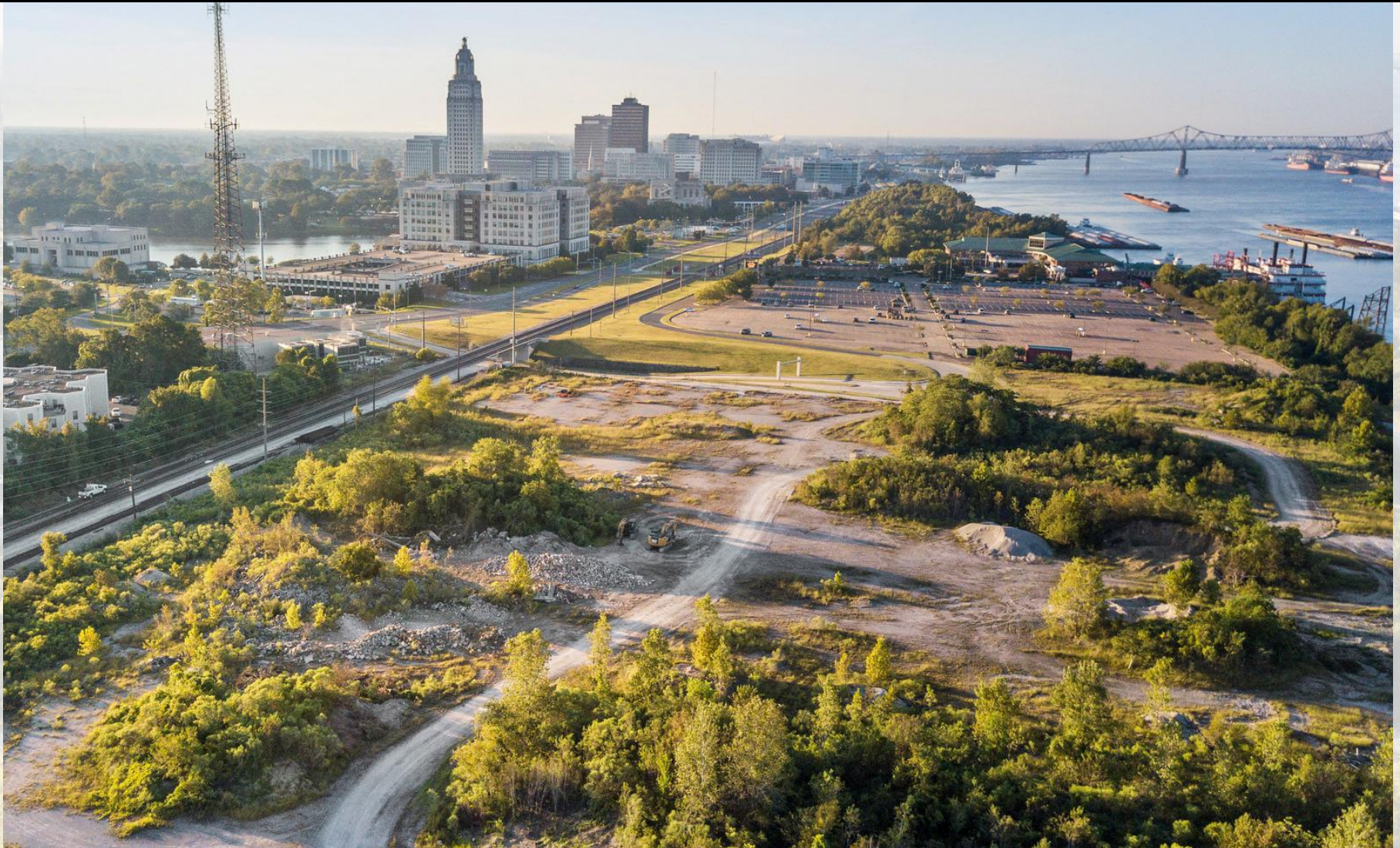


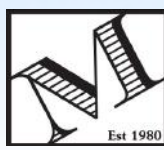


RIVER PARK | DOWNTOWN BATON ROUGE: MISSISSIPPI RIVER DEVELOPMENT SITE



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



OFFERING OVERVIEW

Address: 100-200 River Park Blvd, Baton Rouge, LA 70802

Site Description: +/- 23.523 Acres with 1,846 linear feet of frontage on the East Bank of the Mississippi River in Downtown Baton Rouge. Located in a Qualified Opportunity Zone. Largely cleared and stabilized site with excellent development capacity.

General Comments: Rare opportunity to acquire a large development tract on the Mississippi River. Situated on high ground with no view obstruction from the levee, this incredible property is in the heart of Downtown Baton Rouge directly across River Road from the State Capitol Building, immediately adjacent to Hollywood Casino Baton Rouge and the IBM Baton Rouge Client Innovation Center to the south, Exxon Baton Rouge on the north, and rail access to the East. The site is accessed by an underpass below the railroad and connected to the Casino parking lot and frontage road.

