

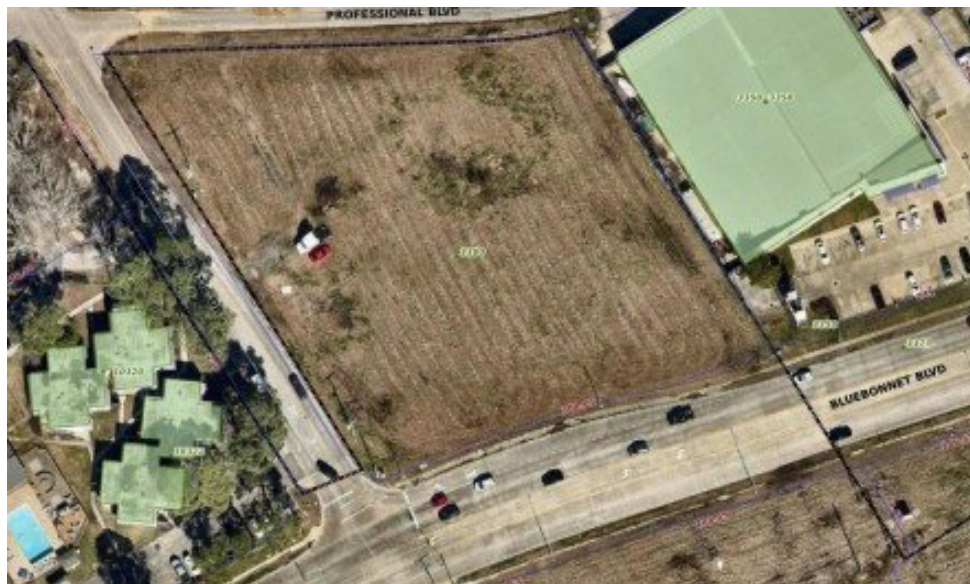
**3380 Bluebonnet Blvd**  
Baton Rouge, LA 70809



**LOGO** COMING  
SOON

Powered by [homes.theadvocate.com](https://homes.theadvocate.com)

**MLS# 2025011284**



**\$3,031,000**

2.175-acre parcel ideal for retail, office or high-density residential use. Located in a high traffic corridor on the south side of Baton Rouge within 3 minutes from interstates 10 & 12. This curb & gutter parcel is level and cleared, located in flood zone X and has utilities available at the street. This location is ideal for banks, restaurants and other establishments demanding high visibility with street frontage on 3 sides and 300 FT fronting Bluebonnet Blvd. Contact broker for additional information. 2.175 Acres No Flood Commercial Use Utilities Available



**David Vercher**

Phone: (225) 405-3257

KW Commercial Baton Rouge

For full listing details, please scan:

