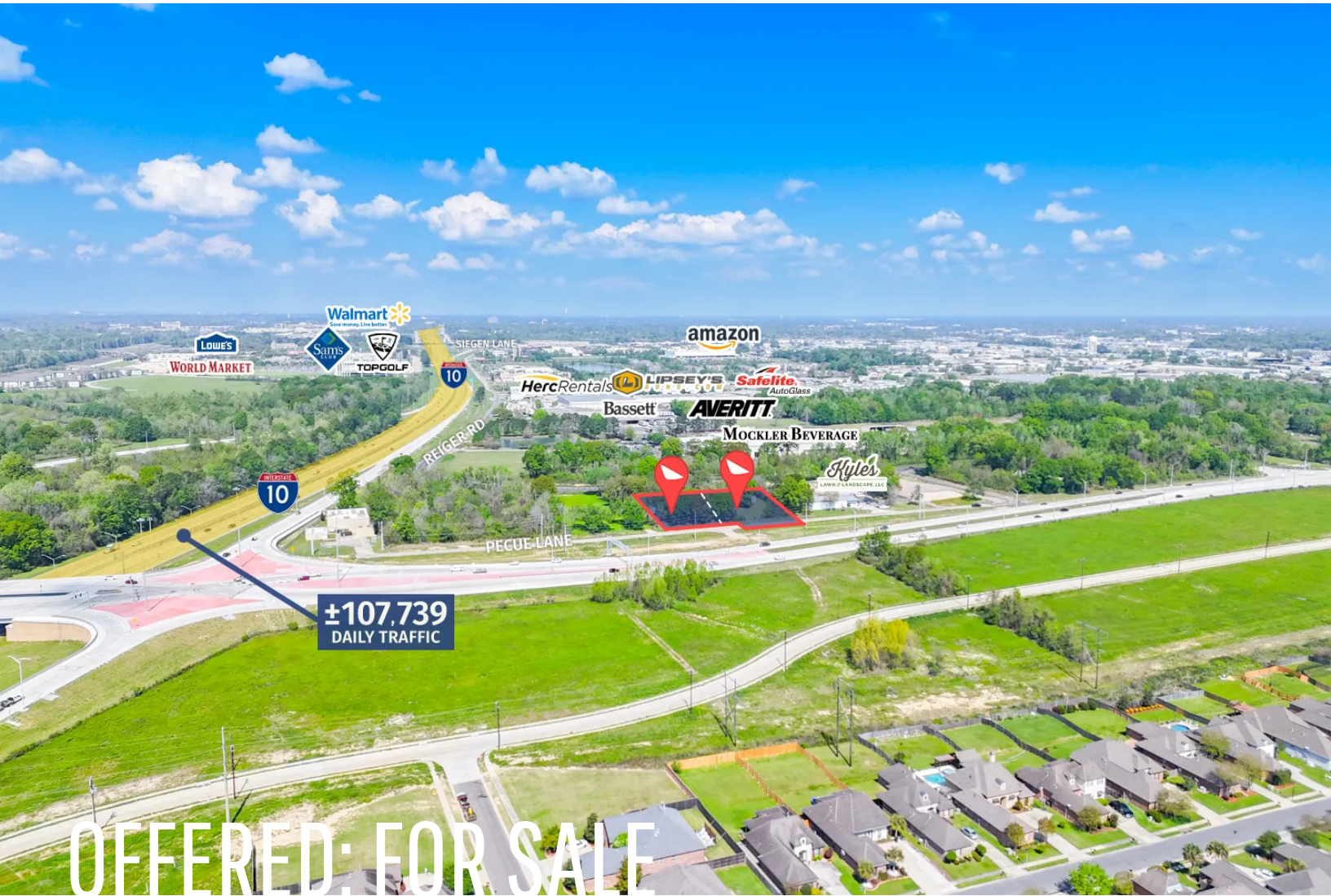




# DEVELOPMENT LOTS WITH DIRECT ACCESS TO I-10 EXIT AT PECUE LANE

8730, 8760 PECUE LANE BATON ROUGE, LA 70809



## OFFERED: FOR SALE

# SALE PRICE: \$19.00/ SF (\$910,404 - \$1,870,466)

## ±2.26 ACRES

- Situated at the I-10 Exit at Pecue, ensuring high visibility and accessibility
- Highly visible with ±300 FT of combined frontage – currently ±107,739 daily traffic
- Area to become a major commercial hub, potential for retail or other uses

