



±2.66-ACRE LOT ON HIGHLAND RD IN OPPORTUNITY ZONE

8510 HIGHLAND RD BATON ROUGE, LA 70808



OFFERED: FOR SALE

SALE PRICE: \$1,160,000

0 SF

- ±230' frontage on Highland Rd
- Structures on site sold at no value
- 3.2 miles from I-10, 4.0 miles from LSU campus

CONTACT:

PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY DESCRIPTION

- This ±2.66-acre tract presents a strong redevelopment opportunity and is located along the historic and scenic Highland Road close to the intersection at Staring Lane. The subject property also sits in an Opportunity Zone.
- A mixed-used development, Benton at Magnolia Woods, is under construction across Highland Rd from the subject property.
- This site has a rich history and was called the "Highland Stockade" during the Civil War. The Stockade Bed & Breakfast, one of Baton Rouge's hidden gems, is located close to this property.
- The three residential structures and pool on site are sold at no value.
- The adjacent ±9.44-acre wooded parcel is also available for sale and can be purchased together for a combined ±12.1 acres.

CONTACT:

PETER LAVILLE
225.276.7561

ADDITIONAL PHOTOS

**CONTACT:**

PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

ADDITIONAL PHOTOS

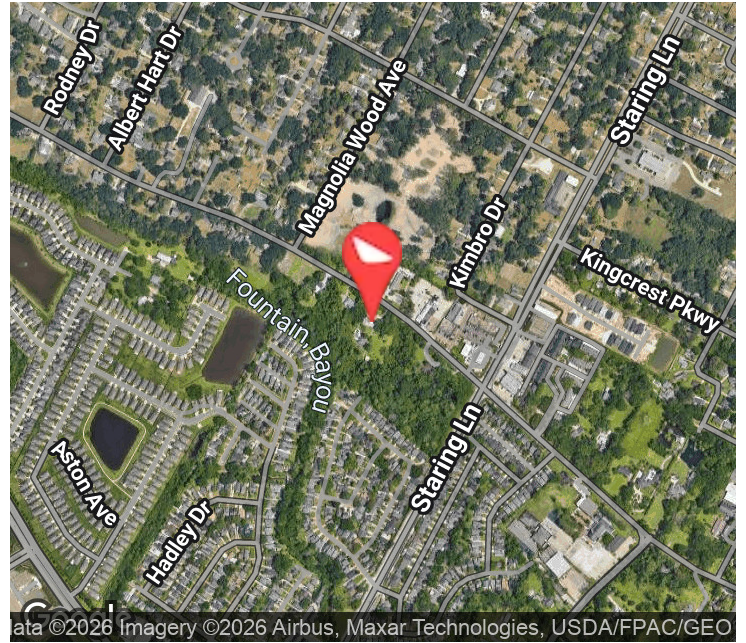
**CONTACT:**

PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	8510 Highland Rd
City, State, Zip	Baton Rouge, LA 70808
Parish	East Baton Rouge
Market	Baton Rouge
Cross-Streets	Highland Rd & Staring Ln
Township	8S
Range	1E
Section	66
Side Of The Street	South
Signal Intersection	Yes
Road Type	Paved

PROPERTY INFORMATION

Lot Size	±2.66 Acres
Property Type	Land
Parcel Number	539686
Corner Property	No
Traffic Count	+/- 29,642
Traffic Count Street	Highland Rd
Traffic Count Frontage	±230 ft

CONTACT:

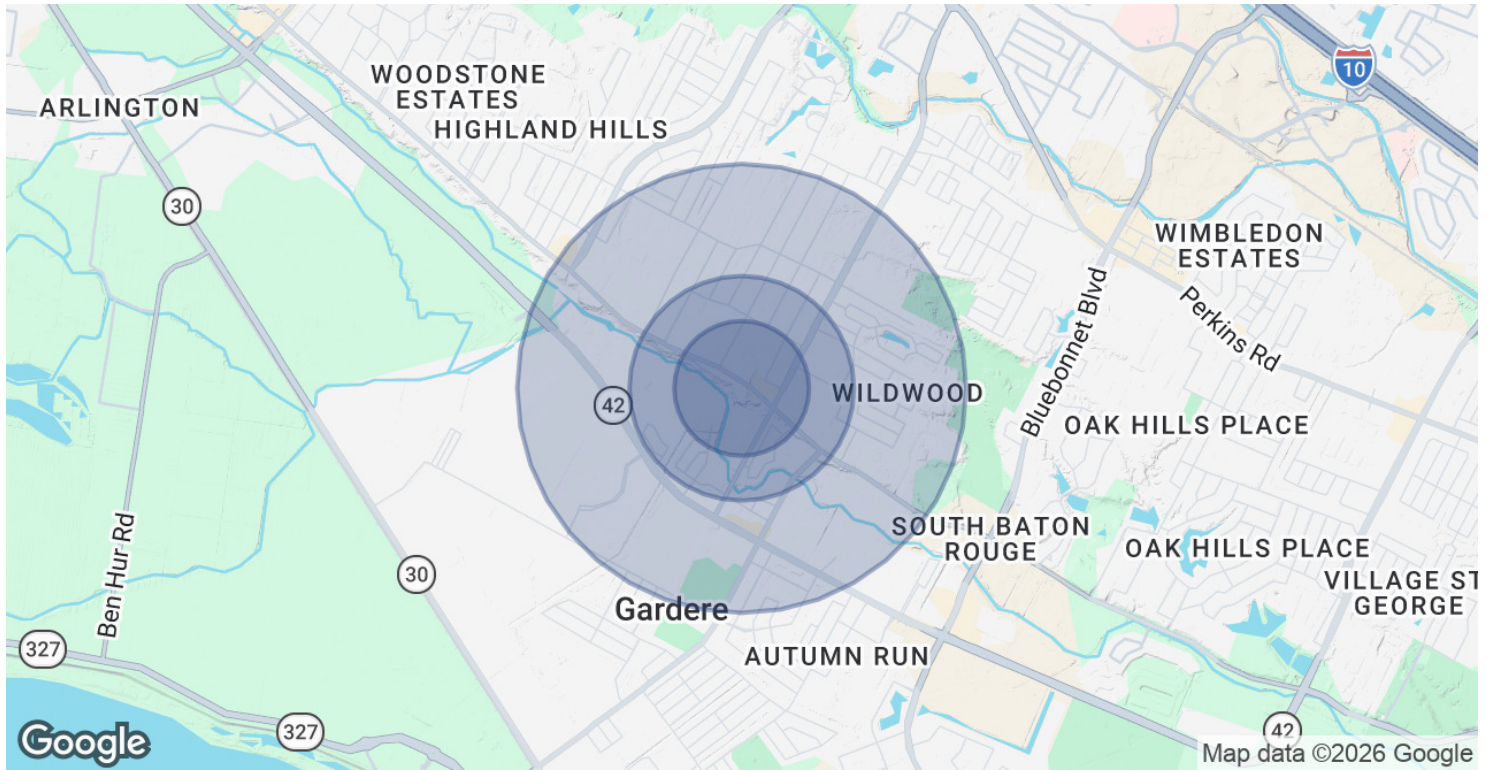
PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

