

2436 Balis Dr
Baton Rouge, LA 70808



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MLS# 2025011078



\$62,000

Back on the market!!! Buyer's change of plans brings this gem back on the market don't miss your second chance! Looking for the perfect blank canvas to build your dream project? This rare 1-acre gem is tucked away just behind College Drive in the heart of Baton Rouge offering both privacy and unmatched convenience! Whether you're envisioning a modern multi-family development, a stylish single-family retreat, or something entirely unique, this property is zoned for residential and multi-family use, giving you the flexibility to bring your vision to life. With easy access to I-10, Perkins Road, and minutes from shopping, dining, and entertainment at Perkins Rowe and Acadian Village, this location is ideal for future residents or tenants seeking the perfect blend of urban convenience and neighborhood charm. Highlights: 1 acre of buildable land, Zoned for residential and multi-family steps from College Drive, close to LSU, shopping centers, and major roadways Open to endless possibilities build, invest, or create something special! Don't miss out on this prime piece of Baton Rouge real estate opportunities like this don't come around often. Let your imagination run wild and make your mark on this versatile property!



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