

SE Corner of Nicholson at Gardere, Baton Rouge, LA

PROPERTY HIGHLIGHTS:

- Hard corner of Nicholson Dr. at Gardere Ln.
- 9.82 total acres (can be subdivided)
- Located cater-corner from the L'Auberge Casino & Hotel currently under construction
 - 206 guestroom resort
 - 74,000 square foot gaming floor
- Signalized corner
- Frontage:
 - 653' on Nicholson Drive
 - 662' on Gardere Lane
- Zoned C-2
- City water and sewer



FOR MORE INFORMATION, CONTACT:

Jordan Johnson

225.975.2605

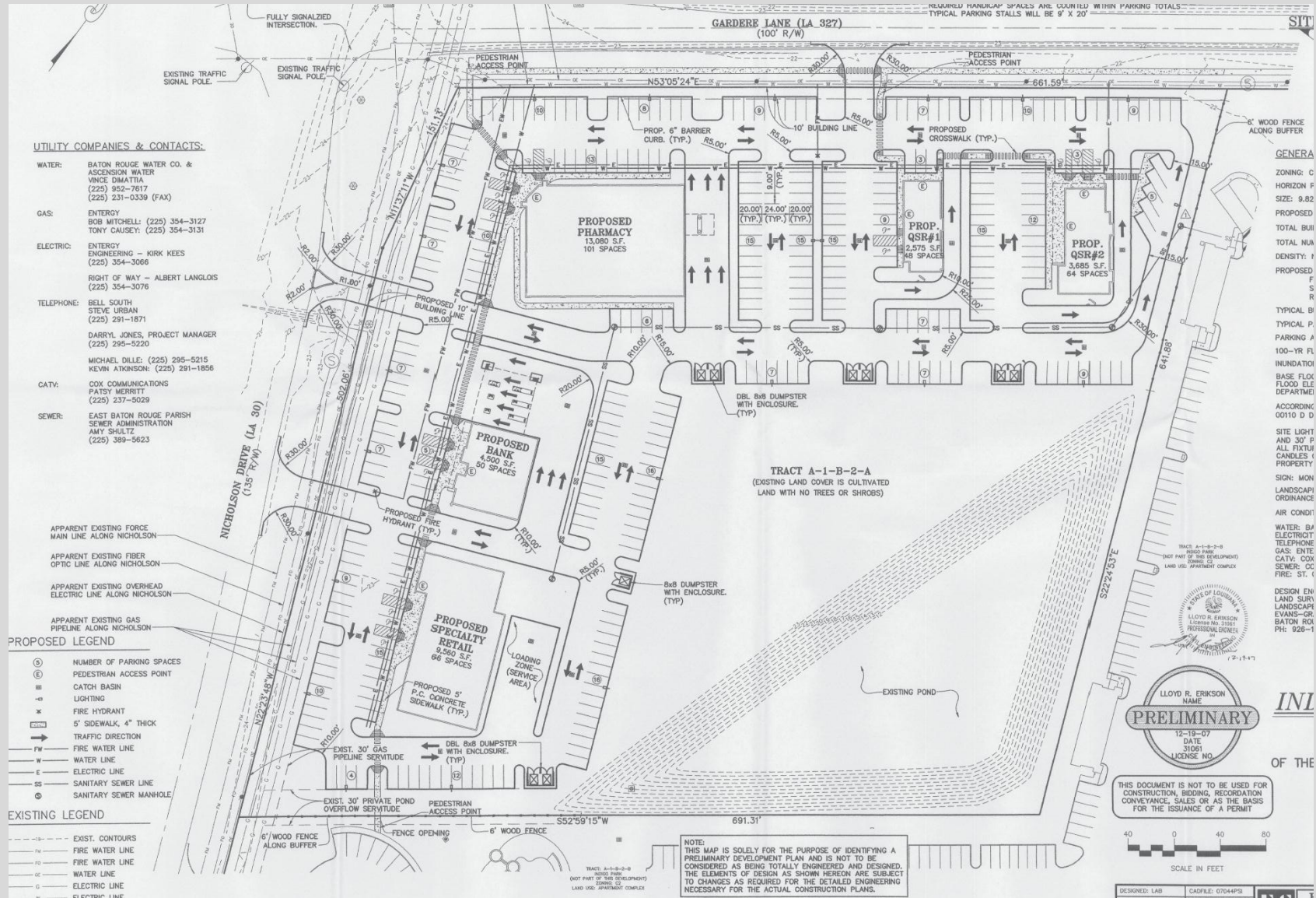
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Hard Corner: \$12.00 per square foot
Mid-block: \$5.00 per square foot

