

17155 JEFFERSON HIGHWAY

Baton Rouge, LA 70817

± 2.64 AC
Available

± 2.64 AC FOR SALE - BATON ROUGE, LA



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+ 2.64 AC parcel available for sale in Baton Rouge, Louisiana. The property has frontage on Jefferson Highway, offering excellent visibility. The property is only a 2.5-mile drive to I-10, allowing for easy accessibility to Baton Rouge and surrounding areas.

TOTAL AVAILABILITY
± 2.64 AC for Sale



PROPERTY DETAILS

ADDRESS	17155 Jefferson Hwy Baton Rouge, LA 70817
PROPERTY TYPE	Land
AVAILABILITY	± 2.64 AC for Sale
PARCEL	18748661
LOT	C-1
FLOOD_ZONE	X Protected by LEVEE
FRONTAGE	Jefferson Highway
SALE PRICE	\$1,680,000





Woodlawn High School
1,400 Students

agile
BREWING

VILLAGE
BULL-FISH
RESTAURANT & BAR

ITI Technical College
505 Students

ROUSES MARKETS Home Bank Main Squeezes
FIVE GUYS STARBUCKS COFFEE ZAXBY'S

SITE

DOLLAR
GENERAL
SUBWAY

McDonald's

Walgreens

Chick-fil-A

JUST
Wingin'
IT

Albertsons B1 BANK
Wendy's planet fitness

THE HOME DEPOT Church's Chicken
STARBUCKS COFFEE SONIC America's Drive-In WAFFLE HOUSE

GOODYEAR
Arby's
Frozen Custard

SMALLCAKES

CAVA
ALEXANDER'S

city pork
HICKORY & PECAN

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	5,758	38,073	99,442
AVERAGE HH INCOME	\$131,787	\$140,860	\$123,478
MEDIAN HH INCOME	\$86,866	\$104,090	\$90,475
HOUSEHOLDS	2,558	14,787	40,083
DAYTIME EMPLOYEES	3,707	21,414	59,399



CONTACT

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