

**13940 Jefferson Hwy**  
Baton Rouge, LA 70817



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**MLS# 2025002474**

**VACANT  
LAND**



**\$1,670,000**

A 15.05 Acre Vacant Tract of Land, located in East Baton Rouge Parish at 13940 Jefferson Highway and legally described as Tract B, annexed as a portion of the Eola B. McCall property near the intersection of Tiger Bend Rd. and Jefferson Hwy., is a great opportunity for a buyer seeking land that is suitable for subdivision development or large estate nestled next to already developed residential neighborhoods, businesses, and proximity to Woman's Hospital. Tract B is irregular in shape and measures 353' of frontage along Jefferson Highway, 573' across its rear lot line, and approximately 1,490' deep on either side. This property is Zoned Rural and belonged to one family for multiple generations that lived there and used the land for agricultural purposes. About one third of the property was cleared for farming and the remaining two thirds is wooded and undeveloped. According to the East Baton Rouge Parish Flood Insurance Rate Maps, the property is located in Flood Zone AE. The terrain is generally flat, level, and even with the road grade of Jefferson Highway. Drainage appears to be adequate and no known instances of flooding. Due to other developments that have occurred to adjoining properties, the property can access utilities for public sewer, water, electrical, telephone, gas, and cable television services. This property is vacant and a small



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