



FOR LEASE



BLDG 5
MARKET + KITCHEN + PATIO

BEAUVOIR PARK

THE COLONEL'S CLUB
(OPENING Q2 2024)


THE ROYAL STANDARD


ITALIAN CAFE


Bet-R
NEIGHBORHOOD MARKET


DUVIC'S

PERKINS RD.

INTERSTATE 10

OVERPASS MERCHANT

OFFERING MEMORANDUM

DEVELOPMENT SITE NEAR LSU CAMPUS

2493 BAYWOOD AVENUE . BATON ROUGE . LA . 70808

OFFERING SUMMARY



Address: 2493 Baywood Avenue, Baton Rouge, LA 70808

Gross Site Size: 1 Acre

Flood Zone: X

Zoning: M1. [View zoning regulations here.](#)

M1 zoning permits micro-brewery and micro-distillery. For a hotel, a change of use to a commercial zoning is required with a 10'-20' buffer on the left side (Hillsdale) with a 75' elevation. For a Restaurant Bar, a change of use to a CAB-1 zoning is required.

Lease Price: Contact agent - Intended Redevelopment for Lease or Build to Suit: Commercial, Retail, Hospitality, etc.

General Comments: HOT DEVELOPMENT SITE ADJACENT TO PERKINS ROAD! A very rare opportunity for a 1-acre location in the best part of Baton Rouge! Located 1.4 miles from LSU campus at the intersection of Kalurah Street & Baywood Avenue, this site is prime for high end real estate development in the well-established Acadian to Perkins Road corridor. Site has significant visibility from both the westbound Interstate-10 lane and Perkins Road and is currently zoned M-1. See attached East Baton Rouge Parish Use Regulations and survey.

This site is also adjacent to the \$2.4M+ Perkins Road Redevelopment Project, a community revitalization of City property that includes a railroad pedestrian crossway & bike path connecting two residential communities, landscaping, parking, underpass lighting, in the works to commence construction 4thQ2024.

Ownership is currently in the process of demolishing the outdated site improvements and entertaining proposals for land-only or built to suit NNN leases from successful business owners to enhance this great neighborhood.

PROPERTY AERIAL



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INTERSTATE 10

PERKINS RD.

