

**1754 Rouzan Ave**  
Baton Rouge, LA 70808



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SOON

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**MLS# 2026005695**



**\$230,000**

Build your dream home in one of Baton Rouge's most desirable communities Rouzan! This prime 50x115 lot offers a rare opportunity to create a custom home in a vibrant, walkable neighborhood known for its charm, convenience, and lifestyle. Perfectly positioned with the front of the lot facing beautiful green space, you'll enjoy peaceful views, added privacy, and a true neighborhood feel right outside your front door. Rouzan is renowned for its tree-lined streets, community pool, parks, walking paths, and on-site dining and shopping all just minutes from LSU, downtown Baton Rouge, and major hospitals. Whether you're looking to build your forever home or invest in one of the area's most sought-after developments, this lot checks all the boxes. Don't miss your chance to secure a premium homesite in Rouzan opportunities like this are limited! Schedule a visit today and start planning your custom build.



**Trey Willard**

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The W Group Real Estate LLC

For full listing details, please scan:

