

FOR SALE

PROPERTY SUMMARY

Approximately 1 acre of commercial land available for sale with frontage along American Way, conveniently located just off Coursey Blvd. and S. Sherwood Forest Blvd. in an established Baton Rouge commercial corridor.

Zoned LC2 (Light Commercial Two), the property offers development potential for a variety of commercial uses. The site is located in Flood Zone X and is surrounded by established office, retail, and residential development.

With convenient access to I-12, Airline Hwy., Jefferson Hwy., Coursey Blvd., and S. Sherwood Forest Blvd., the property is well positioned for an owner-user, developer, or investor seeking a commercial development opportunity in a central Baton Rouge location.

AVAILABILITY

- 1 Acre Vacant Land- \$392,040

PROPERTY HIGHLIGHTS

- ±1 Acre Commercial Development Site
- Frontage Along American Way
- Zoned LC2 (Light Commercial Two)
- Located in Flood Zone X
- Just Off Coursey Blvd. & S. Sherwood Forest Blvd.
- Convenient Access to I-12 & Airline Hwy.

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	12,826	77,665	180,243
Avg. HH Income	\$93,479	\$109,151	\$116,431



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AMERICAN WAY VACANT LAND

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