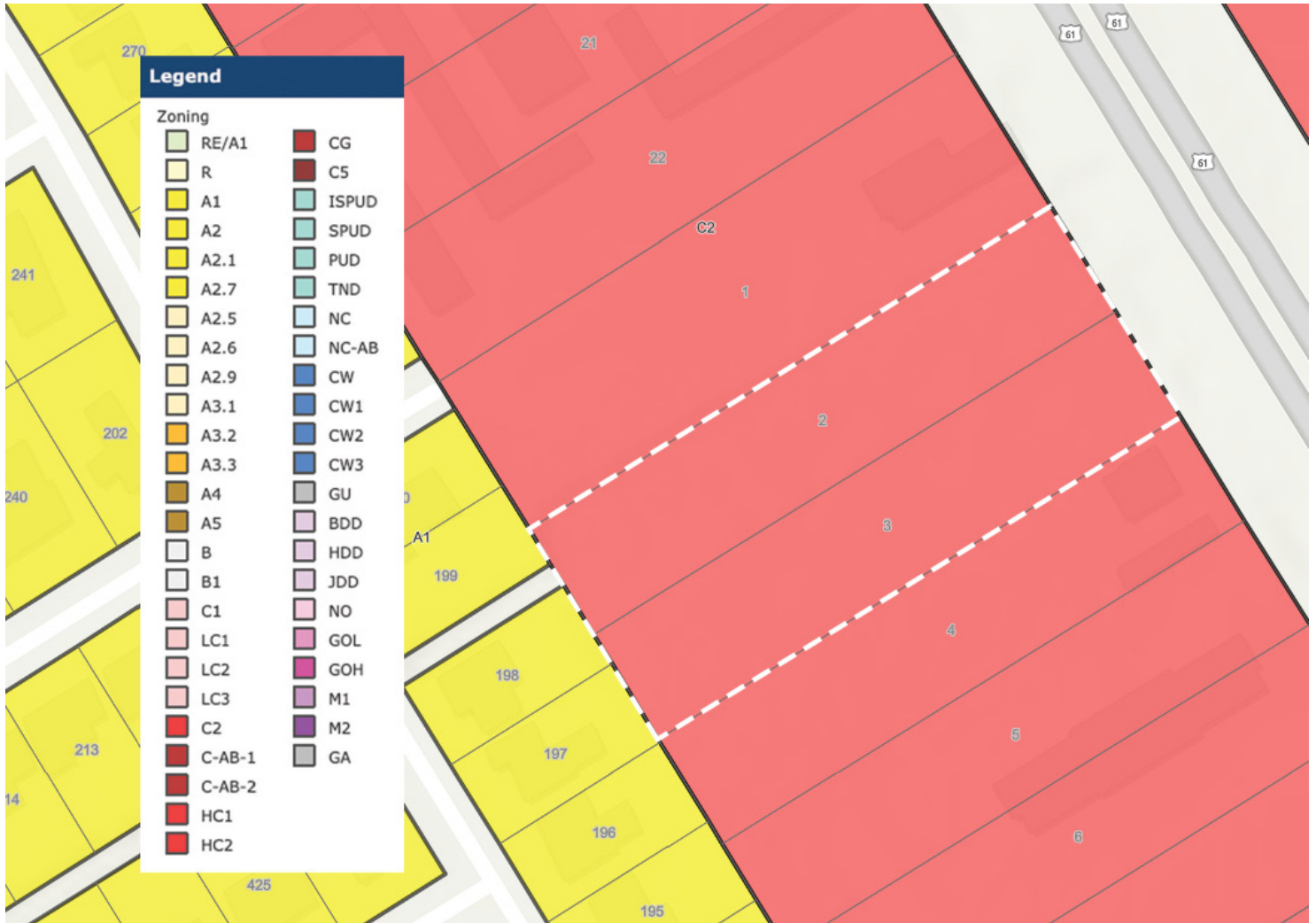
	1 MILE	3 MILES	5 MILES
Total Households	2,457	29,551	80,177
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$45,869	\$68,820	\$75,185
Average House Value	\$225,159	\$254,129	\$254,604

2020 American Community Survey (ACS)

## CONTACT:

PETER LAVILLE  
225.276.7561

# ZONING MAP



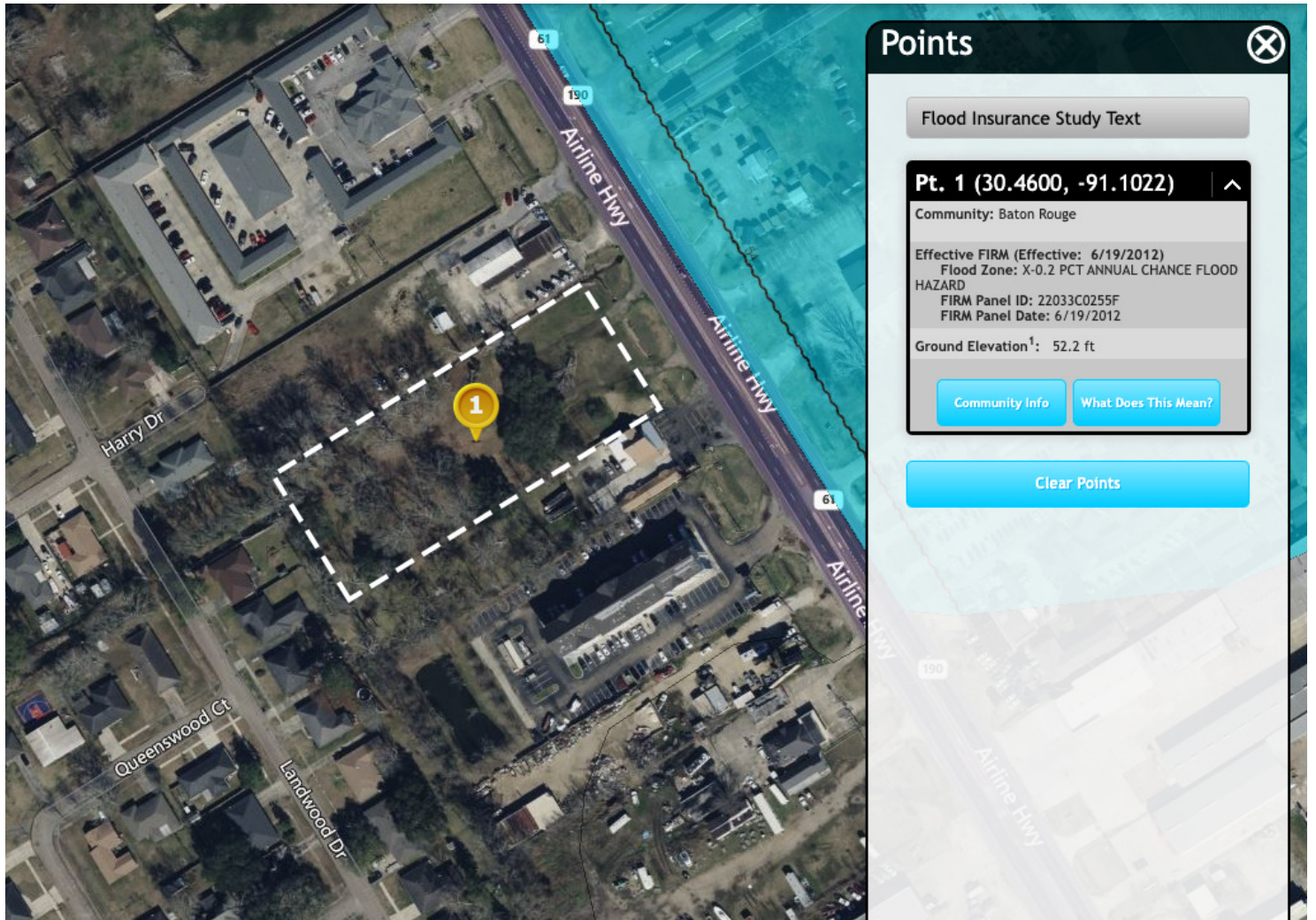
## C2 – HEAVY COMMERCIAL

Source: The municipality in which the property is located

**CONTACT:**  
**PETER LAVILLE**  
 225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026  
 640 Main St, Suite A, Baton Rouge, LA 70801  
 Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

# FLOOD ZONE MAP



## FLOOD ZONE X-0.2 PCT ANNUAL CHANCE

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

**CONTACT:**  
PETER LAVILLE  
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.