DEMOGRAPHICS MAP & REPORT

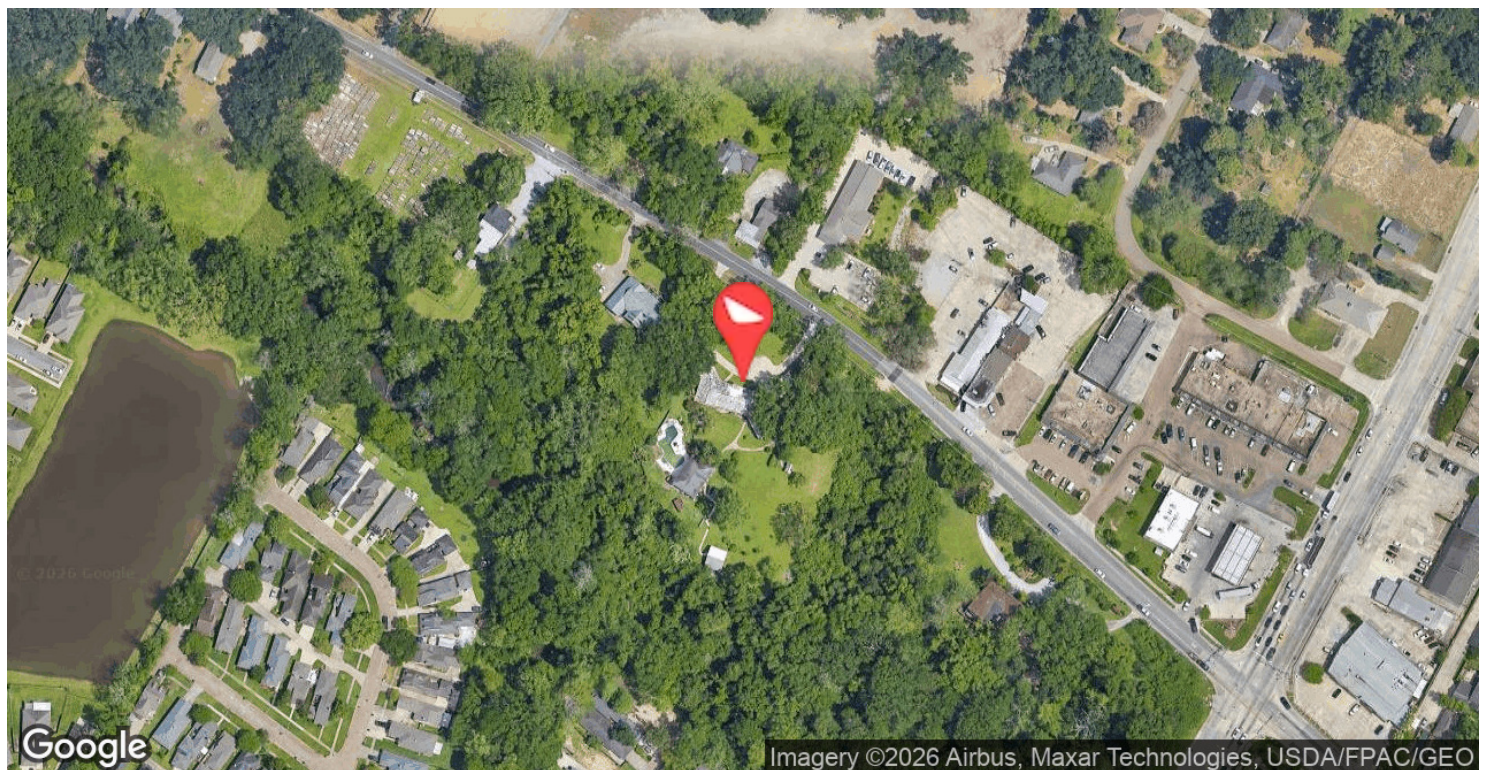


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	489	1,452	6,797
Average age	37	38	37
Average age (Male)	0	0	0
Average age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	196	595	2,813
# of persons per HH	2.5	2.4	2.4
Average HH income	\$90,723	\$93,866	\$91,317
Average house value	\$380,886	\$377,112	\$356,235

* Demographic data derived from 2020 ACS - US Census

LOCATION MAPS



CONTACT:

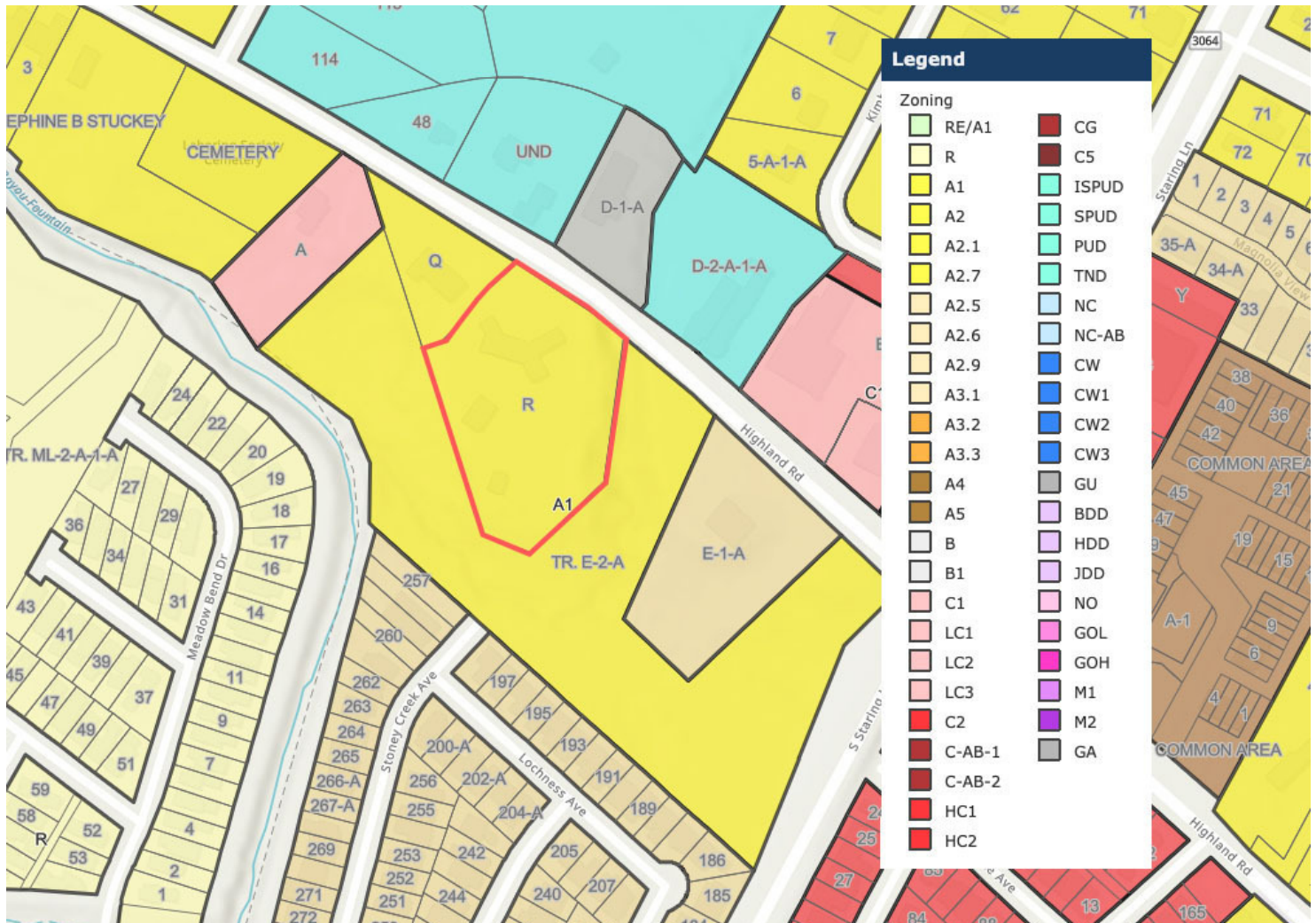
PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