**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

- 8730, 8760 Pecue Lane, now available for sale, presents a unique ground-up development opportunity in an area undergoing major infrastructure upgrades. The lots are situated at the I-10 Exit at Pecue Lane, providing high visibility and accessibility.
- Lots 23-A and 23-B, totaling  $\pm 1.16$  acres, will be sold together, while Lot 24, comprising  $\pm 1.10$  acres, can be sold separately. This configuration provides flexibility for numerous development strategies.
- With approximately  $\pm 300$  feet of combined frontage and the current daily traffic of  $\pm 107,739$  vehicles, (expected to increase following the completion of the project at the end of 2025) these lots are ideally positioned for businesses seeking high exposure.
- Through the DOTD's \$70mm project, the area is undergoing significant enhancements, including the widening of Pecue Lane, set to transform the area into a major commercial hub and enhancing the lots' potential for retail or other uses.
- The project is anticipated to ensure improved connectivity / traffic flow and reduced congestion in the area, further enhancing its appeal for development.
- Contact Broker for pricing breakdown.

### CONTACT:

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# INTERCHANGE PROGRESS - MARCH 2026



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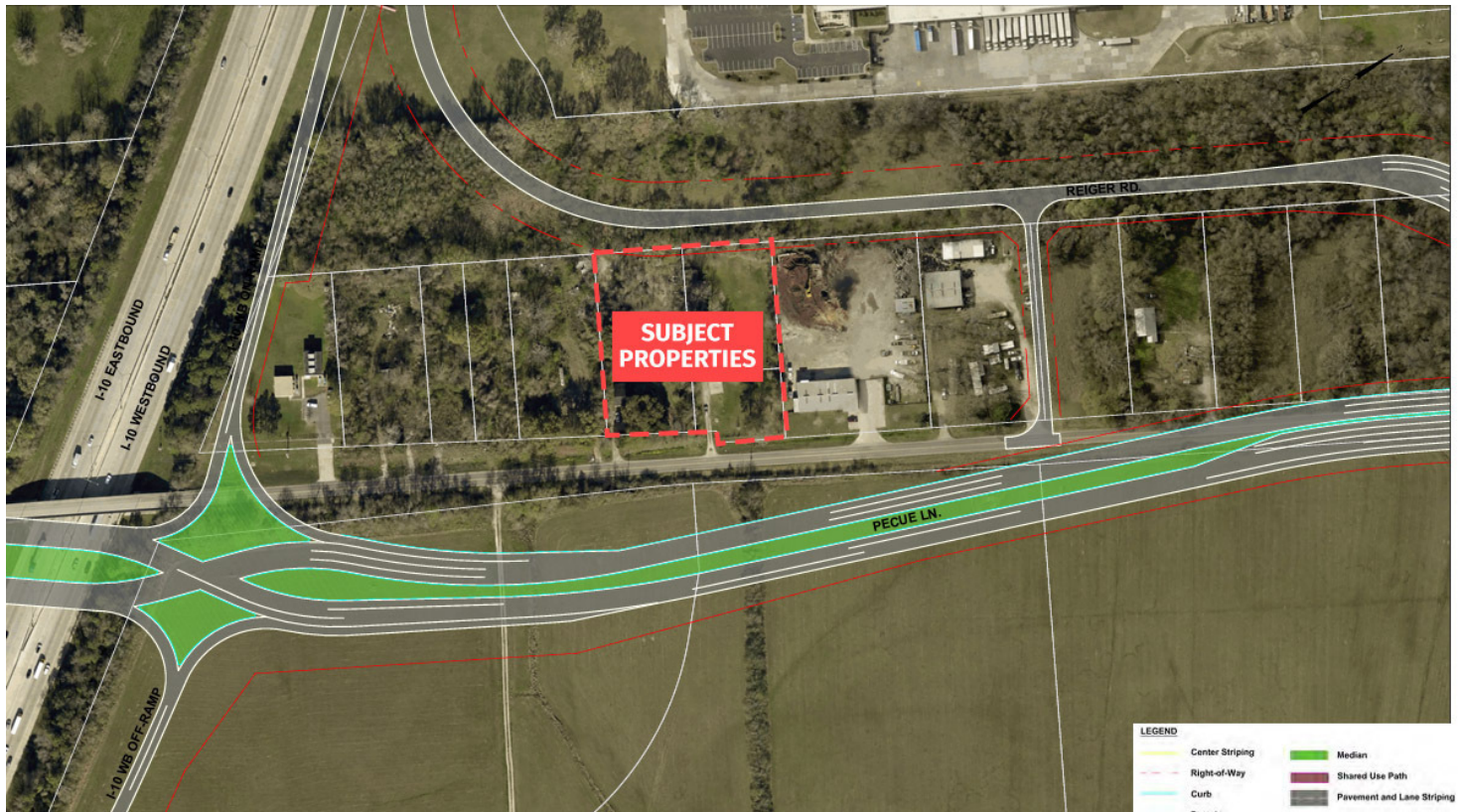
# ADDITIONAL PHOTOS



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# INTERCHANGE PLAN OVERLAY



PECUE LANE  
(PERKINS TO AIRLINE)

 CITY OF BATON ROUGE PARISH OF EAST BATON ROUGE	Sheet No.
	2 of 3
	11/06/2019

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	8730, 8760 Pecue Lane
City, State, Zip	Baton Rouge, LA 70809
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Subdivision	Airline Heights
Location Description	Lots 23-A, 23-B, 24
Township	8S
Range	2E
Section	49
Side Of The Street	Northwest
Road Type	Paved
Nearest Highway	I-10, Hwy 61 (Airline Hwy)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

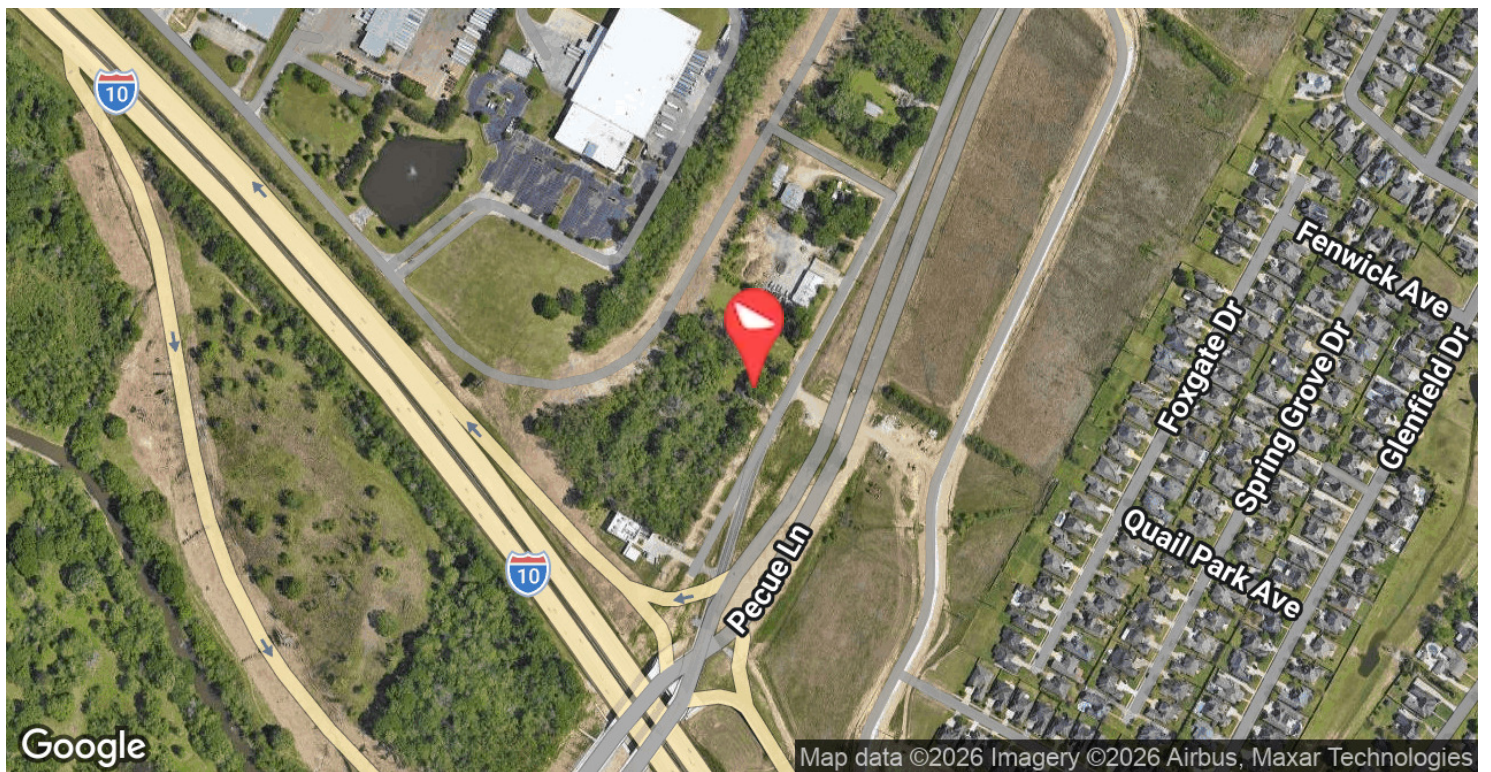
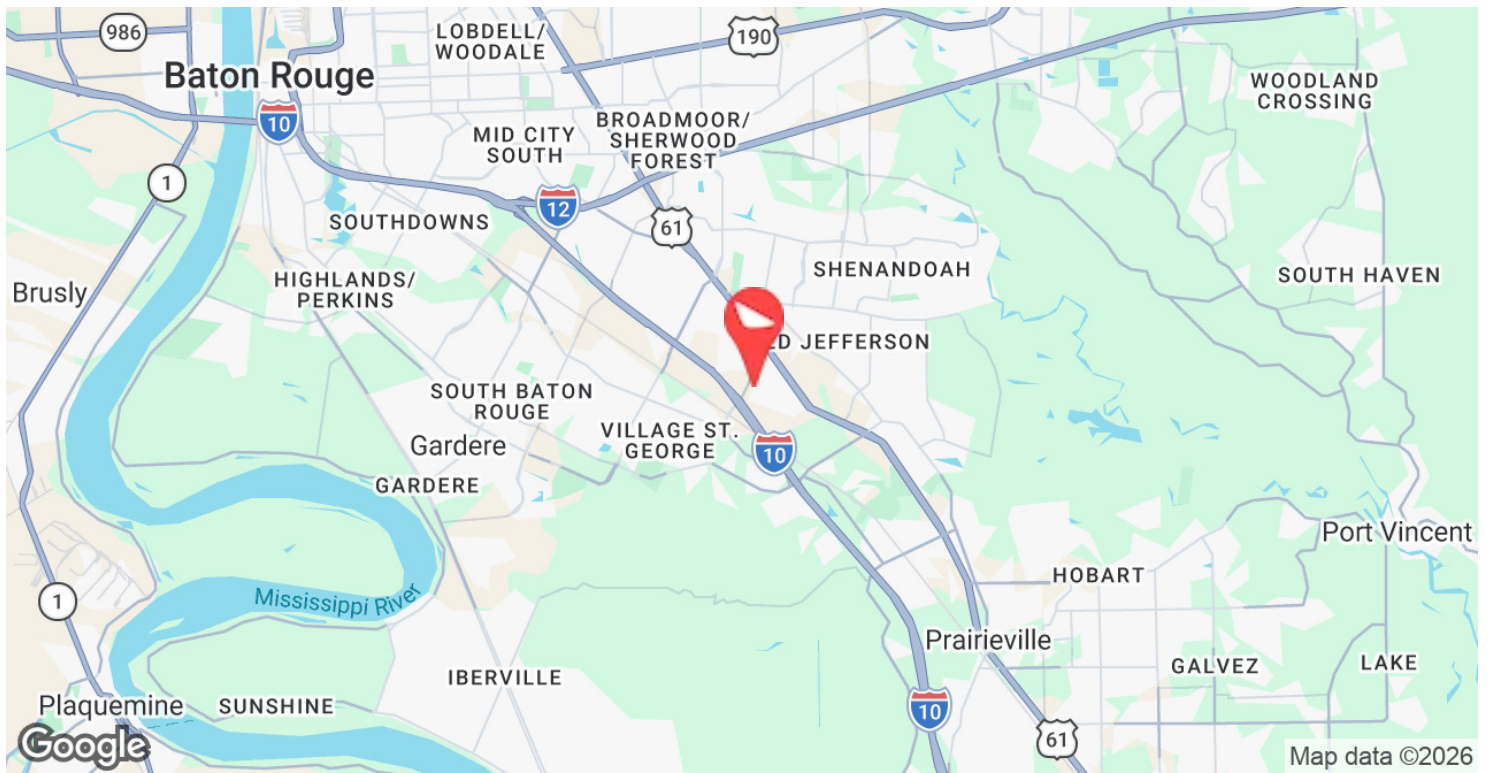
## PROPERTY INFORMATION

Property Type	Land
Zoning	R - Rural
Lot Size	±2.24 Acres
APN #	930903, 930911, 1825070
Lot Frontage	±300 ft
Lot Depth	±220 ft
Traffic Count	±107,739

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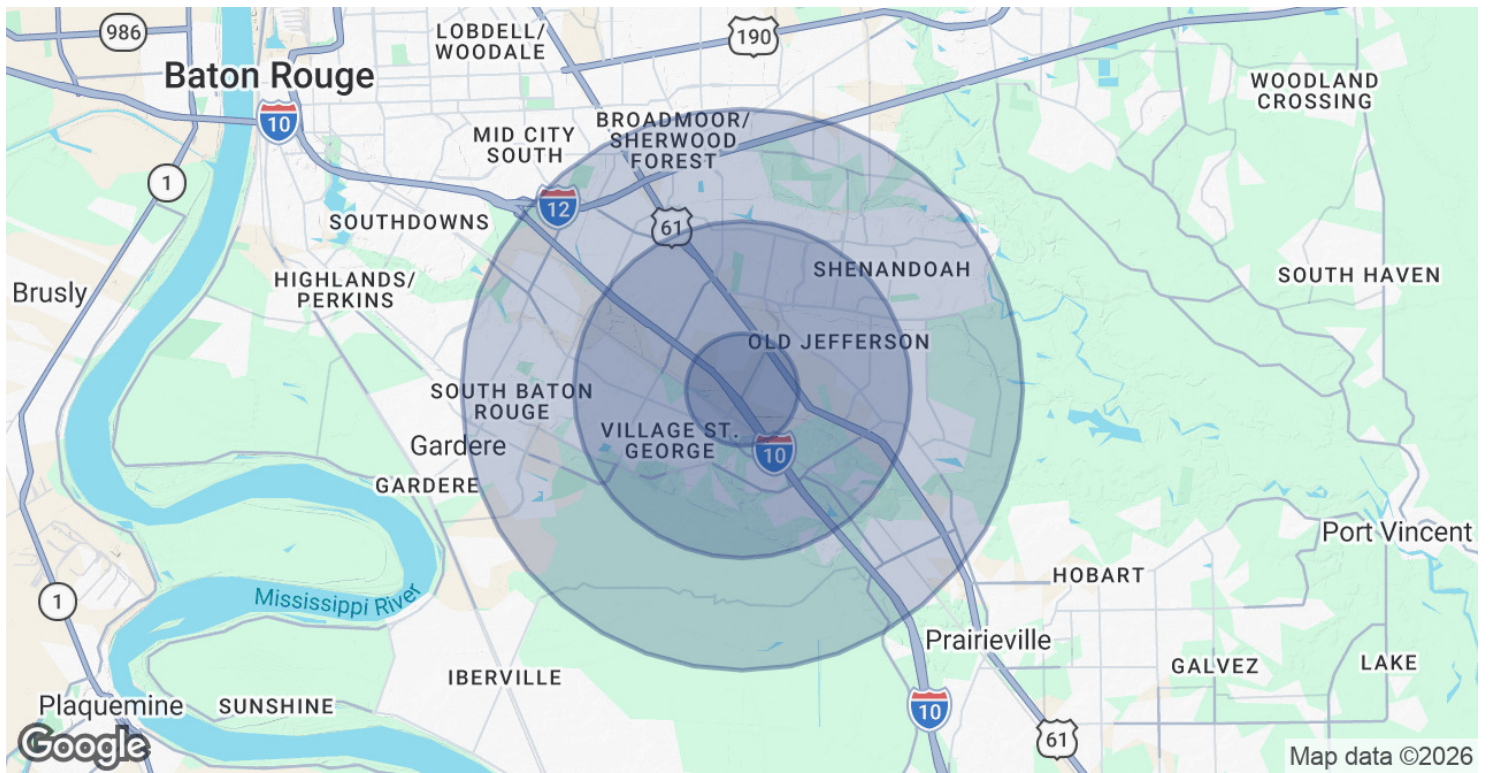
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,621	50,319	136,086
Average Age	38	41	41
Average Age (Male)	37	40	39
Average Age (Female)	39	43	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,721	21,386	57,736
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$141,461	\$119,999	\$116,062
Average House Value	\$422,121	\$374,773	\$356,616