Zoning: There is incredible density permitted under an existing Planned Unit Development (PUD). The proposed River Park Development concept originally included approximately 500 hotel rooms, 1,100 multi-family units, 400,000 square feet of retail space and up to 600,000 square feet of office space.

Offers Due November 15, 2020



GORDON MCLEOD
C: 504.717.3648
D: 504.274.2711
EMAIL: GORDON@MCENERYCO.COM



PARKE MCENERY
C: 504.236.9542
D: 504.274.2664
EMAIL: PARKE@MCENERYCO.COM



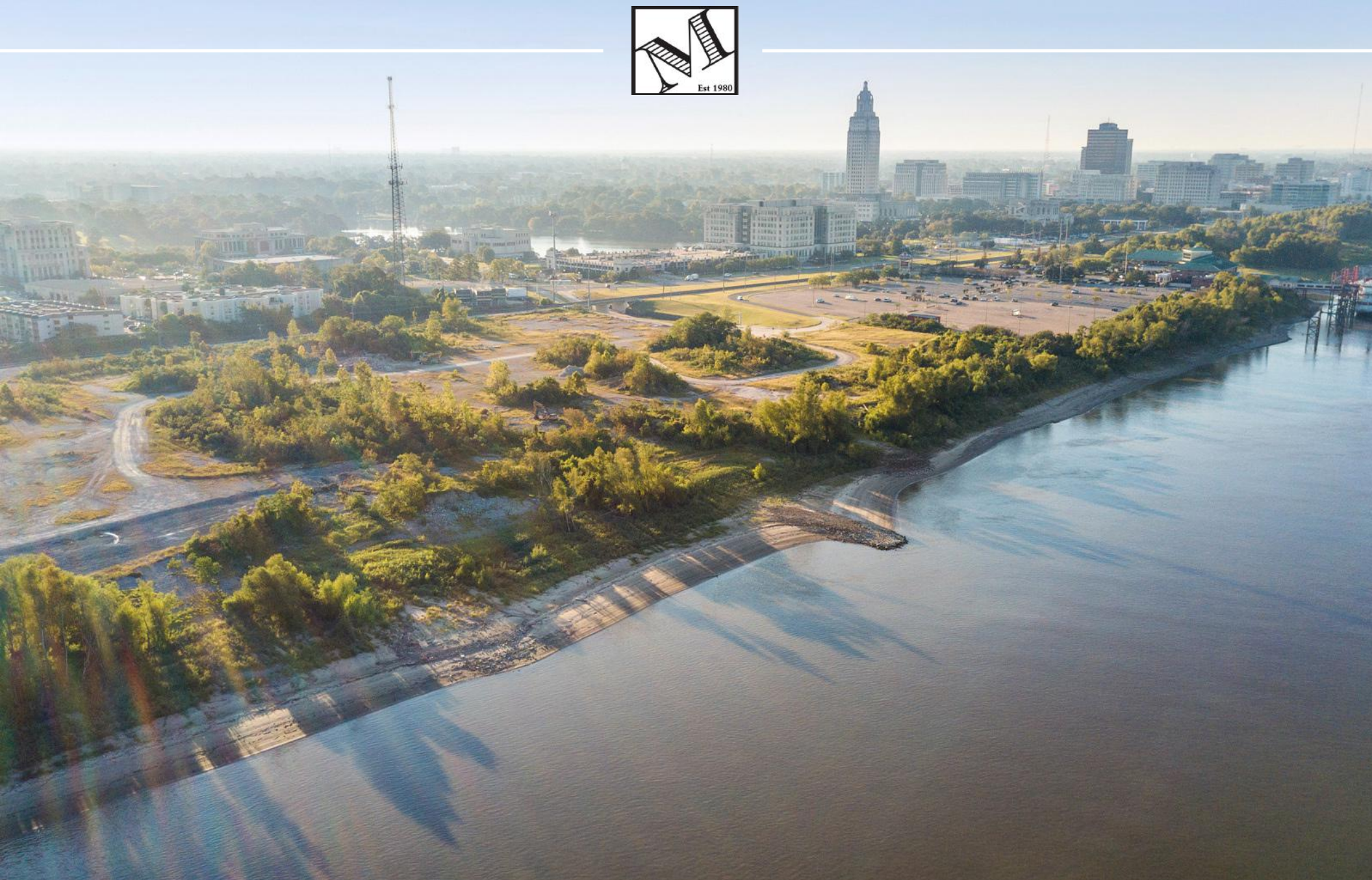
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POINTS OF INTEREST MAP



- 1 HOLLYWOOD CASINO
- 2 EXXON BATON ROUGE
- 3 LOUISIANA STATE CAPITOL
- 4 GOVERNOR'S MANSION
- 5 RIVER CENTER ARENA
- 6 CENTRAL BUSINESS DISTRICT
- 7 IBM INNOVATION CENTER
- 8 CHASE NORTH TOWER
- 9 CITY PLAZA
- 10 BELLE OF BATON ROUGE CASINO
- 11 USS KIDD VETERANS MUSEUM
- 12 MEMORIAL STADIUM