



FOR SALE

Prime Lot On Perkins Rd.

848 La Crete Ln, Baton Rouge, LA 70810

La Crete Ln

Subject
Property

Perkins Rd

Presented By:

Brooks Lawley

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Blake Howard

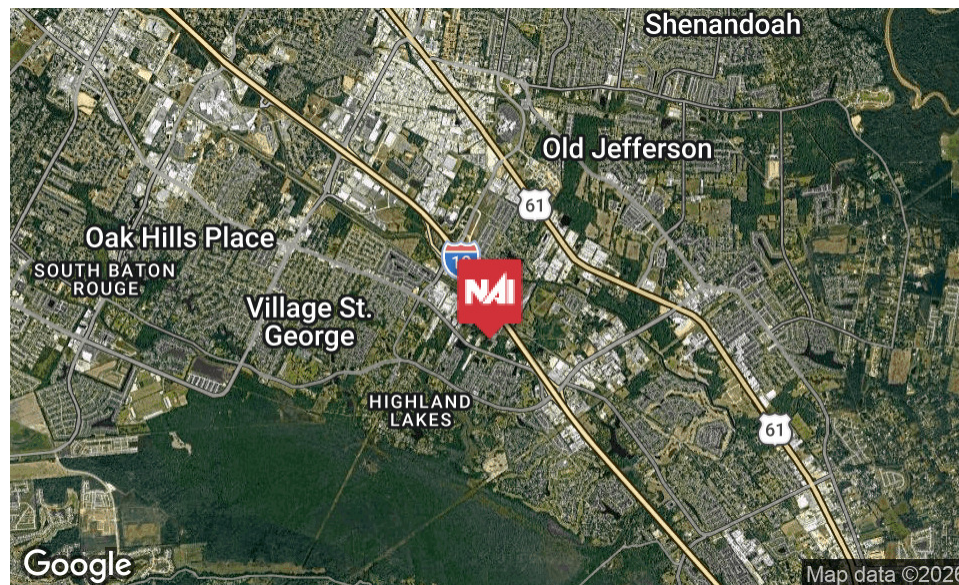
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PROPERTY DESCRIPTION

848 La Crete Lane is a ±1.7-acre vacant land opportunity located just off Perkins Road in the south Baton Rouge / 70810 corridor. The previous listing identifies the site as ±77,831 SF of land offered for sale at \$800,000, or approximately \$470,600 per acre. The property is described as three smaller lots off La Crete Lane, including B-1 corner investment land at ±26,016 SF, B-2 investment land at ±29,207 SF, and B-3 investment land at ±22,608 SF, creating flexibility for a buyer considering phased development, investment hold, or a site plan tailored to the surrounding corridor. The area is near Perkins Road, I-10, Pecue Lane, Airline Highway, Gardere, Old Jefferson, District 8, and the broader Baton Rouge MSA.

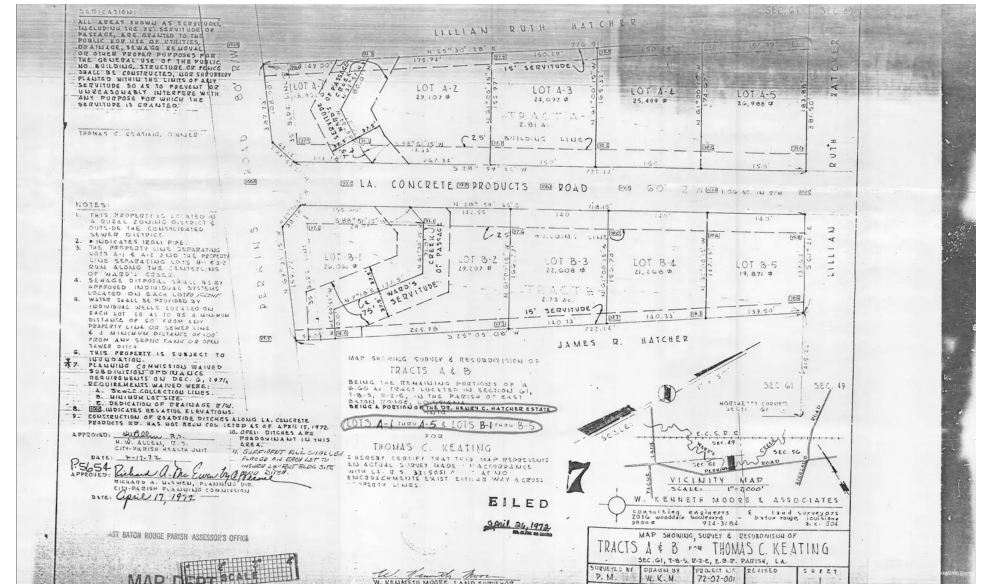
The surrounding market combines a growing business base with a strong household income profile. Within a 3-minute drive, the area includes 120 businesses and a 2025 median household income of \$122,511; within 5 minutes, it expands to 492 businesses and a median household income of \$105,125; and within 10 minutes, the market reaches 4,285 businesses with a median household income of \$101,275. This combination of business activity and affluent residential demand can support a variety of land development concepts, including neighborhood-serving retail, service commercial, office, restaurant, contractor/service users, or investment-oriented land banking, subject to zoning and approvals.

