



WELCOME TO BATON ROUGE

A LOCAL GUIDE

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WELCOME NOTE

HELLO! Thank you for downloading our Baton Rouge Area Guide! We're thrilled to help you explore everything that makes Baton Rouge and the surrounding metro area an amazing place to live. Whether you're moving from out of state or relocating within Louisiana, we hope this guide provides valuable insights to help make your move as smooth as possible. We're excited to work with you and look forward to being a part of your journey to find the perfect home.

Sincerely,



Shaun Ramos
NUHOME REAL ESTATE



About Shaun Ramos

Working with us

I'm Shaun Ramos, a local REALTOR® helping people relocate to or move up within the Greater Baton Rouge area. Whether you're buying your first home, upgrading to your next one, or moving in from out of state, I'm here to guide you through it. My approach is simple and low pressure, with clear steps so you always know what's next. You might have found me through my YouTube channel, Living in Louisiana, where I share neighborhood tours and real-world tips to help you get a feel for the area before you ever step foot here.

When you work with me, you're not just getting a real estate agent. You're getting a local guide who knows how to keep the process moving and stress low. I'll walk you through everything from the first conversation to the final closing, making sure you feel confident and taken care of every step of the way. Here's how I can help:

01 Navigating the competitive Baton Rouge housing market with ease

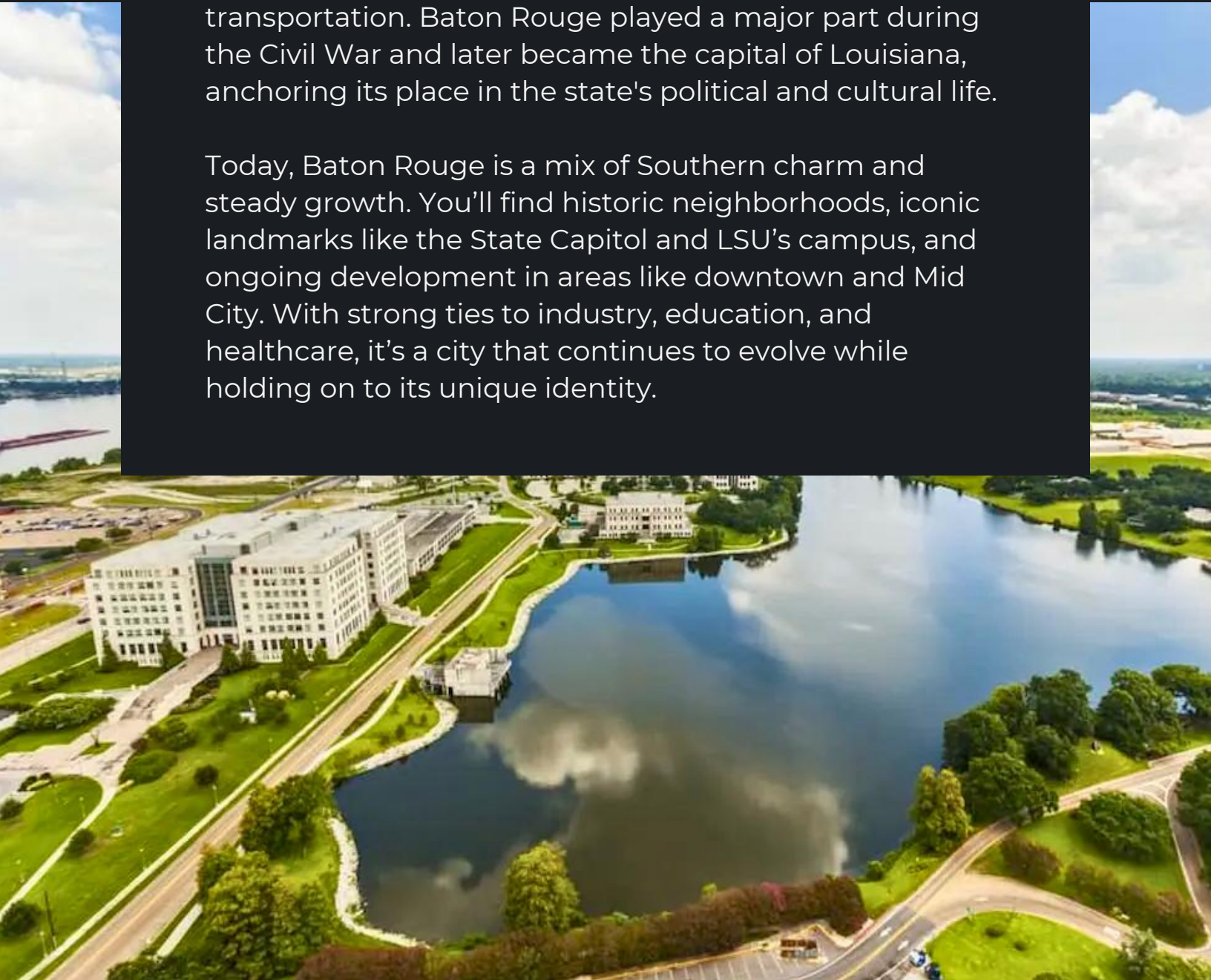
02 Offering expert advice on finding the best neighborhoods for your lifestyle

