

17418 N Achord Rd
Baton Rouge, LA 70817



LOGO COMING
SOON

Powered by homes.theadvocate.com

MLS# 2026014957



\$649,900

Two recorded parcels totaling 6.07 high, open acres in the Tiger Bend and Hoo Shoo Too corridor, on the market for the first time in sixty years. One family bought these lots on what was still a gravel road in 1966 and held them through three generations while southeast Baton Rouge grew up around the fence line. What remains is what this corridor no longer produces: acreage, mature hardwoods, and no HOA, no architectural committee, and no timeline to build. Minutes away, The Sanctuary, Mallard Lakes, and White Oak Landing anchor one of the parish's most established luxury corridors, with area listings from the \$900s to \$2.6 million on lots that top out near 1.4 acres. This tract is four times the size of anything inside those gates, with public water, natural gas, and electric service at the road and septic on site. Build one estate across the full spread or build on one parcel and hold the second. Two recorded lots give the next owner rare flexibility. An existing structure on Lot 5 conveys strictly as a teardown and the price reflects it. With an acceptable offer, the sellers will contribute an allowance toward demolition, delivering a clean homesite on ground that took six decades to become available. A recorded 25 foot drainage servitude and nonexclusive servitude of access runs along a dry bayou in the rear portion of Lot 5 and does not affect the primary



Dustin Alexander
Phone: (601) 600-1237
Alexander Realty, LLC

For full listing details, please scan:

