PROPERPROPERTY OVERTVEW

Vacant land located in Baton Rouge, Louisiana. The site is considered to be the largest remaining tract of contiguous vacant land in the City of Baton Rouge and boasts 1,200 feet +/- of linear street frontage on major thoroughfares. The Subject Property is strategically bounded by the intersection of Harding Blvd. at I-110 and Plank Road at Airline Hwy. Take advantage of immediate access to I-110, LA Hwy, 190 and Airline Hwy. (LA Hwy, 61). Howell Place is within ten [10] minutes of Downtown Baton Rouge, the Mississippi River and Mississippi River Bridges, Exxon Refinery, Louisiana State University (LSU) and Southern University (SU), Coca Cola Bottling Facility, City of Baker, City of Zachary and the City of Central.

Howell Place is a mixed-use development consisting of hotels, restaurants, banks / credit unions, medical office / hospital, apartment complexes and is located directly across the street from the new East Baton Rouge Public Safety Complex. The EBRPS Complex is home to the Mayor's Office of Homeland Security and Emergency Preparedness, emergency medical services and training facilities, and the $40 million city-parish telecommunications center, which is designed to improve traffic flow in the parish.

Howell Place also consists of a proposed and soon to be under construction Senior Living facility consisting of 300 housing units situated on forty-seven (47) acres +/- as well as a proposed 285 unit market rate apartment community situated on ten (10) acres.

The site is ideal for a mixed-use development including a grocery store, retail and retail distribution, office, industrial distribution, manufacturing, hotel / motel (hospitality), multi-family, etc.

PROPERTY HIGHLIGHTS

- Mixed Use Development Available
- Currently Zoned C-2 (Commercial), Subject to Rezoning
- Seventy (70) Acres +/-, Will Subdivide
- Located Across Street from Baton Rouge Airport
- Proximity to Exxon Refinery, Coca Cola Bottling Facility, Baton Rouge CBD
- Large Distribution Sites Available
HOWELL PLACE - VACANT LAND FOR DEVELOPMENT

7601-7701 Plank Road | Baton Rouge, LA 70807

FOR SALE | LAND

JUSTIN LANGLOIS, CCIM
Managing Director / 225.367.1515 / justin.langlois@svn.com / LA #SALE.0099562430-ACT

Sperry Van Ness | Graham, Langlois, & Legendre, LLC | 6160 Perkins Road, Suite 200, Baton Rouge, LA 70808 | O: (225) 367-1515 | F: (225) 636-2080
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