

LAND FOR SALE
MAY 2025

3700 NORTH SHERWOOD FOREST DRIVE

BATON ROUGE, LA

+/- 32.24
ACRES

stirling

N. SHERWOOD FOREST DR



PROPERTY DESCRIPTION

This 32 acres property, strategically located on N Sherwood Forest Dr between Greenwell Springs Road and S Choctaw Dr, offers an exceptional development opportunity. With convenient access to major thoroughfares and proximity to key amenities, this site is ideal for commercial, residential, or mixed- use projects.

PROPERTY HIGHLIGHTS

- 1300 Feet of Frontage on N Sherwood Forest Dr
- 32.24 Acres
- Flood Zone X
- C2 Zoning

OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	32.24 Acres

TRAFFIC COUNTS (2023)

Greenwell Springs Road:	17,893
N Sherwood Forest Avenue:	11,563
S Choctaw Drive:	20,086



3700 NORTH SHERWOOD FOREST DRIVE

BATON ROUGE, LA 70814

Land For Sale



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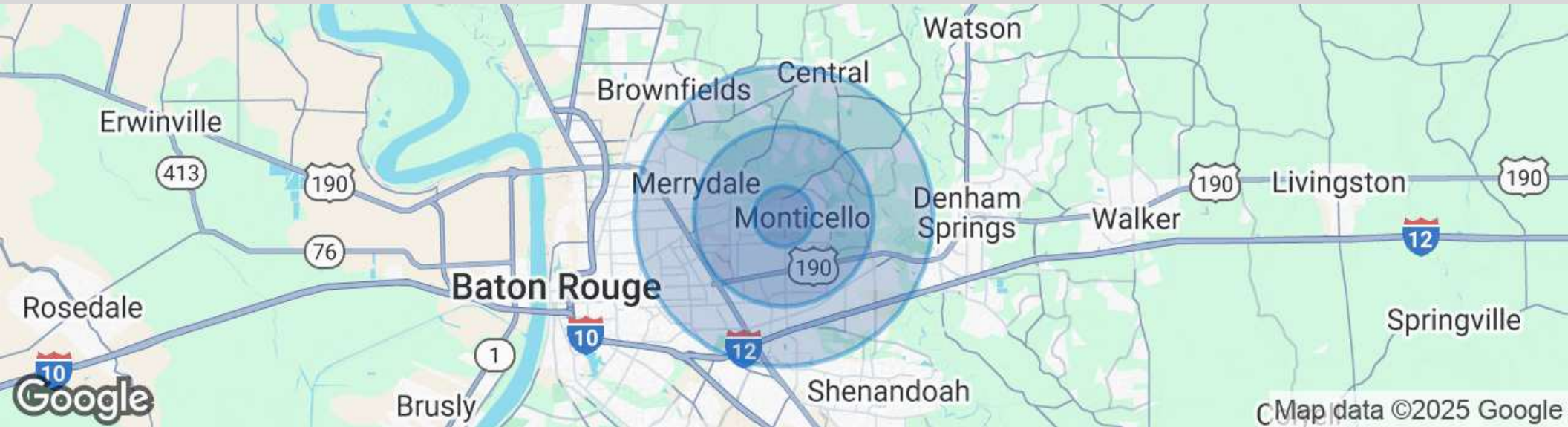
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,678	43,832	141,133
Average Age	41	39	39
Average Age (Male)	39	37	37
Average Age (Female)	42	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,443	16,001	55,927
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$75,596	\$74,664	\$77,206
Average House Value	\$185,458	\$213,655	\$237,929

Demographics data derived from AlphaMap