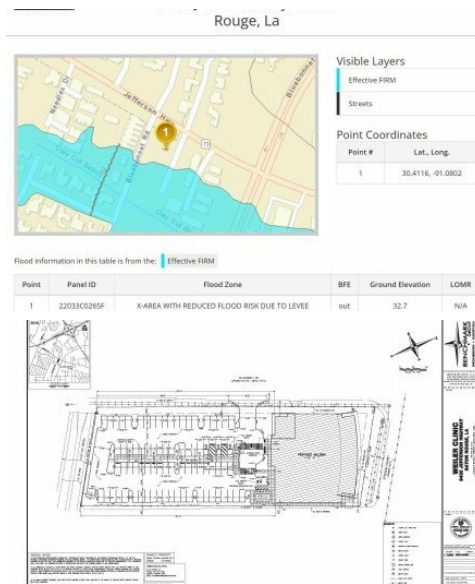


9432 Jefferson Hwy
Baton Rouge, LA 70809

 **LOGO** COMING SOON

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MLS# 2025017092



\$1,249,000

Strategically positioned corner lot just one block off Bluebonnet Blvd and less than two minutes from I-10, this premier commercial lot offers exceptional accessibility and visibility in one of Baton Rouge's most sought-after garden office corridors. Surrounded by established garden-style offices and medical practices, the site presents a rare opportunity to join a thriving professional community. This site is development-ready with engineered plans available for review making it ideal for developers, owner-users, or investors seeking a high-exposure property in a high demand office and retail atmosphere. Property Highlights: 1.42 acre vacant lot Zoned for a variety of medical, office, and retail uses Primarily located in Flood Zone X minimal flood risk Engineered site plans and construction documents available High-traffic area with strong demographics and consistent demand Utilities available at site



David Vercher
Phone: (225) 405-3257
KW Commercial Baton Rouge

For full listing details, please scan:

