

1545 Perkins Rd
Baton Rouge, LA 70808



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MLS# 2026004726



\$285,000

Rare opportunity to build in one of Baton Rouge's most desirable locations. This cleared residential lot in the historic Hundred Oaks neighborhood sits directly across from City-Brooks Park and the Baton Rouge Golf Course, offering open green views and immediate access to one of the city's most sought-after recreation areas. Build your dream home and step outside to enjoy access to the LSU Lakes trail system, tennis courts, playgrounds, the LSU Rural Life Museum, and one of Baton Rouge's largest off-leash dog parks. The park's miles of scenic and biking paths wrap around the LSU Lakes and connect to multiple outdoor amenities, making this location ideal for those who value both nature and convenience. Located just minutes from LSU campus, downtown Baton Rouge, and the Perkins Road corridor, the property offers quick access to popular grocery stores, restaurants, coffee shops, and shopping. The ongoing LSU Lakes revitalization project and discussions surrounding a future LSU arena development nearby continue to drive investment and long-term value in the surrounding area. Lot dimensions are approximately 50 x 150 (7,500 sq ft). City water, sewer, gas, and other utilities are available. Zoned for residential construction and situated on a quiet residential stretch of Perkins Avenue within a well-established historic neighborhood. The



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