

**637 Elmer Ave**  
Baton Rouge, LA 70807



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**MLS# 2025015899**



**\$14,000**

Three Vacant Lots University Place Subdivision An excellent opportunity to own three contiguous lots located at 630 Elmer Avenue, Baton Rouge, LA (Lots 17, and 18). These lots are situated in Flood Zone X (no flood insurance typically required), offering peace of mind and long-term value. Key Features: Address: 630 Elmer Avenue University Place Subdivision Three lots sold together (Lots 16, 17, and 18) Each lot offered at \$7, 000 seller prefers to sell as a package Flood Zone X low risk, favorable for development Great potential for investment, new construction, or building multiple homes This is a rare chance to secure multiple adjoining parcels in a convenient Baton Rouge location. Whether you re a builder, investor, or buyer looking for land to hold, this package provides flexibility and value.



**Rhondalyn Williams**

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For full listing details, please scan:

