Cortana Place - Vacant Land
Cortana Pl, Baton Rouge, Louisiana 70815

Property Features

- Eight (8) Vacant Lots Totaling 21.5 Acres along Cortana Place
- Lots range in size from 1.16 acres to 7.19 acres.
- All utilities and infrastructure is in place with limited curative costs to be construction ready.
- Proximity and frontage on Airline Hwy & Florida Blvd provide these tracts with excellent visibility and access to all parts of Baton Rouge.
- Excellent opportunity for strip retail, quick service restaurants, single tenant retail and flex space/business park developments.
- Seller willing to build-to-suit

SALE PRICE: $7,175,220
PRICE PSF RANGE: $6.00 - $12.00
LOT SIZE: 21.52 Acres

For more information:
Evan Scroggs, CCIM
225 297 7415 • evanscroggs@latterblum.com
Property Summary

Total Value Of Land: $7,175,220

Total Tract Size: 21.52 Acres

Zoning: C-AB-2 & C-2

Market: Baton Rouge MSA

Sub Market: Cortana Mall Subdivision

Cross Streets: Florida Blvd & Airline Hwy

Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Households:</td>
<td>2,663</td>
<td>29,910</td>
<td>81,971</td>
</tr>
<tr>
<td>Total Population:</td>
<td>6,698</td>
<td>72,934</td>
<td>204,541</td>
</tr>
<tr>
<td>Average HH Income:</td>
<td>$62,511</td>
<td>$58,717</td>
<td>$60,814</td>
</tr>
</tbody>
</table>
## Land for Sale

### Lot Details

<table>
<thead>
<tr>
<th>Lot #</th>
<th>Size (AC)</th>
<th>Price/Acre</th>
<th>Price/SF</th>
<th>Sale Price</th>
<th>Status</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-B</td>
<td>3.08</td>
<td>$373,377</td>
<td>$8.57</td>
<td>$1,150,000</td>
<td>Available</td>
<td>3.08 ac. tract zoned C-AB-2.</td>
</tr>
<tr>
<td>3-B 2-B</td>
<td>1.0</td>
<td>$522,720</td>
<td>$12.00</td>
<td>$522,720</td>
<td>Available</td>
<td>1.00 acre tract zoned C-2.</td>
</tr>
<tr>
<td>3-B 2-B</td>
<td>1.96</td>
<td>$261,361</td>
<td>$6.00</td>
<td>$512,268</td>
<td>Available</td>
<td>1.00 acre tract zoned C-2.</td>
</tr>
<tr>
<td>2-B-1-B</td>
<td>7.19</td>
<td>$261,361</td>
<td>$6.00</td>
<td>$1,879,180</td>
<td>Available</td>
<td>7.19 acre lot zoned C-2.</td>
</tr>
<tr>
<td>Peripheral Parcel 1</td>
<td>1.55</td>
<td>$348,480</td>
<td>$8.00</td>
<td>$540,144</td>
<td>Available</td>
<td>1.55 acre lot zoned C-2.</td>
</tr>
<tr>
<td>Parcel B-3-B</td>
<td>2.87</td>
<td>$348,480</td>
<td>$8.00</td>
<td>$1,000,140</td>
<td>Available</td>
<td>2.87 acre lot zoned C-AB-2.</td>
</tr>
<tr>
<td>Parcel B-1</td>
<td>1.32</td>
<td>$348,478</td>
<td>$8.00</td>
<td>$459,992</td>
<td>Available</td>
<td>1.32 acre lot zoned C-AB-2</td>
</tr>
<tr>
<td>Tract Y-2</td>
<td>1.16</td>
<td>$435,600</td>
<td>$10.00</td>
<td>$505,296</td>
<td>Available</td>
<td>1.16 acre lot zoned C-2.</td>
</tr>
</tbody>
</table>
For Sale
Land

LAND FOR SALE OR LEASE

Florine Commons

*CORTANA SQUARE
AMERICA’S THRIFT
BR POLICE SUPPLIES
H+R BLOCK
BEAUTY TOWN*

*LAND FOR SALE OR LEASE*
* POTENTIAL TO SUB-DIVIDE *

1.16 acres (Available)
1.32 acres (Available)
2.87 acres (Available)
1.55 acres (Available)
7.19 acres (Available)

3.08 acres (Available)
*Perfect QSR/fast food location*

1.39 acres (Available)
*Perfect QSR/fast food location*

2.96 acres (Available)
*Perfect QSR/fast food location*

BED BATH & BEYOND
OFFICE DEPOT
GUITAR STORE
SHOE CARNIVAL
For Sale
Land

Airline Hwy. at Florida Blvd. looking east
**KEY FACTS**

- **Population**: 195,392
- **Average Household Size**: 2.48
- **Median Age**: 33.9

**INCOME**

- **Average Household Income**: $61,484
- **Median Household Income**: $41,207
- **Average Net Worth**: $375,644

**HOUSING STATS**

- **Average Home Value**: $194,314
- **Average Spent on Mortgage**: $2,708
- **Median Contract Rent**: $649

**BUSINESS**

- **Total Businesses**: 12,326
- **Total Employment**: 150,316

**PROPERTY DRIVE TIMES**

- **Total Businesses**: 12,326
- **Total Employment**: 150,316