

SUMMARY

LOCATION AERIAL

RETAIL AERIAL

DEMOGRAPHICS

FOR SALE

PROPERTY DESCRIPTION

3.855-acre commercial development parcel located at 6565 Winbourne Avenue in northern Baton Rouge, near Greenwell Springs Road and approximately half a mile from Airline Highway. Zoned C-1 for light commercial use, this predominantly vacant property features approximately 220 feet of road frontage and convenient access to major transportation corridors. Its size, visibility, and location offer flexibility for a variety of potential neighborhood oriented retail, office, service, or other commercial developments.

ASKING PRICE

- \$249,000 (\$1.48/SF)

PROPERTY HIGHLIGHTS

- ±3.855 acres of predominantly vacant, C-1 zoned commercial land
- ±220' of frontage along Winbourne Avenue
- Approximately 0.5 mile from Airline Highway (US-61)
- Convenient access to Greenwell Springs Road and major transportation corridors
- Zoned C-1, allowing for neighborhood retail, office, service, or other commercial uses
- Located within an established, densely populated northern Baton Rouge corridor



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3.855-ACRE DEVELOPMENT SITE FOR SALE

6565 Winbourne Avenue, Baton Rouge, LA

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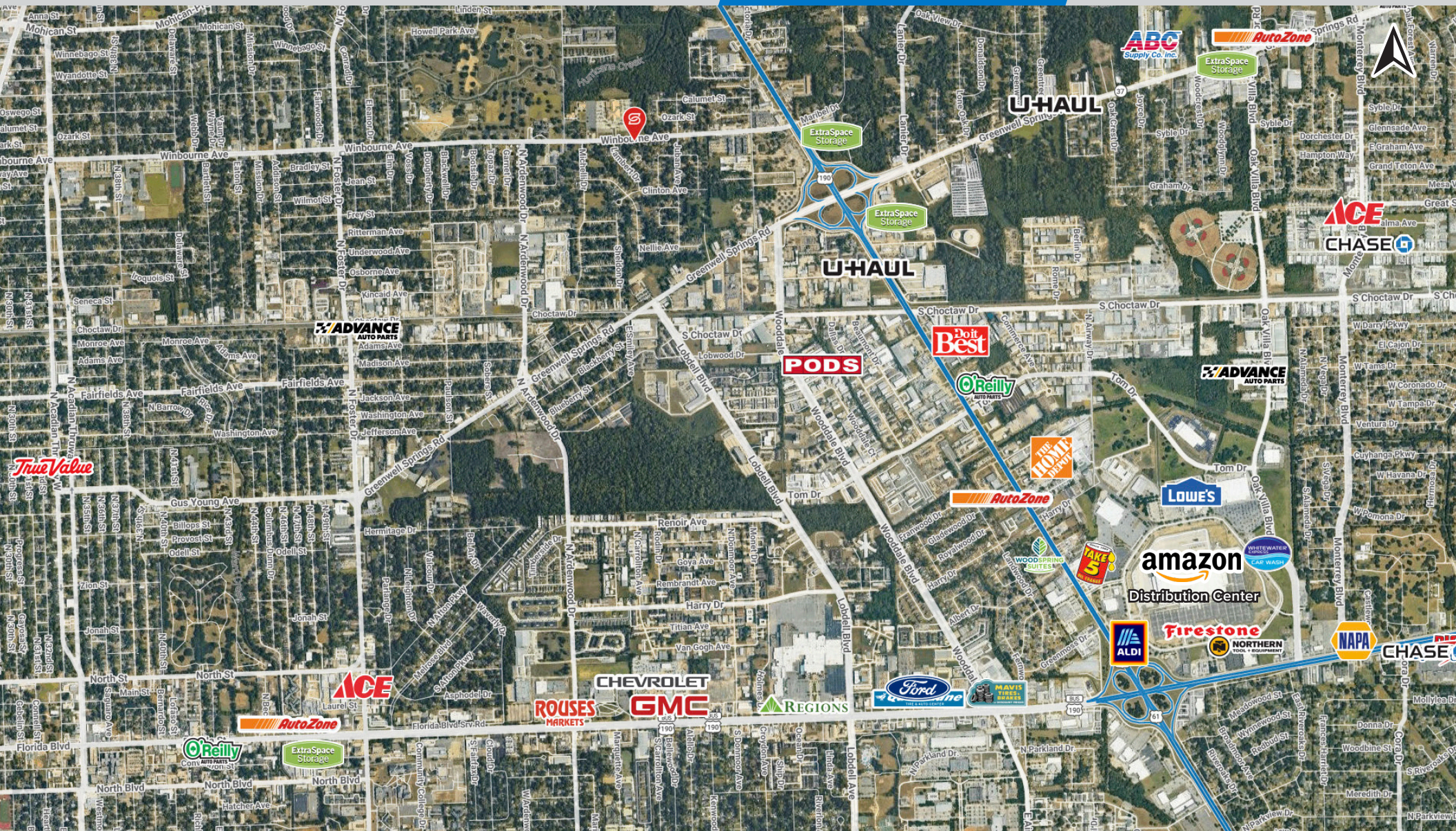
6565 Winbourne Avenue, Baton Rouge, LA