03 Assisting with every aspect of your relocation, from home searches to closing the deal

HISTORY OF THE CITY

Baton Rouge has deep roots dating back to the early 1700s, when French explorers named it “Red Stick” after a boundary marker they spotted along the Mississippi River. Over time, it grew into a key port city thanks to its location on the river and its role in trade and transportation. Baton Rouge played a major part during the Civil War and later became the capital of Louisiana, anchoring its place in the state's political and cultural life.

Today, Baton Rouge is a mix of Southern charm and steady growth. You'll find historic neighborhoods, iconic landmarks like the State Capitol and LSU's campus, and ongoing development in areas like downtown and Mid City. With strong ties to industry, education, and healthcare, it's a city that continues to evolve while holding on to its unique identity.



ABOUT BATON ROUGE

Having lived in the Baton Rouge area for over 40 years, it's been incredible to watch the city grow into the diverse, vibrant place it is today. What I love most about Baton Rouge is the mix of tradition and progress. There's always something new popping up, whether it's a local restaurant, a neighborhood getting a fresh wave of energy, or a community event that brings people together.

If you're new to the area, you'll find a mix of cultures, great food, and a strong sense of local pride. Each part of Baton Rouge has its own personality, from the historic charm of Beauregard Town to the energy around LSU's campus to exciting new cities like St. George. A local tip from me: take time to explore spots like the LSU lakes, the levee trails along the river, and the local festivals. There's always something happening, and it's a great way to feel connected fast.



BATON ROUGE NOW

DEMOGRAPHICS

POPULATION



~224K

MEDIAN HOUSEHOLD INCOME



~\$50K

ACTIVE LISTINGS



~1,400

GREATER BATON ROUGE

Baton Rouge is a growing city with a metro area population of 880,000. It's home to several school districts and universities, including LSU and Southern University, which serve a diverse student population. The local economy is anchored by education, healthcare, government, and industry, offering a solid job market and a range of career opportunities.

AVAILABLE SINGLE FAMILY HOMES



~1,100

AVG COMMUTE TIME



~22 MINUTES

UNEMPLOYMENT RATE



~4.2%

Baton Rouge

LOCAL GUIDE

Baton Rouge is more than a place to live, it's a way of life.



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RECREATIONAL OPTIONS

Baton Rouge is an outdoor lover's paradise.
Here are some top activities to enjoy:

HIKING & WALKING TRAILS

Baton Rouge has several scenic spots for a walk, jog, or casual hike. Popular options include the LSU Lakes, the trails at Highland Road Park, and the wooded paths at BREC's Frenchtown Road Conservation Area. For a quick escape in the city, the levee bike path along the Mississippi River offers skyline views and plenty of space to stretch your legs.



PARKS & OUTDOOR SPACES

With over 180 parks managed by BREC, Baton Rouge makes it easy to enjoy the outdoors. From large community parks like City-Brooks and Forest Community Park to nature-focused areas like Bluebonnet Swamp, there's something for everyone. Families especially love the Baton Rouge Zoo and Liberty Lagoon water park.



ON THE WATER

The Mississippi River is a centerpiece of life in Baton Rouge. Locals enjoy biking and walking along the levee, and you can often catch rowing teams out on the water. For fishing, kayaking, or just a relaxing day outside, head to University Lakes, Greenwood Community Park, or Blackwater Conservation Area.





COST OF LIVING

01

INCOME TAXES

Louisiana has a flat 3% state income tax starting with the 2025 tax year. While not tax-free, the overall cost of living in Baton Rouge is lower than the national average, which helps balance things out.

02

PROPERTY TAXES

Property taxes in East Baton Rouge Parish average about 0.64% of a home's value, which is well below the national average. Homestead Exemption removes the first \$7,500 of assessed value on an owner-occupied primary residence.

03

SALES TAX

Inside the City of Baton Rouge, the combined sales tax rate is about 10.5%: 5.0% state plus 5.5% local (parish, city, street/sewer, and school board).

04

TAX FRIENDLY POLICIES

Homeowners can claim the Homestead Exemption on a primary residence, and qualifying seniors 65+ may apply for the Special Assessment Level that freezes the assessed value, subject to income limits and other requirements. Veterans with service-connected disabilities may receive additional relief.



CLIMATE INSIGHTS

01

AVERAGE TEMPERATURE

Baton Rouge experiences an average annual temperature of 79°F, with hot summers and mild winters.

- Summer Average Temp: Around 92°F in July.
 - Winter Average Temp: Around 43°F in December.
-

02

PRECIPITATION LEVELS

The city receives around 61–62 inches of rain per year, with January and June often being the wettest months—January sees about 5.3 inches, and June can see 6.6 inches.

03

EXTREME WEATHER EVENTS

Baton Rouge lies in a humid subtropical zone and deals with strong summer thunderstorms, occasional damaging winds, flooding, and hurricanes during the June through November season.

04

SEASONAL CHANGES

Spring (March–May) and fall (September–November) are the most pleasant times—lower humidity and milder temperatures make them great for outdoor plans. Summers are hot and muggy, while winters remain mild.

05

LOCAL PRO TIP

Summer afternoons can bring sudden storms, so aim for outdoor activities in the early morning or evening. Always keep an umbrella handy. Also make sure your AC is cleaned and serviced annually.

REAL ESTATE AT A GLANCE

The Greater Baton Rouge real estate market is competitive. The average home price hovers around \$300,000, with homes spending an average of 64 days on the market. Currently, there are about 3,445 active listings, with the average price per square foot being approximately \$156.



LOCAL ATTRACTIONS

Baton Rouge offers a mix of family fun, rich culture, and local flavor. Here are some of the highlights:

01

LOUISIANA STATE CAPITOL

The tallest state capitol building in the country, with an observation deck that gives you sweeping views of the Mississippi River and downtown Baton Rouge.

02

LSU RURAL LIFE MUSEUM

A unique open-air museum that showcases Louisiana's history through historic homes, artifacts, and cultural exhibits. Great for both adults and kids to explore.

03

BATON ROUGE ZOO & KNOCK KNOCK CHILDREN'S MUSEUM

Two family favorites. The zoo is home to hundreds of animals and seasonal events, while the award-winning children's museum is packed with hands-on learning and play experiences.

04

FOOD & MUSIC CULTURE

From catching live music at the Varsity Theatre or Spanish Moon, to enjoying Louisiana staples like gumbo, crawfish, and po-boys, Baton Rouge delivers a food and music scene that blends tradition with fresh new energy. Don't miss the festivals, like Live After Five and Crawfish King Cook-Off, that bring the city together.



NEARBY PARKS

BREC maintains over 180 parks that feature a wide variety of quality facilities with family-oriented leisure activities for all ages and population groups. Here are some favorites.

01

PERKINS ROAD COMMUNITY PARK

Known as the “Extreme Park,” this spot has a skate park, BMX track, rock climbing wall, and a large playground, making it a hit with kids and teens.

02

CITY-BROOKS COMMUNITY PARK

A favorite in the heart of the city with walking trails, tennis courts, a golf course, dog park, and the Baton Rouge Gallery, blending recreation with arts and culture.

03

HIGHLAND ROAD COMMUNITY PARK

A large park with ball fields, tennis courts, and open green space. It’s also home to the Highland Road Observatory, offering public stargazing events.

04

GREENWOOD COMMUNITY PARK

One of the biggest BREC parks, featuring a lake for paddle sports, fishing, and a splash pad. It’s also connected to the Baton Rouge Zoo and the new Greenwood Waterfront development.



SHOPPING AREAS

Baton Rouge offers a variety of shopping experiences, from upscale to eclectic:

01

PERKINS ROWE

An open-air shopping district with boutiques, national retailers, restaurants, and a movie theater, all in a walkable setting.



02

MALL OF LOUISIANA

The largest mall in Louisiana, featuring around 180 shops, anchor stores like Dillard's, Macy's, JCPenney, Dick's Sporting Goods, and a mix of dining and entertainment options.

03

TOWNE CENTER AT CEDAR LODGE

A stylish shopping center with upscale boutiques, specialty shops, and restaurants, perfect for both shopping and dining.



04

THE HIGHLINE (COMING SOON)

A major mixed-use development underway in St. George which feature retail, restaurants, offices, and green public spaces on roughly 160 acres—expected to open in phases starting summer 2026.

LOCAL AREA SCHOOLS

Here are some of the top schools in the Baton Rouge area:
(According to online rankings)

01

BATON ROUGE MAGNET HIGH SCHOOL

An A+ rated public magnet school known for its rigorous academics, AP and IB programs, and strong student outcomes. Niche ranks it as the #1 public high school in East Baton Rouge Parish.

02

ZACHARY HIGH SCHOOL

A top-tier public high school recognized for strong academic performance and a close-knit community feel. It's ranked #2 in the parish.

03

UNIVERSITY LABORATORY SCHOOL

A unique K-12 public school offering advanced coursework (IB, AP, dual enrollment) and a wide variety of student-run clubs. Ranked #3 among parish high schools.

04

LIBERTY MAGNET HIGH SCHOOL

Offers a strong STEM-focused curriculum along with AP and dual enrollment opportunities. Known for high test scores and well-rounded student programs.

05

MADISON PREPARATORY ACADEMY

A college-prep charter school with a focus on academics, leadership, and character development. Praised for its structure and student outcomes.

GETTING AROUND

Baton Rouge is a car-friendly city, with most residents relying on driving as their main way of getting around. Here's what you should know:



CAR

Interstates I-10 and I-12 connect Baton Rouge to New Orleans, Lafayette, and beyond. Daily commutes can be heavy during rush hour, but living near your workplace or choosing the right neighborhood can make a big difference.



BUS

The Capital Area Transit System (CATS) provides bus service within Baton Rouge, but coverage is limited and not heavily used by most residents. It can be an option if you live and work along its main routes.



RIDESHARE

Uber and Lyft are widely available throughout the city, offering a convenient option for nights out, LSU games, and airport trips.



BIKES & TRAILS

Baton Rouge has a growing network of bike paths and levee trails, popular for recreation and exercise. The Mississippi River Levee Trail is a local favorite for biking and running.

Local tip: Most people in Baton Rouge drive daily. If you're relocating, factor commute times into your neighborhood search—living closer to work, schools, or LSU can save you a lot of time in traffic.

LOCAL HOT SPOTS

Baton Rouge is full of vibrant spots for dining, entertainment, and art:



BARS

Check out Hayride Scandal, a speakeasy-style bar with top-notch whiskey and craft cocktails, or Olive or Twist, known for martinis and an upscale lounge vibe. For rooftop drinks with a view, Tsunami Sushi downtown overlooks the river and is a local favorite.



ART

Visit the Shaw Center for the Arts, home to the LSU Museum of Art and rotating exhibits. The Mid City art scene also offers colorful murals, small galleries, and seasonal art walks that showcase local talent.



RESTAURANTS

Baton Rouge's food scene is packed with Louisiana flavor. Try Parrain's for classic seafood, Elsie's Plate & Pie for comfort food, or Mansurs on the Boulevard for upscale Creole-inspired dining. For po-boys, locals love Rocco's. The Chimes is another local favorite.



COOL PLACES

Spend an evening at the Varsity Theatre for live music, or check out Electric Depot, a redeveloped district with Red Stick Social, bowling, bars, dining, and live entertainment all in one spot. Highland Road Park Observatory hosts free public stargazing events, a hidden gem most newcomers don't know about.

COMMUNITY EVENTS

Baton Rouge has a packed calendar of community events year-round:



01

LIVE AFTER FIVE

A free outdoor concert series held downtown on Friday nights in the spring and fall. Locals gather for live music, food, and dancing to kick off the weekend.



02

BATON ROUGE BLUES FESTIVAL

One of the oldest blues festivals in the nation, celebrating Baton Rouge's rich blues heritage with local, national, and international performers.



03

FESTIVAL OF LIGHTS

A holiday tradition in downtown Baton Rouge, featuring fireworks, live music, food, and the lighting of a 25-foot Christmas tree at North Boulevard Town Square.



04

MARDI GRAS PARADES

From family-friendly parades like Krewe of Orion to the colorful and quirky Spanish Town Parade, Baton Rouge celebrates Mardi Gras in a big way every spring.

