



**LAND FOR SALE**

**2098 Staring Lane**  
Baton Rouge, LA 70810

Presented By:

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### PROPERTY DESCRIPTION

This prime 2.11± acre development site offers rare dual access from both Staring Lane and Perkins Road, making it an ideal opportunity for a wide range of commercial uses. Located in one of Baton Rouge's fastest-growing corridors, this property provides outstanding visibility, connectivity, and development flexibility.

### LOCATION HIGHLIGHTS

- Versatile Development Potential: Suitable for retail centers, office complexes, automotive services, and more.
- High Traffic Exposure: Dual access points enhance customer ingress and egress.
- Established Commercial Corridor: Situated in a thriving area with a mix of residential and commercial developments.
- Infrastructure Ready: Utilities and essential services are readily available, facilitating a smoother development process.

### OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	+/- 2.11 acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	142	1,046	3,658
Total Population	310	2,199	7,321
Average HH Income	\$80,324	\$86,053	\$93,965

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## DEVELOPMENT CONSIDERATIONS:

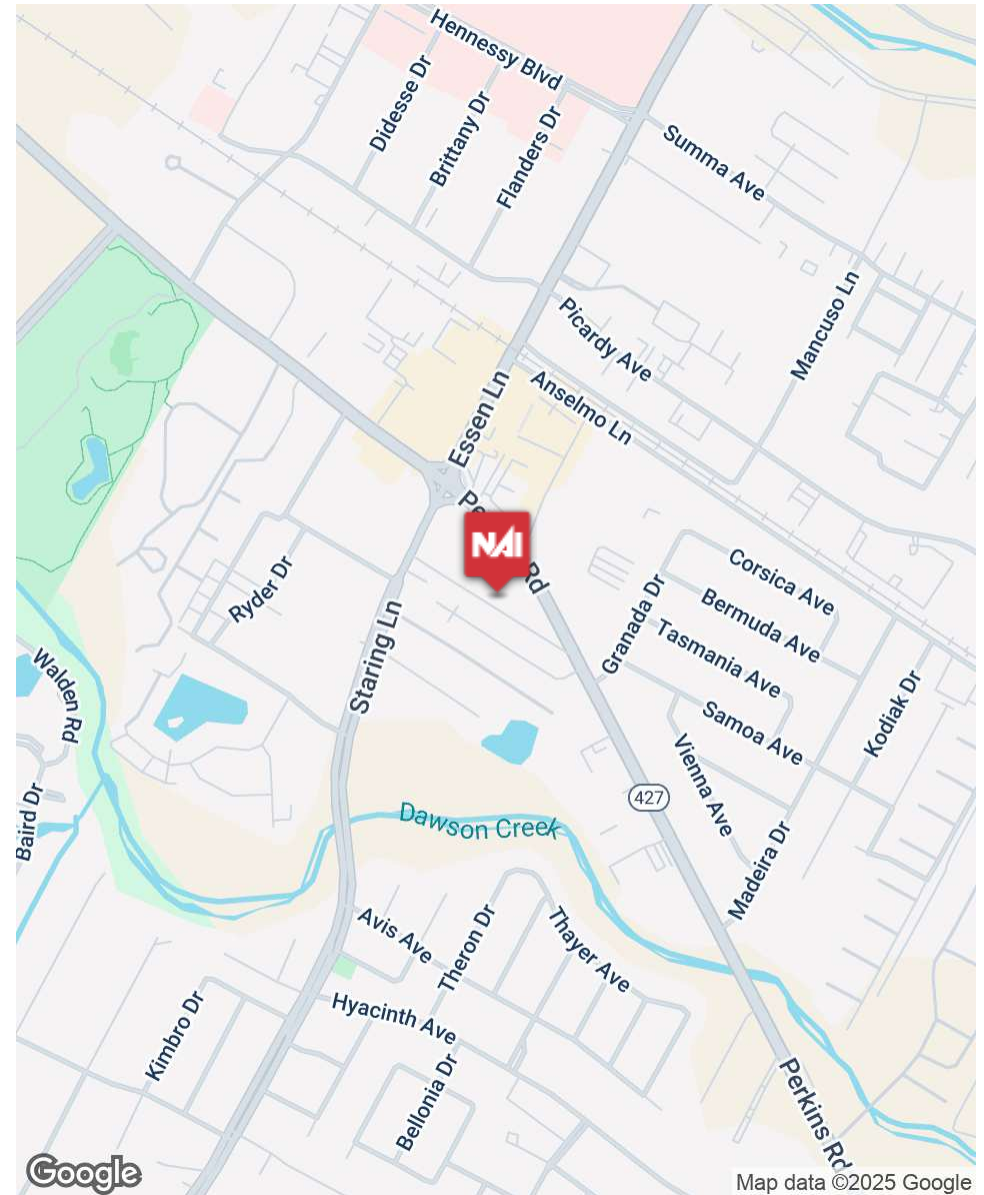
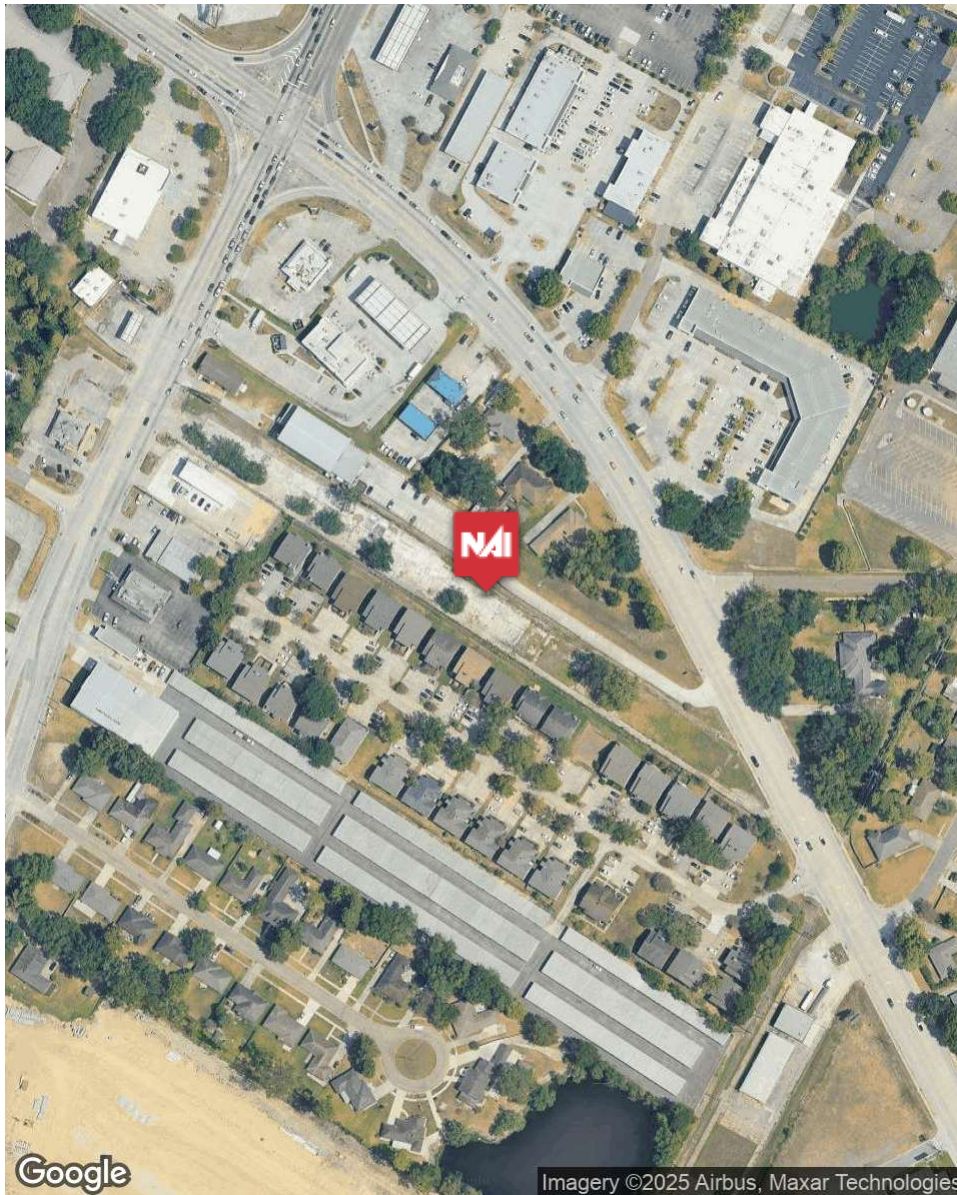
While the lot's narrow configuration presents design challenges, creative architectural planning can maximize its utility. Potential strategies include vertical construction or innovative layout designs to optimize space utilization.

## KEY FEATURES:

- Dual Access Entrances: Frontage and access from Staring Ln and Perkins Rd
- Acreage: 2.11± acres of high-potential land
- Excellent exposure to daily traffic from both roads
- Located near Perkins Rowe, Our Lady of the Lake, and LSU
- Surrounded by strong residential density and high-income demographics
- Easy access to Bluebonnet Blvd, Highland Rd, and major commercial corridors
- Ideal For: Medical, office, QSR, boutique retail, or mixed-use development

## PROPERTY OVERVIEW:

This strategically located parcel offers dual frontage on both Staring Lane and Perkins Road, providing excellent visibility and accessibility. The C2 zoning designation permits a wide array of commercial uses, making it an ideal opportunity for developers and investors seeking to establish a significant presence in Baton Rouge's commercial landscape.



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For More Information:

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