

**Commercial Property For Sale  
Prime Redevelopment Opportunity**

**1885 Wooddale Blvd.  
Baton Rouge, LA 70805**

**Wooddale Center**

**Beau Box Commercial Real Estate**

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# The Property

Site Photo (02/2025)



EBR Assessor Aerial



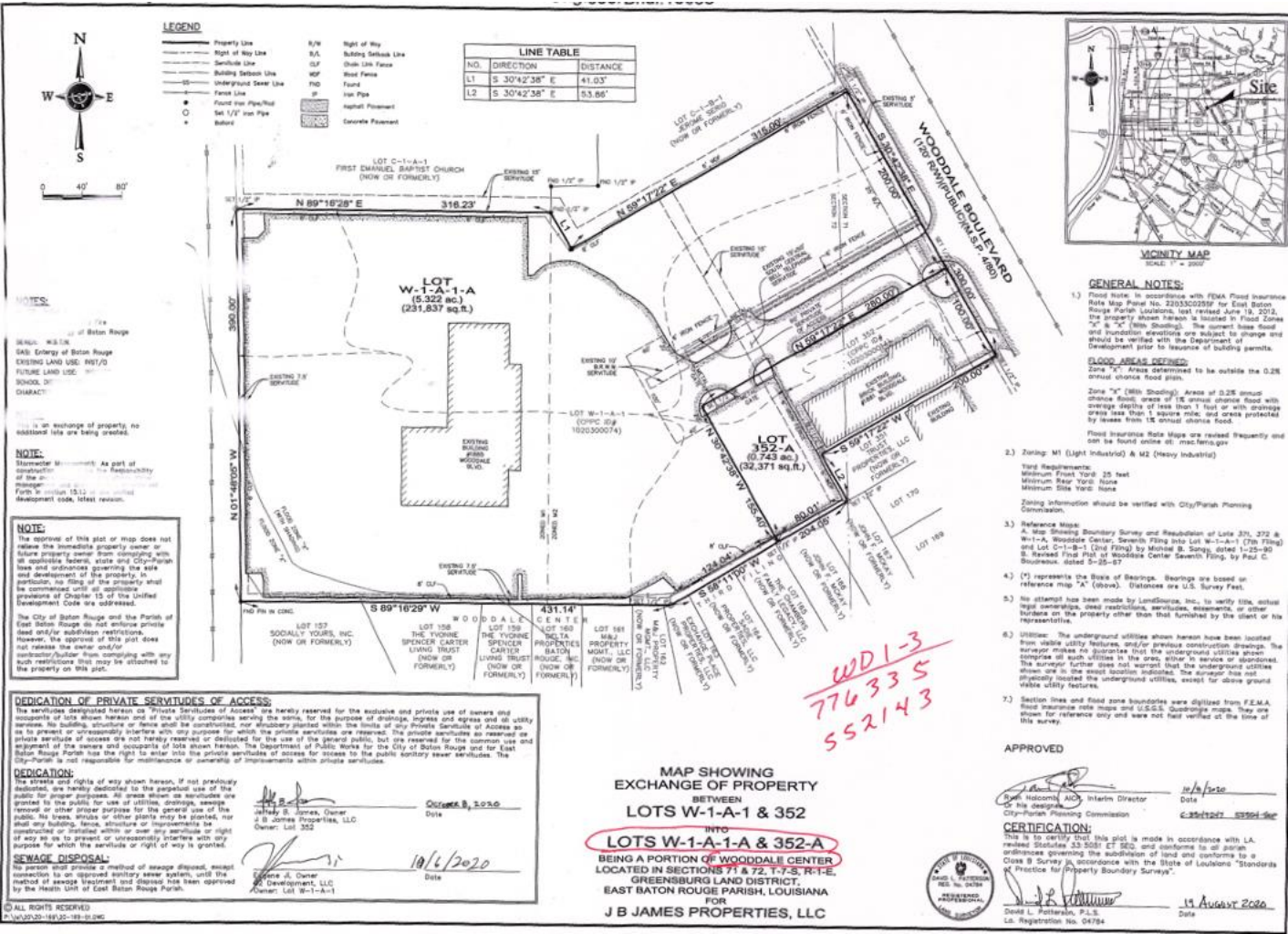
# Property Snapshot

# Wooddale Center 1885 Wooddale Blvd

## PROPERTY SNAPSHOT

ADDRESS	1885 Wooddale Blvd
CITY, STATE, ZIP	Baton Rouge, LA 70805
COUNTY	East Baton Rouge Parish
BUILDING SIZE	± 98,000 SF
# OF FLOORS	12
# OF BUILDINGS	1
LAND SIZE	± 4.3 Acres (350,222.4 SF)
APN #	30845039
ZONING	A4 – General Residential
FLOOD ZONE	X