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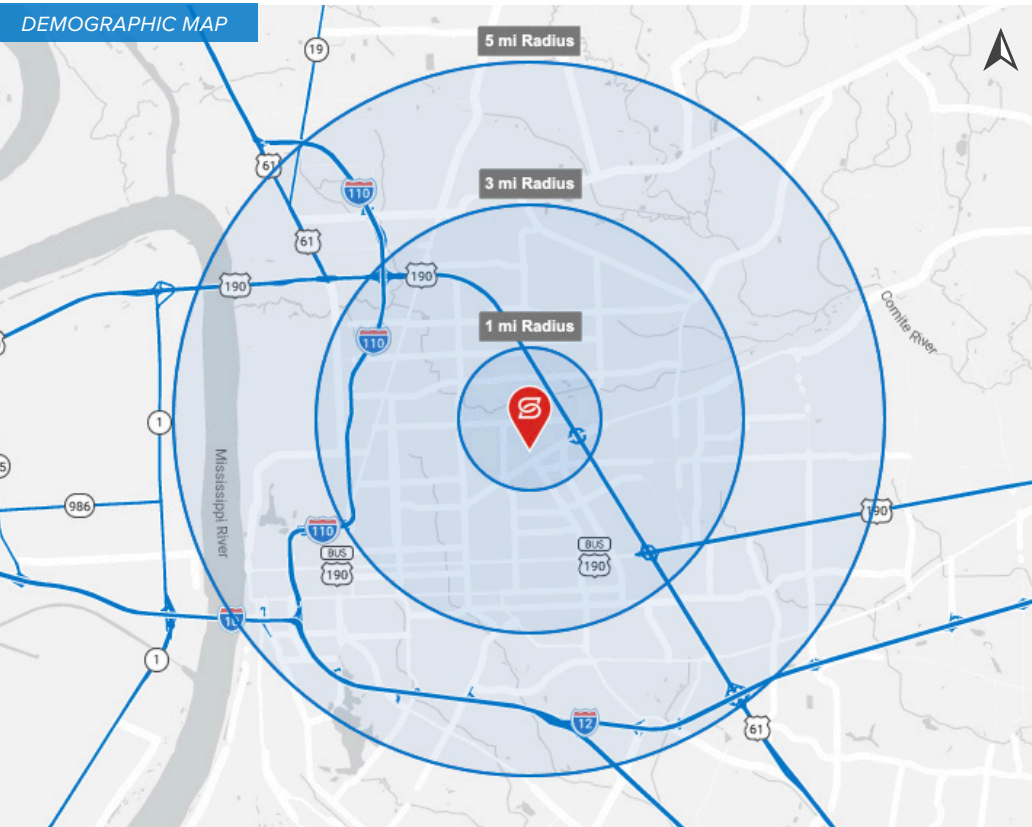
RETAIL AERIAL

DEMOGRAPHICS

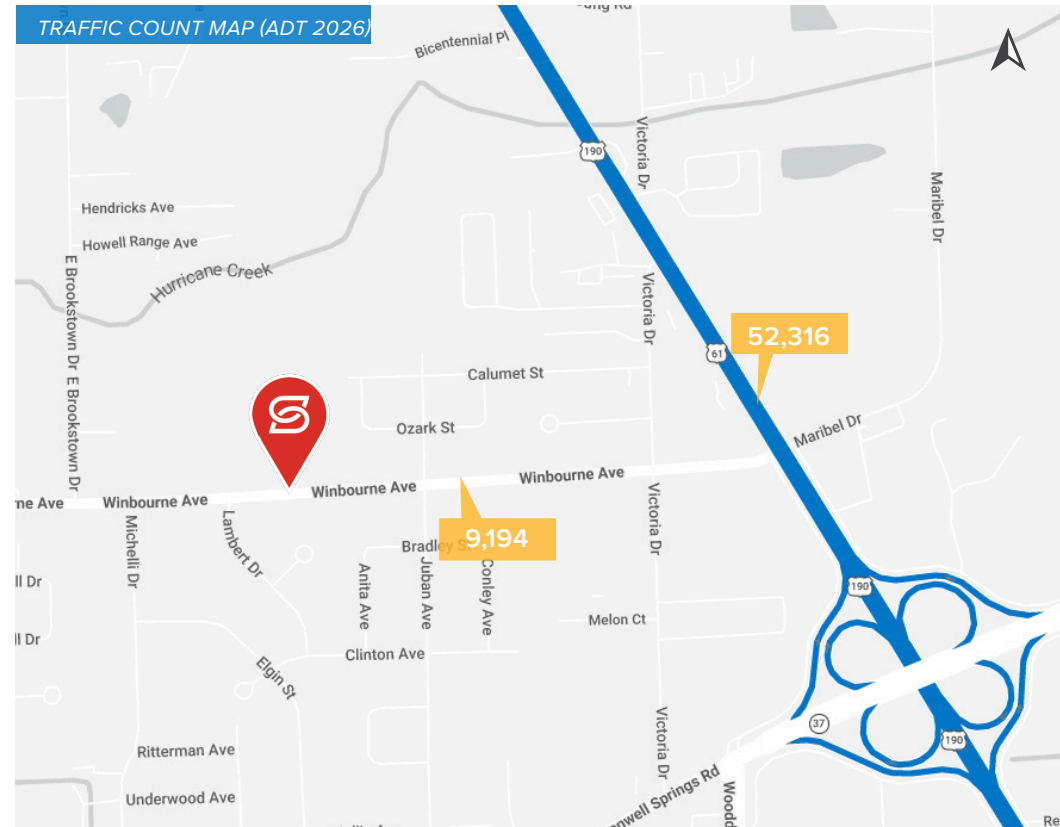


DEMOGRAPHICS

DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2026)



2026 DEMOGRAPHICS



POPULATION

1 MI

7,302

3 MI

77,710

5 MI

162,280



AVG. HH INCOME

1 MI

\$46,136

3 MI

\$57,572

5 MI

\$83,048



HOUSEHOLDS

1 MI

2,852

3 MI

30,456

5 MI

65,641