Area infrastructure momentum may also benefit a land buyer. The I-10 ramps at Pecue Lane opened to traffic in February 2026, completing a major interchange project and improving regional access in the south Baton Rouge corridor. MOVEBR also broke ground in February 2026 on the Perkins Road project from Pecue to Siegen, which includes added travel lanes, turn-lane improvements, pedestrian facilities, lighting, and other corridor upgrades. Nearby Highland Road improvements are also planned to add capacity around the I-10 ramps and reduce congestion. These projects may strengthen long-term accessibility and development potential for land positioned near Perkins Road and the Pecue/I-10 corridor.

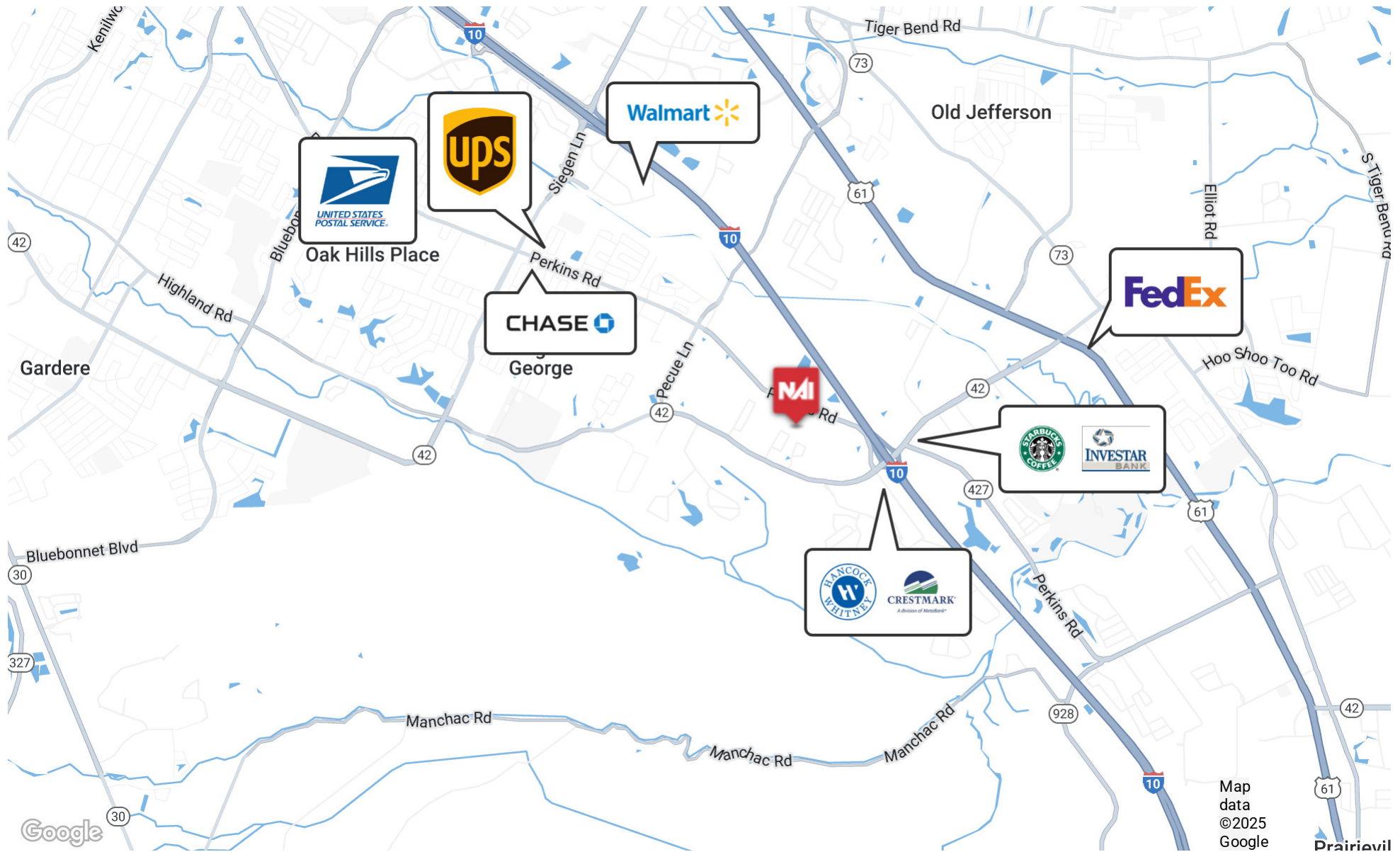


OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	1.7 Ac
Number of Lots:	3
Zoning	MX-1 (Mixed Use)



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For More Information:

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