

+/- 2.80 Acres Strategic Infill Site

3646 Harding Blvd, Baton Rouge, LA



THE GLEASON GROUP

REAL ESTATE & DEVELOPMENT COMPANY

Prime Location Opportunity

Position your project at the gateway of North Baton Rouge's airport and university corridor. 3646 Harding Blvd offers ± 2.801 acres of highly accessible C-2 land with ± 60 feet of

Harding frontage in an Enterprise/Economic Zone environment—delivering visibility, incentives potential, and speed-to-market. The site sits under a mile from I-110 (Exit 6), with direct arterial connectivity along Harding Blvd to BTR and Southern University, and rapid linkage to the Port of Greater Baton Rouge via I-110/I-10. This is true strategic infill in the path of public and private reinvestment across the Harding/Scenic/Plank axis.



Property Highlights

- **C-2 Heavy Commercial:** supports higher-intensity commercial, retail, service, auto-oriented, and select mixed commercial uses (UDC). Baton Rouge
- **Incentive Geography:** Situated within mapped Enterprise Zone and Economic Development Zone layers (qualify programs per end-use, jobs, and capex).
- **Freight & People Flow:** <1 mi to I-110 Exit 6; $\approx 1.5-2.0$ mi to BTR terminal; $\approx 8-10$ mi to Port GBR river terminals—supporting retail, logistics-adjacent, and campus/airport-serving concepts.

Property Listing Price:
\$1,150,000

Contact us today for more information!

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