

606 Leeward Dr
Baton Rouge, LA 70808

 **LOGO** COMING
SOON

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MLS# 2025009513



\$600,000

University Acres Subdivision Gem! Rare opportunity to own a premier corner lot in one of Baton Rouge's most sought-after neighborhoods. Situated at the intersection of Leeward Dr and Boone Dr, this oversized lot boasts the frontage and total square footage to be legally subdivided into two separate lots. Located less than 2 miles from LSU via scenic Highland Road and just down the street from the Leeward Dr BREC park, this property offers a blend of tranquility and convenience that's hard to find. The existing home is a candidate for either a full renovation or removal, offering endless possibilities for new construction. Whether you're looking to build your dream home or invest in two new builds in this coveted location, the potential here is unmatched. Please note: the property is being sold as-is; seller will make no repairs, buyer verify lot dimensions. Don't miss your chance to own in this exceptional neighborhood schedule your showing today!



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