

17418 N Achord Rd
Baton Rouge, LA 70817



LOGO COMING
SOON

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MLS# 2026014953



\$649,900

3 Bedrooms | 2 Bathrooms | 2,080 Sqft

Held by one family since 1966 and never sold outside it, this land returns to the market at a price built to move it. They bought these two lots on what was still a gravel road and held them through three generations while southeast Baton Rouge grew up around the fence line. What remains is something the Tiger Bend and Hoo Shoo Too corridor no longer produces: 6.07 high, open acres across two recorded parcels, with mature hardwoods, a fenced boundary, and no HOA, no architectural committee, and no timeline to build. The setting explains the value. 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 city 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. The existing home 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 at the rear of Lot 5 does not affect the primary



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