

122 Lsu Ave
Baton Rouge, LA 70808



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MLS# 2026006320



\$249,000

A rare opportunity in the heart of College Town!! This exceptional corner lot at LSU Avenue and Stanford Avenue offers the perfect canvas to build your dream home just steps from LSU's campus. Surrounded by towering, picturesque oak trees, the property delivers both character and natural beauty that's increasingly hard to find. Enjoy the best of Baton Rouge living with the LSU Lakes just a short walk away, ideal for morning jogs, evening strolls, or simply taking in the scenery. Located only 1.1 miles from Tiger Stadium, this property places you right in the energy of game day while still offering a sense of privacy and space. The corner positioning allows for a highly desirable layout, including the option for driveway access from Stanford Avenue, keeping entry convenient and separate from LSU Avenue. Whether you're envisioning a primary residence, a game day retreat, or a long-term investment, this lot offers flexibility and an unbeatable location. Build where lifestyle, location, and opportunity come together.



John Musso

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Coldwell Banker ONE

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