2020 American Community Survey (ACS)

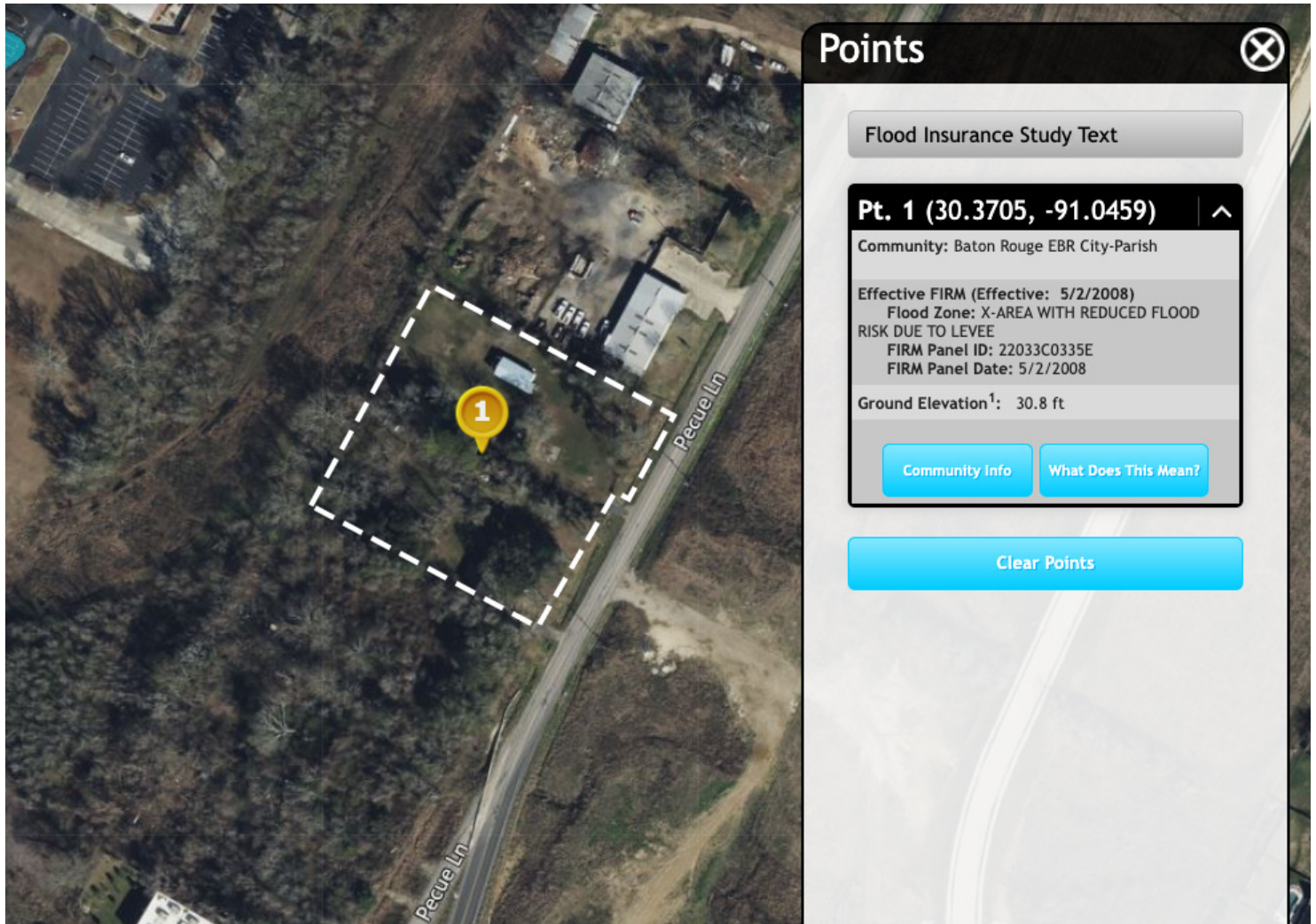
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# FLOOD ZONE MAP



**Points**

Flood Insurance Study Text

**Pt. 1 (30.3705, -91.0459)**

Community: Baton Rouge EBR City-Parish

Effective FIRM (Effective: 5/2/2008)  
Flood Zone: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE  
FIRM Panel ID: 22033C0335E  
FIRM Panel Date: 5/2/2008

Ground Elevation<sup>1</sup>: 30.8 ft

Community Info    What Does This Mean?

Clear Points

## FLOOD ZONE X

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

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