

Antonia Condo Plaza

4463 Highway 1 S
Brusly, Louisiana

NALatter & Blum



Marketing Package presented by:

Clinton Shepard

tel +1 225 295 0800

cell +1 318 366 6064

cshepard@latterblum.com

Donnie Jarreau

tel +1 225 753 3573

djarreau@latterblum.com

1700 City Farm Drive | Baton Rouge, LA 70806 | Licensed in Louisiana

Property Overview

Subject:	Building F
Tenant:	<i>Wyatt Field Service Company</i>
Lease Expiration:	11/30/2018
Size & Dimensions:	1,125 SF
Net Operating Income:	\$18,000
Cap Rate:	9.20%
Lot:	B-1
Visibility:	Excellent
Zoning:	"C-1.2" Commercial Use Table - West Baton Rouge UDC
Sales Price:	\$195,000.00
\$ Per Sf:	\$173.33



Property Survey

[CLICK HERE FOR PDF OF SURVEY](#)

GENERAL NOTES:

- 1) THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN SUBPART #2505, TITLE 46, CHAPTER 25 OF PROFESSIONAL & OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.
- 2) BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM LOUISIANA SOUTH NAD83.
- 3) UTILITY LOCATIONS WERE NOT WITHIN THE SCOPE OF THIS SURVEY.
- 4) NO ATTEMPT HAS BEEN MADE BY PATIN ENGINEERS & SURVEYORS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICITUDES, EASEMENTS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY SHOWN, OTHER THAN THAT FURNISHED TO THIS OFFICE BY THE CLIENT OR HIS REPRESENTATIVE. NO RESEARCH OR INVESTIGATION OF SERVICITUDES WAS REQUESTED OR REQUIRED BY THE CLIENT FOR THIS SURVEY. NO REPRESENTATION IS MADE THAT ALL BURDENS ON THIS PROPERTY ARE SHOWN HEREON.
- 5) OWNERS, POTENTIAL BUYERS OR OTHER INTERESTED PARTIES SHOULD BE AWARE THAT A TITLE ABSTRACT OF THIS PROPERTY SHOWING ALL ENCUMBRANCES WAS NOT IN THE SCOPE OF THIS SURVEY.
- 6) WETLANDS DETERMINATION IS NOT WITHIN THE SCOPE OF THIS SURVEY. THEREFORE NO WETLANDS DETERMINATION WAS MADE FOR THE PROPERTY SHOWN ON THIS PLAT.
- 7) ADJACENT PROPERTY INFORMATION OBTAINED FROM THE WEST BATON ROUGE PARISH ASSESSOR'S GEOPORTAL WEBSITE IS SHOWN FOR REFERENCE PURPOSES ONLY AND DOES NOT IMPLY ANY TITLE, WARRANTY OR GUARANTEE TO ANY ENTITY OR INDIVIDUAL. NO SURVEY SERVICES REQUESTED NOR PERFORMED ON ADJACENT PROPERTIES.
- 8.) IN AN EFFORT TO ENHANCE CLARITY, SOME OBJECTS/SYMBOLS SHOWN ON THIS PLAT MAY BE SHOWN NOT TO SCALE.
- 9.) NO TITLE SEARCH OR LAND EXCAVATION FOR BURIED OBJECTS/NON-VISIBLE BURDENS/OBJECTS WAS REQUESTED NOR PERFORMED BY PESI.
- 10.) CALCULATED POINTS SHOWN WHERE NO PROPERTY MARKERS WERE FOUND THIS SURVEY. NO PLACING OF IRONS DONE THIS SURVEY.

COMMON AREA NOTE:

THE COMMON AREA INCLUDES ALL AREAS UNINHABITED BY A BUILDING NOT INCLUDING THE FUTURE DEVELOPMENT AREA.

PLAZA NAME REVISION NOTE:

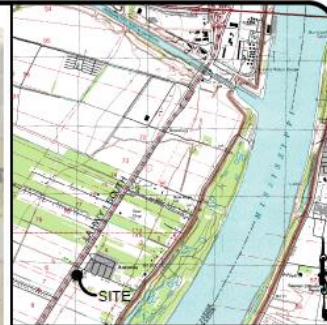
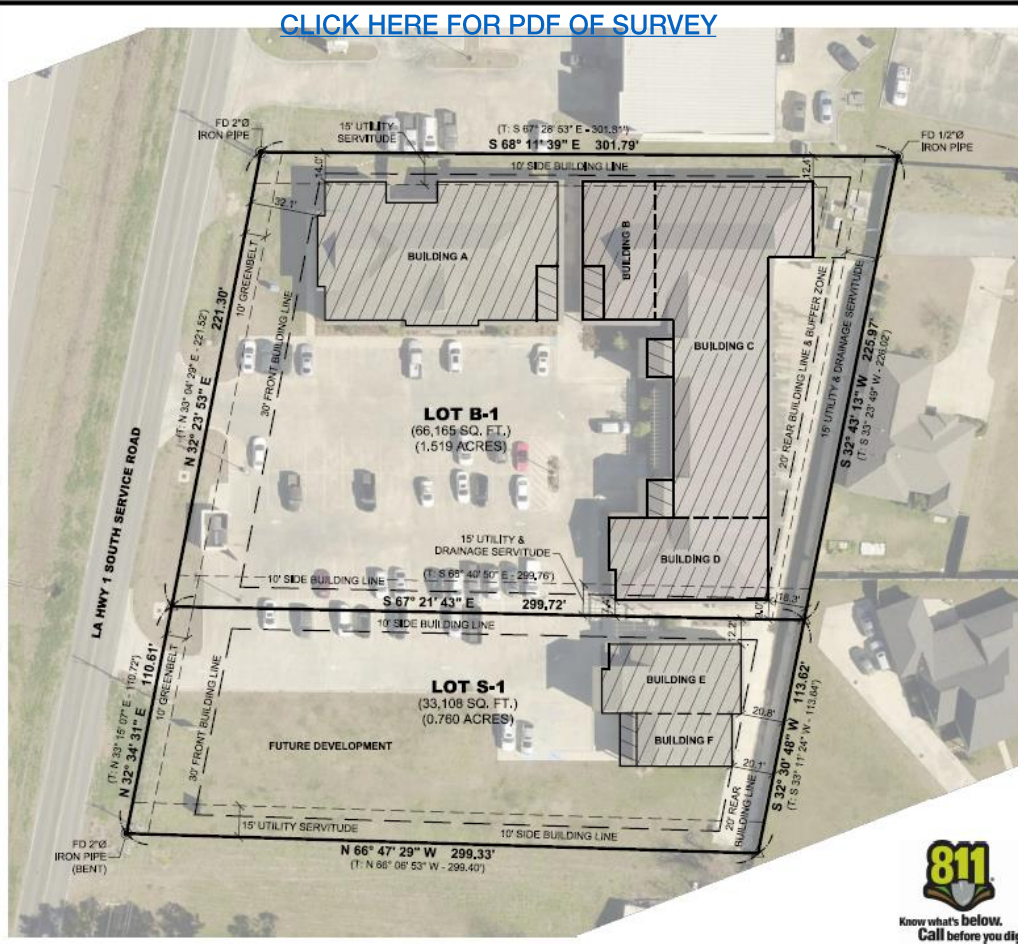
THE AREA SURVEYED KNOWN AS "ANTONIA PROFESSIONAL OFFICE PLAZA" IS REVISED TO "ANTONIA CONDO PLAZA, INC." THIS MAP.

INTERIOR SECTION NOTE:

THE INTERIOR SECTIONS SEPARATING THE BUILDINGS ARE APPROXIMATE LOCATIONS AND HAVE NOT BEEN FIELD VERIFIED BY PESI. THESE LOCATIONS WERE GIVEN TO PESI BY THE OWNER.

REFERENCE MAPS:

- 1.) "PLAT SHOWING THE RESUBDIVISION OF LOTS B & S (AS DESIGNATED BY THIS SURVEY) INTO LOTS B-1, B-2 & LOTS S-1, S-2, BEING A PORTION OF ANTONIO PLANTATION LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 12 EAST, S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, PARISH OF WEST BATON ROUGE, STATE OF LOUISIANA FOR SAFFORD DEVELOPMENT CO., LLC" BY PATIN ENGINEERS & SURVEYORS, INC. (CLETUS LANGLOIS, R.L.S.) DATED FEBRUARY 16, 2004.
- 2.) "SITE PLAN OF PROFESSIONAL OFFICE PLAZA LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 12 EAST, S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, PARISH OF WEST BATON ROUGE, STATE OF LOUISIANA FOR J.P. SAFFORD ENTERPRISES, LLC." BY PATIN ENGINEERS & SURVEYORS, INC. (THOMAS R. OLINDE, P.E.) WITH LATEST REVISION DATE OF APRIL 5, 2010.
- 3.) "SITE PLAN OF ANTONIA PROFESSIONAL OFFICE PLAZA, PHASE 2, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 12 EAST, S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, PARISH OF WEST BATON ROUGE, STATE OF LOUISIANA FOR LANGSAF PROPERTIES, LLC" BY PATIN ENGINEERS & SURVEYORS, INC. (THOMAS R. OLINDE, P.E.) WITH LATEST REVISION DATE OF NOVEMBER 20, 2013.



AERIAL MAP NOTE:
AERIAL MAP FOR REFERENCE PURPOSES ONLY.

ZONING:
WEST BATON ROUGE PARISH ZONING:
C-1.2 (COMMUNITY SCALED COMMERCIAL DISTRICT)

BUILDING LINES:

FRONT	30'
SIDE & REAR (ADJACENT TO RESIDENTIAL DISTRICTS)	20'
SIDE & REAR (ADJACENT TO OTHER DISTRICTS)	10'

ZONING REQUIREMENTS AND BUILDING SETBACK REQUIREMENTS ARE BEING FURNISHED AS REFERENCE ONLY AND SHOULD BE CONFIRMED WITH LOCAL GOVERNING AUTHORITY PRIOR TO ANY CONSTRUCTION.

FENCE NOTE:
THERE IS AN EXISTING 6" WOOD FENCE AT THE REAR OF LOT B-1 & S-1. NOT LOCATED THIS SURVEY.

LEGEND:

	PROPERTY LINE
	BUILDING LINE
	SERVITUDE LINE
	EXISTS BUILDING
	EXISTS OVERHANG
	FOUND PROPERTY MARKER
	CALCULATED POINT



PURPOSE OF SURVEY:
THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXTERIOR BUILDING LIMITS WITH APPROXIMATE INTERIOR SECTIONS EXISTING ON LOTS B-1 & S-1. THIS IS NOT A BOUNDARY SURVEY.

THIS PLAT MAY NOT BE USED IN ANY OTHER WAY OR FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF PATIN ENGINEERS & SURVEYORS, INC. USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S SOLE RISK WITHOUT ANY LIABILITY TO PATIN ENGINEERS & SURVEYORS, INC. ANY USE OR REVISIONS MADE TO THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION OF PATIN ENGINEERS & SURVEYORS, INC. WILL VOID THIS PLAT.

MAP SHOWING THE EXTERIOR BUILDING LIMITS WITH APPROXIMATE INTERIOR SECTIONS EXISTING ON LOTS B-1 & S-1 (ANTONIA CONDO PLAZA, INC)

LOCATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 12 EAST, S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, PARISH OF WEST BATON ROUGE, STATE OF LOUISIANA FOR

JP SAFFORD INVESTMENTS, LLC & LANGSAF PROPERTIES, LLC

CERTIFICATION:
AT THE REQUEST OF JP SAFFORD INVESTMENTS, LLC & LANGSAF PROPERTIES, LLC, I HAVE MADE A MAP TO SHOW THE EXTERIOR BUILDING LIMITS WITH APPROXIMATE INTERIOR SECTIONS EXISTING ON LOTS B-1 & S-1 LOCATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 12 EAST, S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH, STATE OF LOUISIANA. THIS PLAT IS MADE IN ACCORDANCE WITH LA REVISED STATUTES 33:551 ET. SEQ. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED UNDER MY DIRECT SUPERVISION.

Cletus Langlois
CLETUS LANGLOIS, R.L.S.
LOUISIANA REGISTRATION NO. 4723

7-17-17
DATE



PESI
PATIN ENGINEERS & SURVEYORS
INCORPORATED

PESI JOB NO: 17-020
DRAWING BY: T. FRANCOIS
1111 HOSPITAL ROAD, SUITE D
NEW ROADS, LA 70768
OFFICE: (225) 887-2167

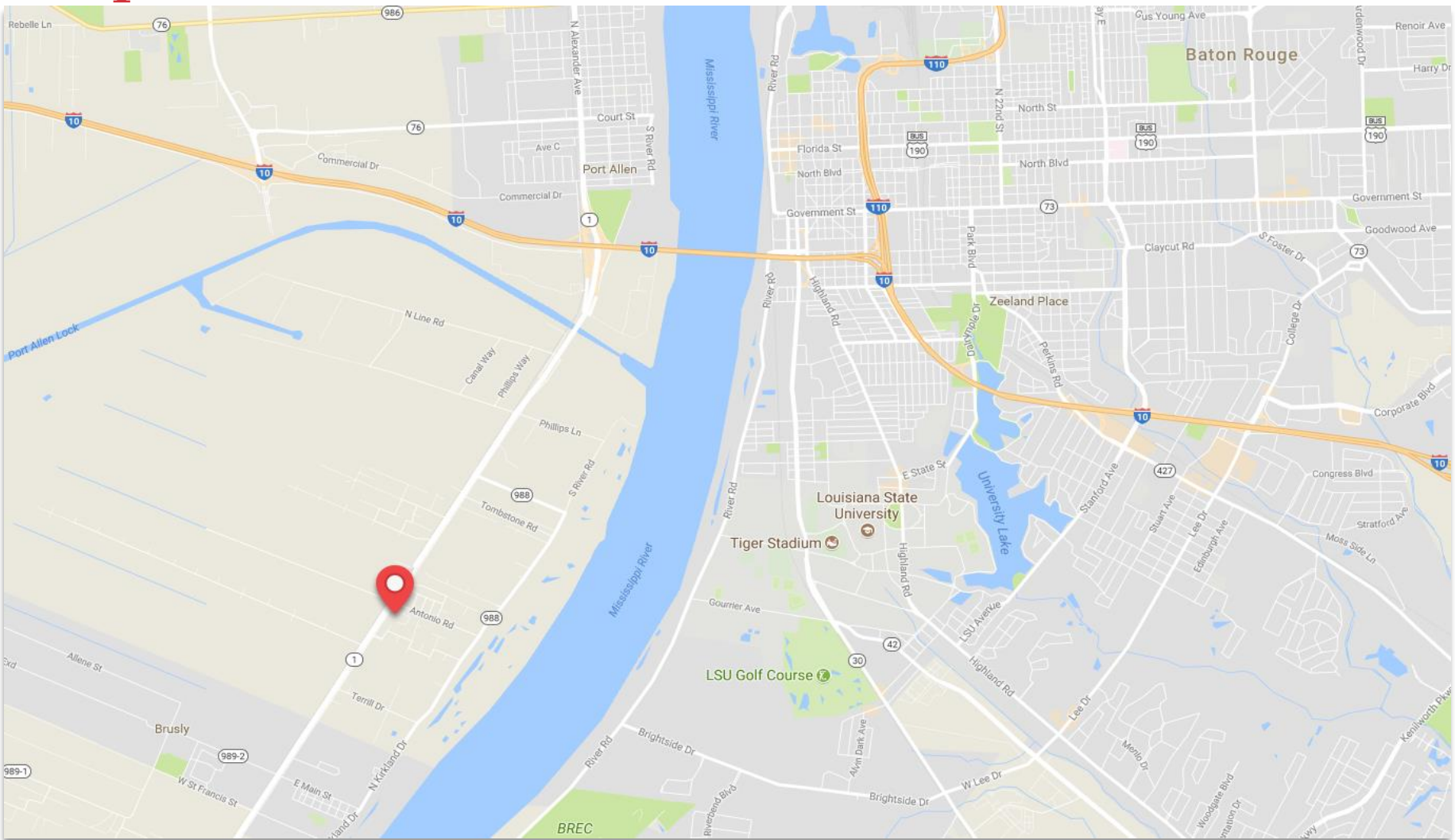
Aerial
Map



Aerial
Map



Location Map



LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR REALTORS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. Printed 11/19/2014

Demographics

KEY FACTS



5 MINUTE
10 MINUTE
15 MINUTE

5,308
18,844
73,414
POPULATION

2,418
15,141
76,763
DAYTIME POPULATION

37.0
36.6
32.1
MEDIAN AGE

POPULATION BY AGE

	5 MIN	10 MIN	15 MIN
Ages 65+	12.8%	13.7%	11.9%
Ages 55-64	13.7%	13.4%	11.7%
Ages 35-54	26.2%	25.1%	22.0%
Ages 20-34	19.8%	21.6%	28.8%
Under 19	27.5%	26.3%	25.6%

HOUSING STATS



5 MINUTE
10 MINUTE
15 MINUTE

\$62,670
\$40,304
\$31,445
MEDIAN HH INCOME

1,901
7,284
29,244
HOUSEHOLDS


2.79
2.57
2.37
AVERAGE HH SIZE

5,10,15 MINUTE DRIVE TIMES



DEMOGRAPHICS

NAI Latter & Blum



Lake After Hours
UNIVERSITY CAFE

NAI Latter & Blum
Donnie Jarreau Real Estate

1700 City Farm Drive
Baton Rouge, LA 70806
+1 225 295 0800

latterblum.com