stirling

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+/- 4.31 ACRES
DEVELOPMENT OPPORTUNITY
9729 Jefferson Hwy., Baton Rouge, LA

FOR SALE

AVAILABLE
- ±4.31 acres

PROPERTY DESCRIPTION
Strategically located near the intersection of Jefferson Highway and Bluebonnet Boulevard, the property benefits from frontage along two heavily traveled corridors with convenient connections to Airline Highway, I-10, and I-12.

The site is surrounded by established residential communities, professional offices, medical facilities. With its MX-4 zoning designation, established commercial surroundings, and central location within the Baton Rouge metropolitan area, the property presents an attractive opportunity for investors and developers seeking a well-located infill development site.

ASKING PRICE
- $3,200,000

NEARBY LANDMARKS
Costco, The Home Depot, Rouses, and the Woman's Center for Wellness

TRAFFIC COUNT (ADT 2026)
- Jefferson Highway: ±22,400 VPD
- Bluebonnet Boulevard: ±24,900 VPD





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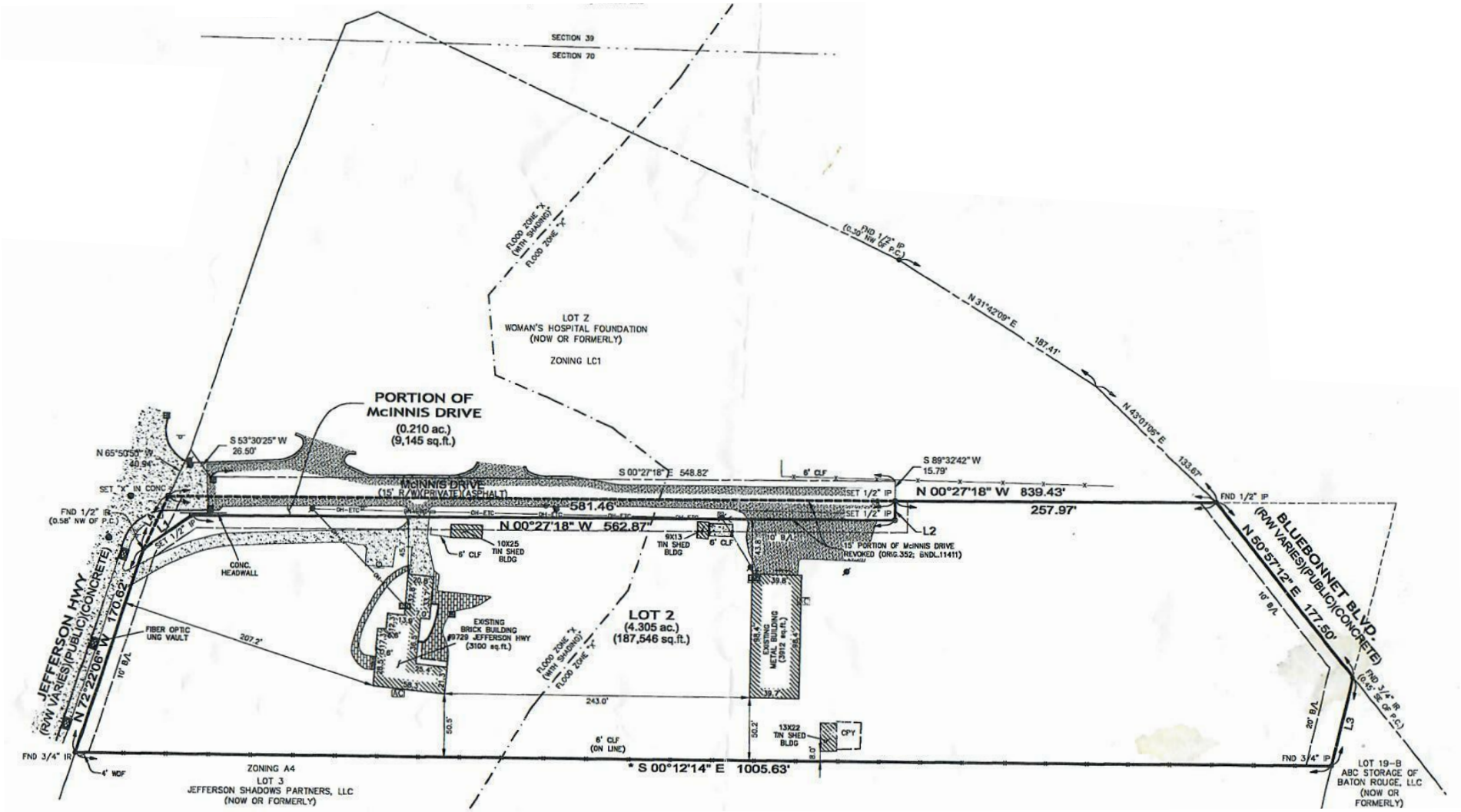

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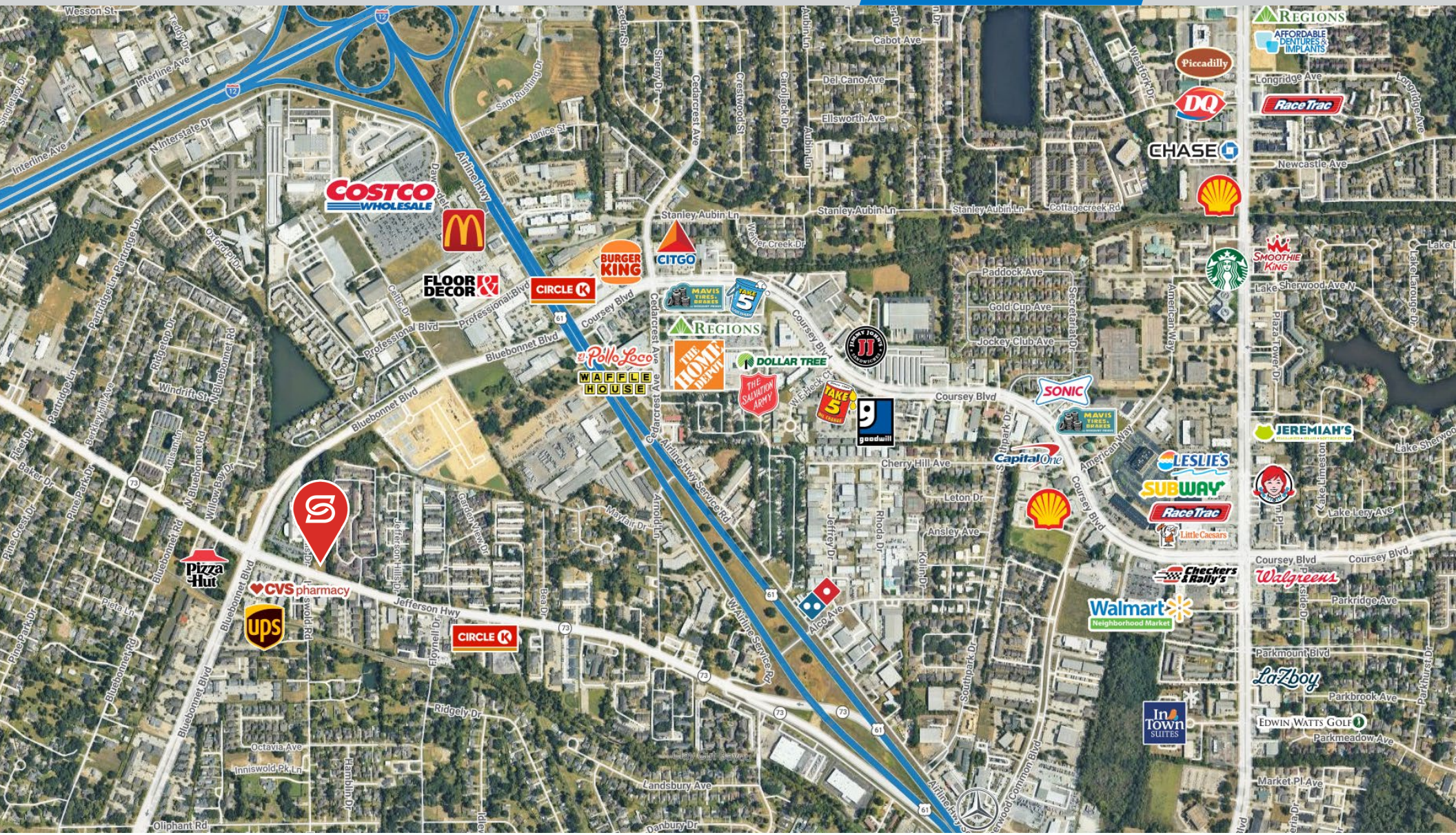

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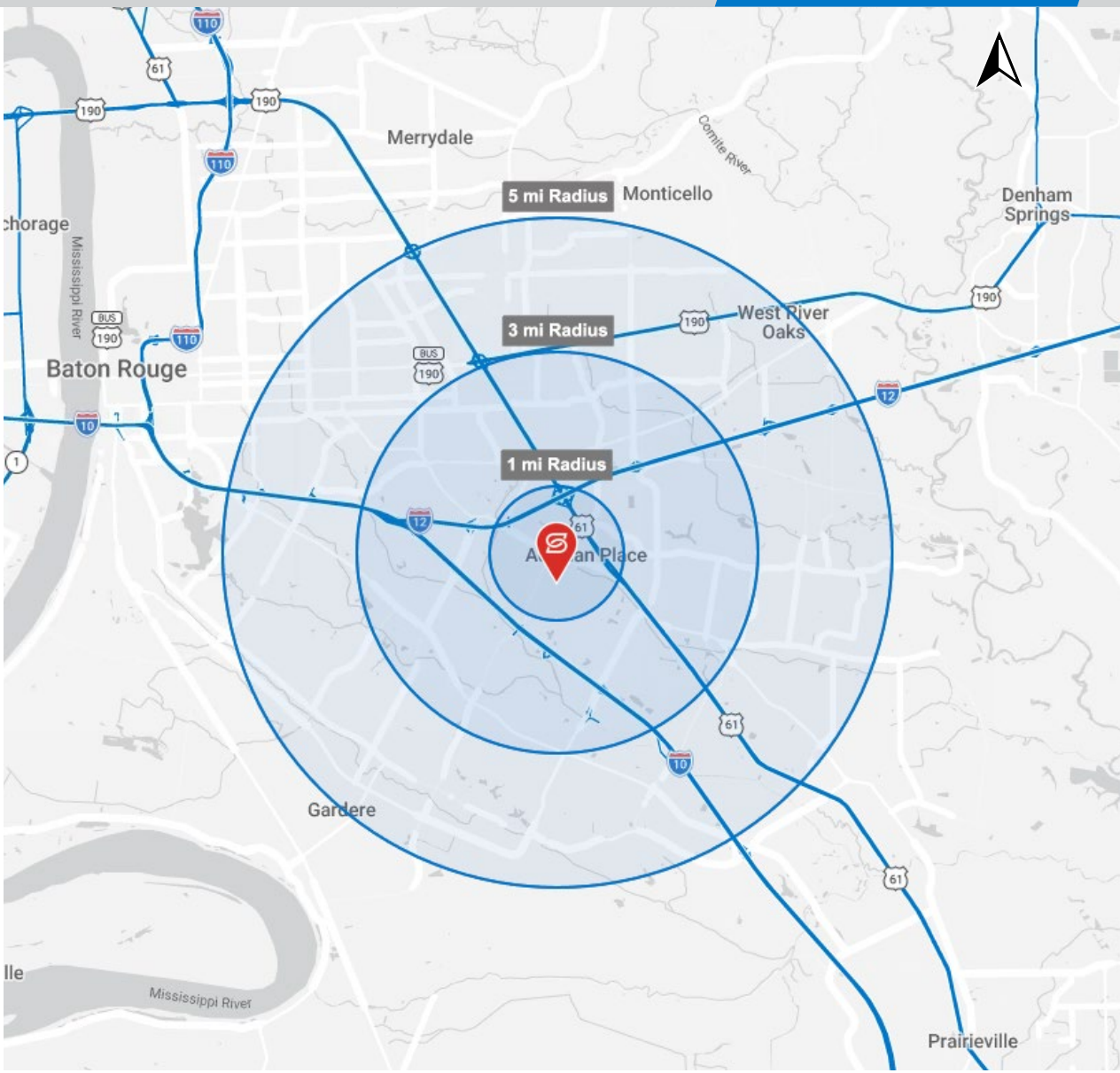
2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,476	76,441	203,619
AVG. HH INCOME	$120,748	$116,564	$115,378
HOUSEHOLDS	4,406	34,843	86,808



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