## SURVEY



# Property Highlights and Catalysts

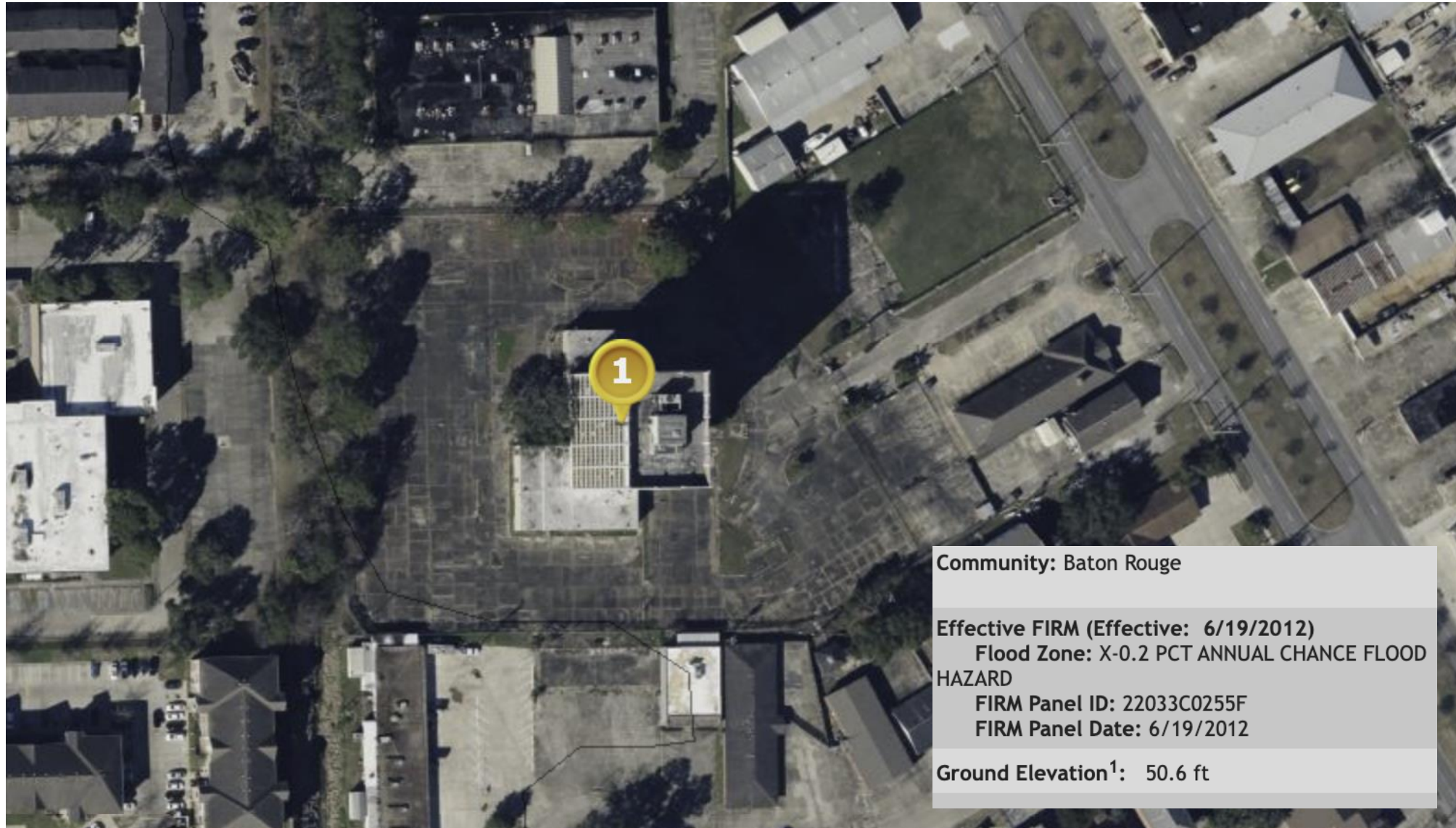
Wooddale Center  
1885 Wooddale Blvd

- **Prime Redevelopment Prospect** – 1885 Wooddale Blvd offers a unique opportunity for investors and developers to reposition a significant asset in a high-demand corridor.
- **Expansive Site with High-Rise Potential** – This 12-story building is situated on approximately **4.3 acres**, making it an ideal for adaptive reuse, particularly as a multifamily residential development.
- **Thriving Retail & Employment Hub** – The property is located near key retailers and employment centers, including **Amazon's new fulfillment center, Walmart, Rouses, and Hi Nabor**, making it highly attractive for residential conversion with strong leasing potential.
- **Exceptional Location & Accessibility** – Great access (under **three minutes**) to **Airline Hwy, Florida Blvd, Greenwell Springs Rd, and S Choctaw Dr**, this site benefits from outstanding visibility and seamless connectivity to major traffic arteries.
- **Ideal for Value-Add Investors & Developers** – Given its scale, zoning allowances, and proximity to economic drivers, 1885 Wooddale Blvd presents a rare chance to capitalize on Baton Rouge's growing rental market.
- **Ample On-Site Parking** – The property features an extensive **off-street parking lot with approximately 300 spaces**, accommodating future residents or alternative commercial uses.
- **Strategic Zoning for High-Density Multifamily** – Zoned **A4 – General Residential**, the property supports **compact multifamily development with up to 43.6 units per acre**, making it well-suited for urban housing along a major four-lane thoroughfare.



# Flood Map

Wooddale Center  
1885 Wooddale Blvd



# Area Retail Map

Wooddale Center  
1885 Wooddale Blvd



Wooddale Center  
1885 Wooddale Blvd



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