

16935 Old Jefferson
Baton Rouge, LA 70817



LOGO COMING
SOON

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MLS# 2026003827



\$299,900

Prime Commercial Corner Lot on Jefferson Hwy Near Highland Rd. 16935 Jefferson Hwy, a highly visible 0.57-acre corner lot located just seconds from the signalized intersection of Jefferson Hwy and Highland Rd, with daily traffic counts of 27, 918. This strategic location offers 150 feet of frontage on Jefferson Hwy and 166 feet on Kindletree Dr, providing exceptional visibility and easy access from multiple directions. Ideally suited for office or retail development, the property offers unbeatable connectivity: Just 1 minute from Airline Hwy, a key connector from Baton Rouge to New Orleans. Only 4 6 minutes to I-10 via Highland Rd, placing your business in reach of a major regional artery. Recently rezoned to LC1 Light Commercial One, this site is one of the last remaining undeveloped tracts in this rapidly growing corridor. Additional Highlights: Corner lot at a high-traffic, signalized intersection Located in Flood Zone X (minimal flood risk) Excellent opportunity in a high-demand commercial area Don t miss your chance to develop in one of Baton Rouge s most sought-after corridors.



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