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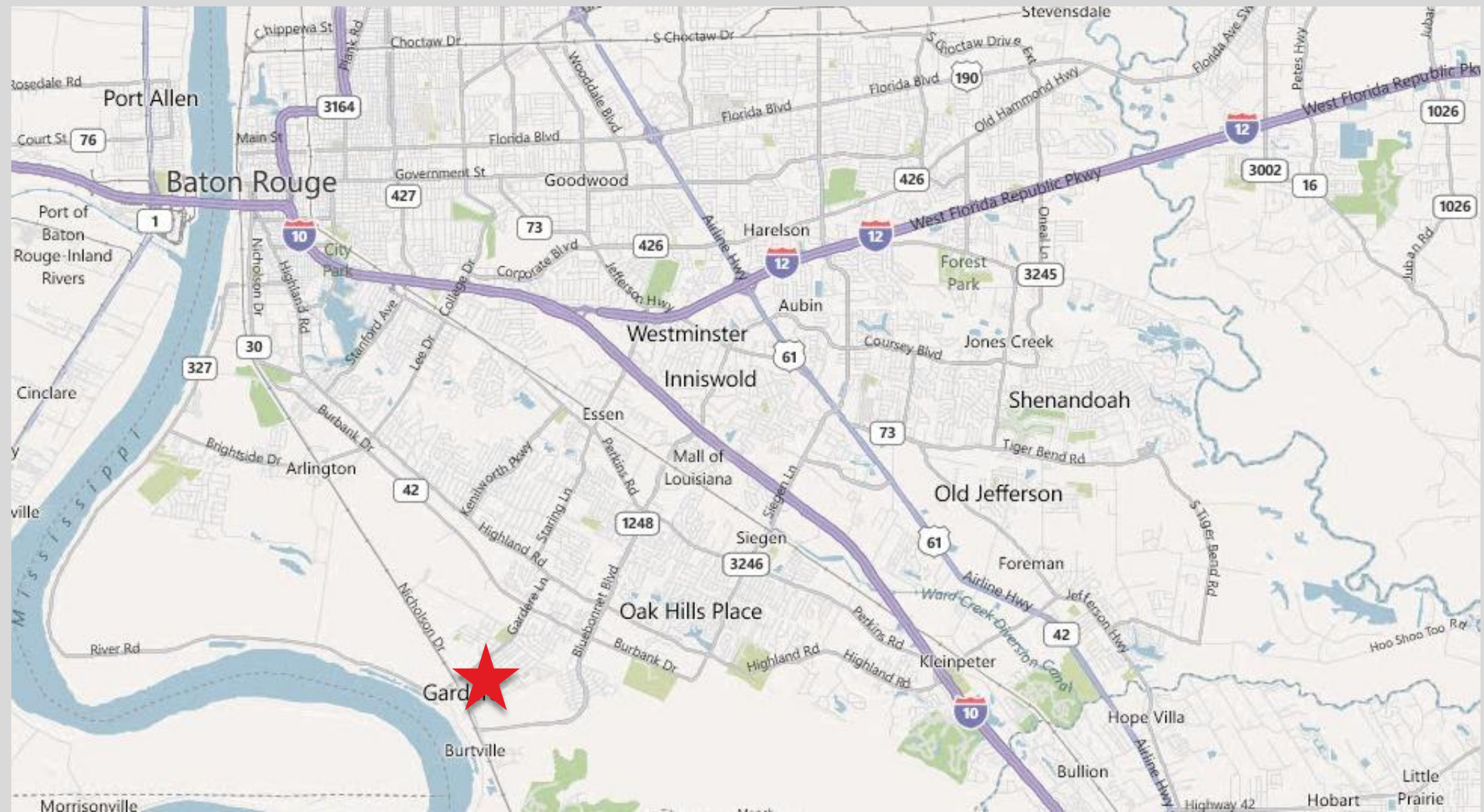
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