PERKINS ROAD UNDERPASS DEVELOPMENT



*Baton Rouge's linear park, urban trail,
and public art destination.*

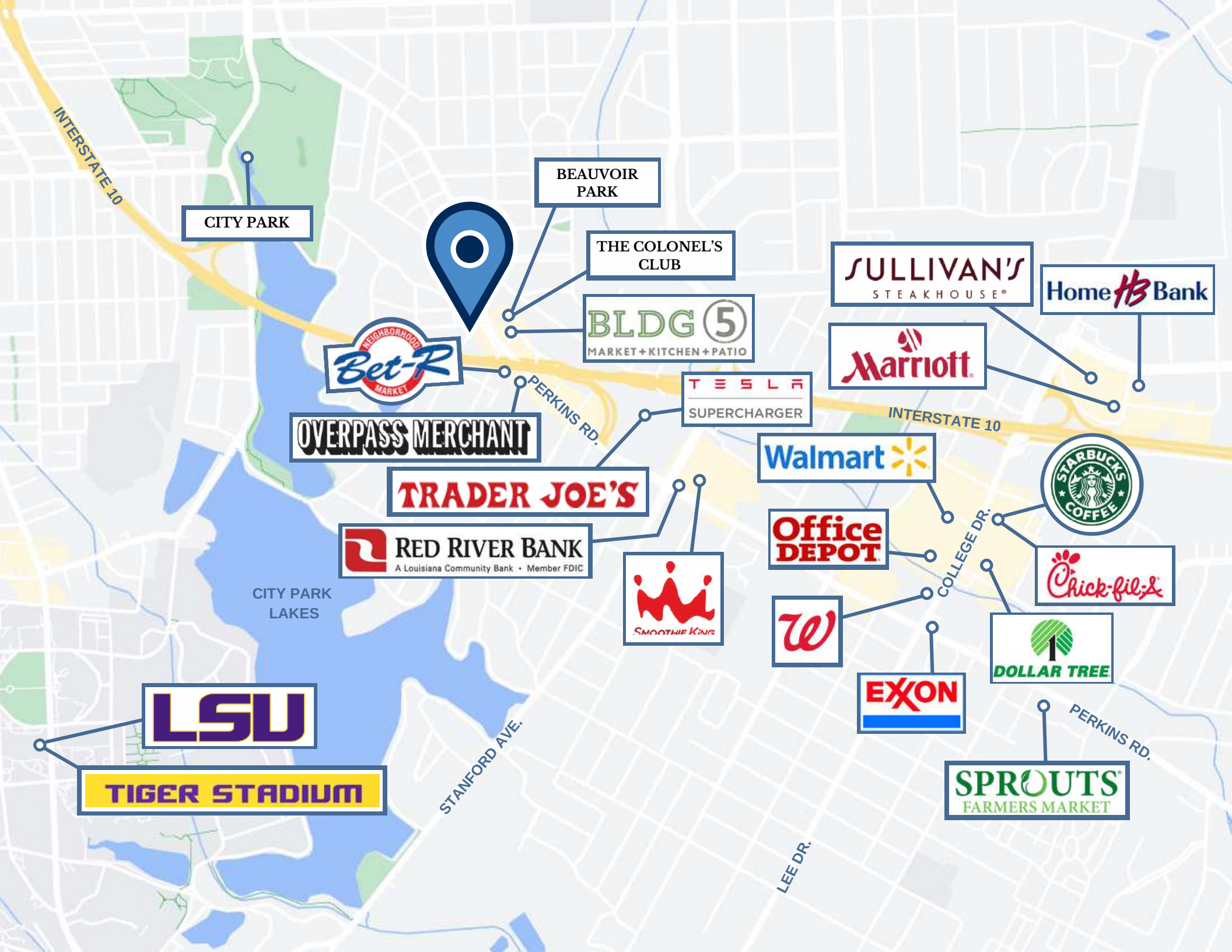
The Underpass Project will transform the area beneath the Perkins Road Overpass into a new multi-use space that will be an important connectivity portal between north and south Baton Rouge, and a vibrant community space.

The Underpass Project will feature a linear park, improved parking for patrons of local businesses, a partially elevated ADA accessible path between Raymond Avenue and Christian Street, as well as unique public art.

Key features like way-finding, lighting, pedestrian paths, and community spaces will place Baton Rouge among the ranks of cities leading the way on taking back the block.

[Click here to view the Perkins Rd. Underpass Project plans](#)





CITY PARK

BEAUVOIR PARK

THE COLONEL'S CLUB

BLDG 5
MARKET + KITCHEN + PATIO

SULLIVAN'S
STEAKHOUSE®

Home **HB** Bank



OVERPASS MERCHANT

TESLA
SUPERCHARGER



INTERSTATE 10

Walmart

TRADER JOE'S

RED RIVER BANK
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Office
DEPOT

COLLEGE DR.



Chick-fil-A

CITY PARK LAKES

DOLLAR TREE

LSU

TIGER STADIUM

STANFORD AVE.

EXXON

LEE DR.

SPROUTS
FARMERS MARKET

PERKINS RD.



DEVELOPMENT SITE NEAR LSU CAMPUS

2493 BAYWOOD AVENUE . BATON ROUGE . LA . 70808



EXCLUSIVELY LISTED BY

THE McENERY COMPANY

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NEW ORLEANS, LA 70112

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Owner/Agent

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DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) _____
(Insert name(s) of licensee(s) undertaking dual representation)
 and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as _____
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Licensee	Licensee
_____	_____
Date	Date

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:	_____	Seller/Lessor:	_____
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____