THINGS TO DO

Whether you're into adventure or relaxation, Baton Rouge has something for everyone:

LSU SPORTS



Game day in Baton Rouge is like nothing else. Catch LSU football at Tiger Stadium, or enjoy basketball, baseball, and gymnastics at other LSU venues. The whole city comes alive when the Tigers play.

BATON ROUGE ZYDECO HOCKEY



Baton Rouge's new professional hockey team, the Zydeco, brings fast-paced action and family fun to the Raising Cane's River Center throughout the season.

CASINOS



Baton Rouge is home to three casinos along the Mississippi River. L'Auberge Casino & Hotel, Belle of Baton Rouge, and The Queen Baton Rouge—all with riverfront views.

CRAFT BREWERY TOUR



Sample Baton Rouge's local craft beer scene at spots like Tin Roof Brewing Co., Rally Cap Brewing, and Le Chien Brewing Company just outside the city in Denham Springs.

CITY TOUR



Explore downtown Baton Rouge with its mix of historic landmarks and riverfront attractions. Don't miss the Louisiana State Capitol (the tallest in the nation) or the USS Kidd Veterans Museum, which includes the iconic WWII destroyer docked on the river.

KAYAKING & PADDLE BOARDING



Head to University Lake or Greenwood Community Park to rent kayaks, paddle boards, or just enjoy time on the water.

GOLF



Baton Rouge is home to several excellent public and private courses. Locals enjoy Santa Maria Golf Course, part of BREC's system, and Copper Mill Golf Club, known for its challenging layout and scenery. University Club is an amazing course, but it requires a membership.

LIVE MUSIC & NIGHTLIFE



Catch a show at the Varsity Theatre, enjoy local bands at Chelsea's Live, or head to Red Stick Social at Electric Depot for music, bowling, and rooftop drinks.

PLACES TO EAT



SUSHI **Tsunami Sushi**

100 Lafayette St. #100
Baton Rouge, LA 70801



PIZZA **Rocca Pizzeria**

3897 Government St
Baton Rouge, LA 70806



SEAFOOD **Parrain's Seafood Restaurant**

3225 Perkins Rd
Baton Rouge, LA 70808



VEGETARIAN/JUICE **Trap Haus**

1300 Government St
Baton Rouge, LA 70802



STEAK HOUSE **Doe's Eat Place**

3723 Government St
Baton Rouge, LA 70806



PUB FOOD **The Bulldog**

4385 Perkins Rd
Baton Rouge, LA 70808



GROCERY STORE **Alexander's Highland Market**

18111 Highland Market Dr
Baton Rouge, LA 70810



ITALIAN **Gino's Restaurant**

4542 Bennington Ave
Baton Rouge, LA 70808



INDIAN **Al Noor**

14241 Coursey Blvd
Baton Rouge, LA 70817

POPULAR NEIGHBORHOODS

THERE ARE SO MANY GREAT AREAS TO LIVE

01

Southdowns

02

Mid City

03

Bocage

04

Garden District

05

Goodwood

06

**Highland Road
Corridor**

07

Shenandoah

08

Downtown

09

**Broadmoor/
Sherwood Forest**

10

St. George

11

Prairieville

12

Zachary

13

Central

14

Denham Springs



SOUTHDOWNS

A lively neighborhood near downtown with mid-century homes and a strong community vibe



OVERVIEW:

Southdowns is located near LSU and has long been one of Baton Rouge's most popular neighborhoods. It's a mix of young professionals, families, and longtime residents, all drawn to its convenient location and lively community feel.

HOUSING SNAPSHOT:

The neighborhood is filled with mid-century ranch-style homes, many of which have been renovated, along with some newer construction sprinkled throughout. Home prices generally range from the mid-\$200s to \$500s, making it a strong option for move-up buyers.

SCHOOLS:

Southdowns is in East Baton Rouge Parish. Families also have access to nearby private and magnet schools.

LIFESTYLE & AMENITIES:

Residents love being close to Perkins Road Overpass, with its local restaurants, shops, and bars. It's also just minutes from LSU, downtown, and neighborhood parks. The annual Southdowns Mardi Gras Parade is a highlight that brings the community together every spring.

LOCAL PRO TIP:

If you live in Southdowns, expect gameday traffic when LSU is at home—it's part of the experience, but planning ahead makes a big difference.

