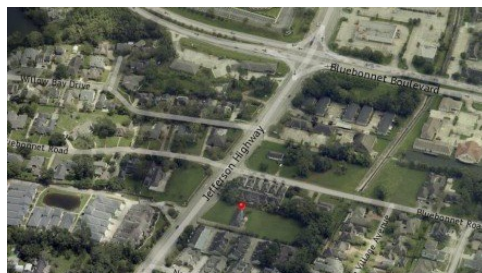


**9340 Jefferson Hwy**  
Baton Rouge, LA 70809

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**MLS# 2025013444**



**\$960,000**

Positioned along one of Baton Rouge's most active and desirable commercial corridors, this premium 1.26-acre lot boasts approximately 135 feet of frontage on Jefferson Highway, one block from the Bluebonnet Boulevard intersection. This high-visibility location presents an outstanding opportunity for commercial or mixed-use development, ideally suited for medical, retail, office, or multi-family projects. The property is level, cleared, and development-ready, with city water and sewer already in place. Located in Flood Zone X, the site offers minimal flood risk and excellent development flexibility under the jurisdiction of the City of St. George. With its prime location and surrounding commercial growth, this site is a rare opportunity for investors and developers seeking a high-traffic, high-demand corridor in Baton Rouge.



**David Vercher**

Phone: (225) 405-3257

KW Commercial Baton Rouge

For full listing details, please scan:

