

Tbd Merganzer Ave
Baton Rouge, LA 70807



Powered by homes.theadvocate.com

MLS# 2026017871



\$30,000

Incredible investment or development opportunity in East Baton Rouge Parish! This offering includes TWO contiguous vacant lots (Lots 27 & 28) in the University Place subdivision, totaling approximately 0.21 acres with nearly 65 feet of road frontage along Mergenzer Ave. The property offers convenient access to Southern University, Baton Rouge Metropolitan Airport, major roadways, Downtown Baton Rouge, and surrounding communities. Public water, public sewer, electricity, and natural gas are available, providing added convenience for future development. The lots offer flexibility for a new build, land hold, or addition to your real estate portfolio at an affordable price point. With two adjoining lots, convenient access, and multiple possibilities for future use, this property is ready for its next owner. Contact us today for additional property details and explore the possibilities this land opportunity has to offer!



Michelle Knobloch

Phone: (225) 921-7477

Keller Williams Realty Red Stick Partners

For full listing details, please scan:

