

Former Harb's Oasis Nursery For Sale

13827 Coursey Blvd., Baton Rouge, LA, 70817

Land For Sale

Prepared on March 12, 2025

1 of 1 Listings



Listing Details | Land For Sale

Secondary Uses	Office, Retail
Total Available Space	2.6 Acres
Asking Price	\$998,000
Listing Price Per SF	-
List Price Per Acre	-
Cap Rate (Actual)	-
Terms	Cash
Investment	Yes
Possession	Now
Signage	Free-Standing
Show Instructions	Call broker

Financing Avail.	Yes
Available Date	3/10/2025
Days On Market	2 days
Date Listed	3/10/2025
Last Modified	3/12/2025
Listing ID	42086955
Parking Spaces	-
Electric Service	Yes, Municipal Utility District
Water	Yes, City
Sanitary Sewer	Yes, City

Description

Prime Commercial Property For Sale

Location: Coursey Boulevard, St. George, LA
Size: 2.6 Acres
Zoning: C-2 (Commercial)
Flood Zone: X (No Flood Insurance Required)

Property Highlights:
High-Traffic Location – Situated on busy Coursey Boulevard in the growing city of St. George.
Excellent Accessibility – Features 150 feet of street frontage, two separate entry drives, and a curb cut for easy access from both eastbound and westbound lanes.
Visibility & Signage – Prime exposure with ample road frontage, making it ideal for retail, office, or redevelopment.
Development-Ready – Zoned C-2, allowing for a variety of commercial uses.
No Flood Insurance Required – Located in Flood Zone X, protected by levee.

Additional Details:
Short-term Seller Financing Available – Flexible terms for qualified buyers.
Legal Description: Tract 8-A-1-A-1, Containing 2.579 Acres
This is a rare opportunity to own a high-profile commercial site in a rapidly growing area. Perfect for investors or businesses looking to establish a presence in St. George.

For more information or to schedule a viewing, please contact the listing agent.

Property Features

Location Details

Address	13827 Coursey Blvd., Baton Rouge, L...	Parcels	012-0385-1
Zoning	C2	Name	13827 Coursey Blvd.
Submarket	LACDB - 43	Cross Street	Jone's Creek
County	East Baton Rouge Parish	Nearest MSA	Baton Rouge

Building Details

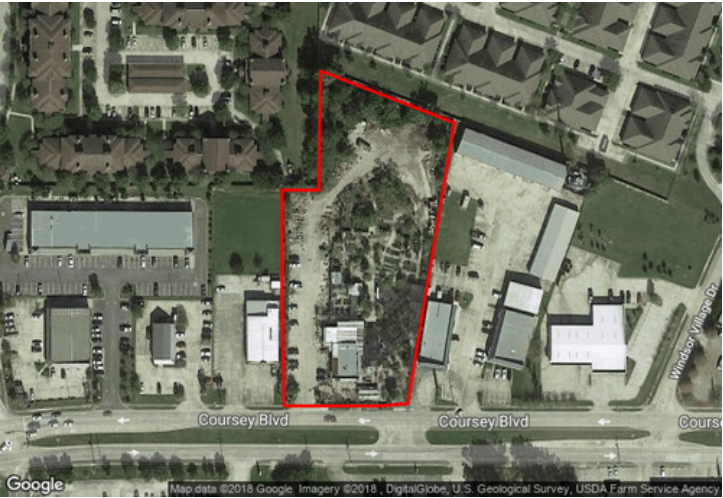
Sub Type	Freestanding	Parking Spaces	-
Building Status	Existing	Parking Ratio	-
Building Size	4,334 SF	Floor Size (Avg)	4,396 SF
Land Size	2.6 Acres / 113,256 SF	Electricity	Yes, Municipal Utility District
Number of Buildings	1	Water	Yes, City
Number of Floors	1	Sanitary Sewer	Yes, City
Year Built/Renovated	-	Natural Gas	Yes
Occupancy Type	Single Tenant	Other Utility	Yes

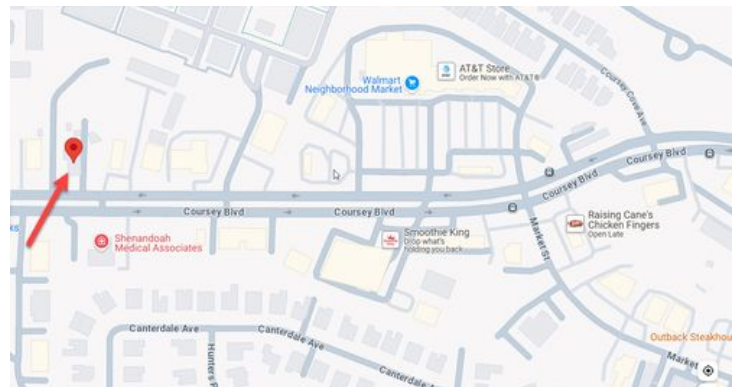
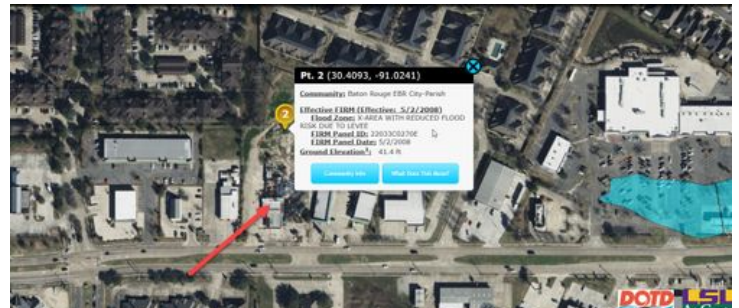
Property Listings

1 Listing | 113,256 SF | \$998,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Former Nursery/ Vacant	-	2.60 Acre	\$998,000	3/10/2025

Additional Photos





Contact



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