

# Multi-Purpose Development Tract

## 3800 72nd Ave, Baton Rouge, LA 70807



Listing ID:	30569694
Status:	Pending
Property Type:	Vacant Land For Sale
Possible Uses:	Hospitality, Multi-Family
Gross Land Area:	6 - 47.29 Acres
Sale Price:	\$1 Per Acre
Sale Terms:	Cash to Seller
Up For Auction:	Yes
Distressed:	Yes
Nearest MSA:	Baton Rouge
County:	East Baton Rouge
Tax ID/APN:	019-9064-0
Zoning:	LC3
Land Splits Available:	Yes
Property Visibility:	Excellent



### Overview/Comments

The available acreage adjacent to Howell Place Village presents a unique opportunity for a mixed-use development consisting of residential, multifamily, retail, medical and hospitality use. Parcels (land splits) available ranging in size from six (6) acres up to forty-seven (47) acres.

Howell Place is a 200-acre multi-use land development in Louisiana's state capital and home to commercial, medical, industrial, retail and residential use. Area businesses include Exxon, K-12 Charter School, Neighbors Federal Credit Union, DaVita, Ochsner Health, Baton Rouge Dialysis, as well as several hotels and restaurants. A newly announced behavioral hospital is scheduled to begin renovating on a nearby hospital in the coming months.

The proximity to the Baton Rouge Airport, Southern University, Louisiana State University, City/Parish government and Louisiana's State Capitol building make this an ideal location for mixed-use development.



### Property Contacts



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