ZONING MAP



A1 - SINGLE FAMILY RESIDENTIAL

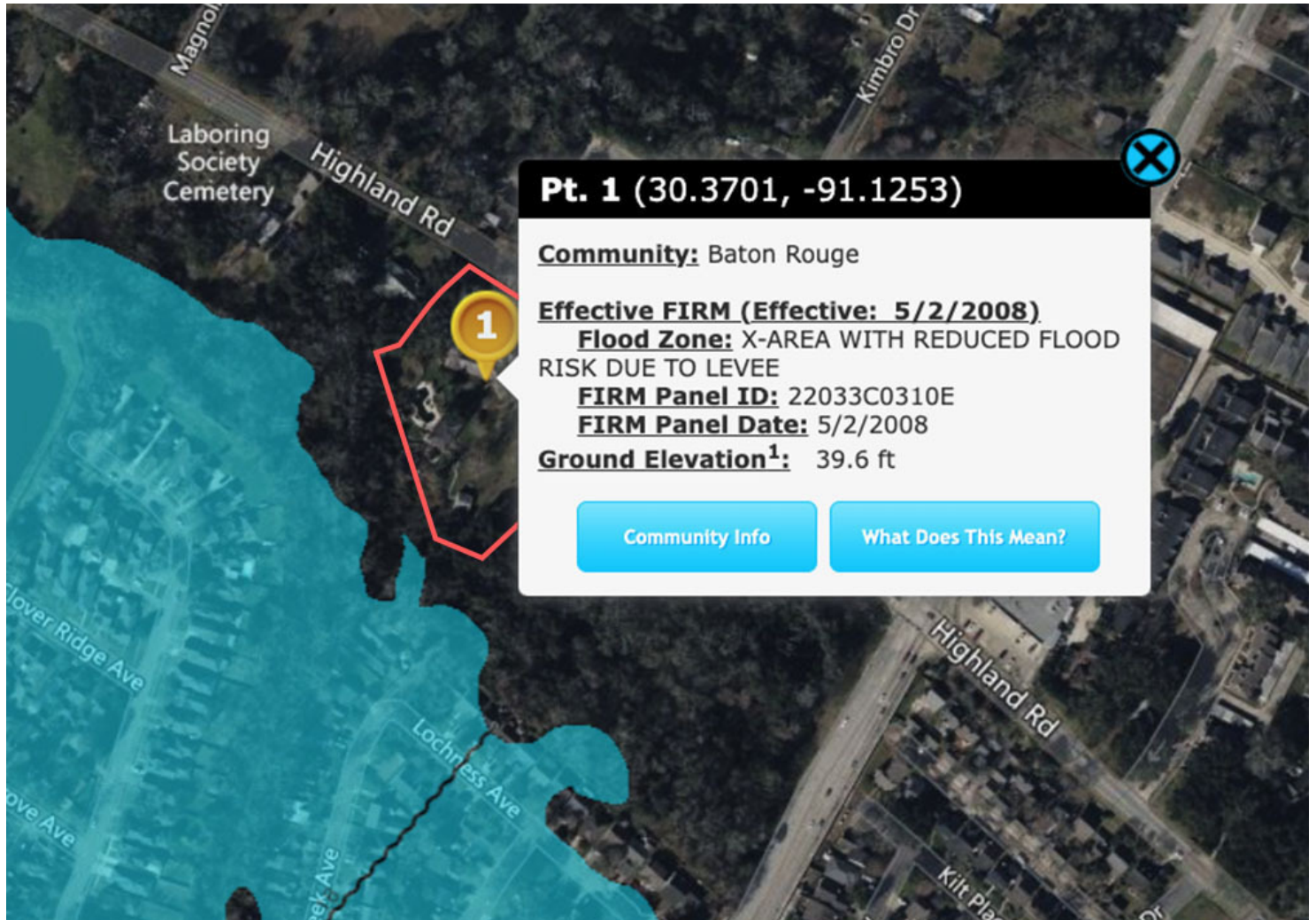
Source: City of Baton Rouge Planning and Zoning Commission

CONTACT:

PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

FLOOD ZONE MAP



FLOOD ZONE X

Source: LSU AgCenter & LA DOTD

CONTACT:

PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.