MID CITY

Artsy and eclectic with historic homes, murals, and a growing dining scene



OVERVIEW:

Mid City is one of Baton Rouge's trendiest and fastest-growing neighborhoods, known for its artsy vibe and central location. With ongoing revitalization, it's become a hotspot for young professionals, creatives, and families looking for character and community.

HOUSING SNAPSHOT:

You'll find a mix of historic cottages, craftsman homes, and newly renovated properties. Prices vary widely, from the low \$200s for smaller homes up to the \$500s+ for larger renovated houses or new construction.

SCHOOLS:

Located in East Baton Rouge Parish, with several magnet and private school options nearby.

LIFESTYLE & AMENITIES:

Government Street runs through the heart of Mid City, lined with local restaurants, coffee shops, and breweries. The neighborhood is also known for its colorful murals, art galleries, and seasonal events like White Light Night, which draw big crowds.

LOCAL PRO TIP:

If you want to experience Mid City at its best, head to White Light Night in November—locals consider it the ultimate neighborhood street party.

BOCAGE

Upscale and central, known for luxury homes and boutique shopping



OVERVIEW:

Bocage is one of Baton Rouge's most established and upscale neighborhoods, centrally located with easy access to both I-10 and I-12. It's known for its quiet, tree-lined streets and long-standing reputation as one of the city's premier places to live.

HOUSING SNAPSHOT:

Homes in Bocage are larger and often sit on spacious lots. You'll find a mix of traditional Southern homes and luxury estates, with prices typically starting in the \$600s and climbing well into the million-dollar range.

SCHOOLS:

Bocage is within East Baton Rouge Parish and is close to several highly regarded private schools, which are a major draw for families in the area.

LIFESTYLE & AMENITIES:

Residents enjoy proximity to Bocage Village for boutique shopping and dining, as well as easy access to Towne Center and Perkins Rowe. The location makes it convenient for both downtown commutes and suburban amenities.

LOCAL PRO TIP:

Bocage's central location means you're never far from anything in Baton Rouge, but avoid Airline Highway and I-12 during peak rush hours if you can.

GARDEN DISTRICT

Historic charm with oak-lined streets and character homes close to downtown



OVERVIEW:

The Garden District is one of Baton Rouge's most historic and charming neighborhoods, just south of downtown. Known for its oak-lined streets, sidewalks, and character-filled homes, it has a tight-knit community feel that appeals to families and professionals alike.

HOUSING SNAPSHOT:

Homes here are mostly early to mid-20th century cottages, bungalows, and historic two-story houses. Prices usually range from the mid-\$300s to the \$700s, with some renovated homes going higher.

SCHOOLS:

Located in East Baton Rouge Parish, with several nearby private and magnet school options.

LIFESTYLE & AMENITIES:

The neighborhood is walkable and close to City-Brooks Community Park and the Baton Rouge Gallery. Residents also enjoy being minutes from downtown, LSU, and the Perkins Overpass area. Seasonal home tours and neighborhood events add to the strong sense of community.

LOCAL PRO TIP:

The Garden District is popular for its walkability, but parking can be tight—especially during neighborhood events—so plan accordingly.

GOODWOOD

centrally located, anchored by Independence Park and the Main Library



OVERVIEW:

Goodwood is a well-established neighborhood in the heart of Baton Rouge, known for its quiet, tree-shaded streets and family-friendly feel. Its central location makes it convenient for work commutes, shopping, and recreation.

HOUSING SNAPSHOT:

Homes in Goodwood are a mix of mid-century ranch-style houses and larger, updated homes on spacious lots. Prices typically range from the \$300s to \$600s, with some renovated properties going higher.

SCHOOLS:

Goodwood is part of East Baton Rouge Parish and is near several well-regarded private and magnet schools.

LIFESTYLE & AMENITIES:

Residents enjoy quick access to Independence Community Park, the Main Library at Goodwood, and a wide selection of restaurants and shops along Government Street and Airline Highway. It's a neighborhood with a strong sense of stability and long-term residents.

LOCAL PRO TIP:

Goodwood is centrally located, but traffic along Airline Highway and Florida Boulevard can get heavy—use side streets to save time during peak hours.

HIGHLAND ROAD CORRIDOR

Scenic living with historic estates, new builds, and easy LSU access



OVERVIEW:

The Highland Road Corridor is one of Baton Rouge's most scenic and desirable stretches, running from LSU down toward the southern parts of the city and into St. George. Known for its rolling terrain, large oak trees, and historic character, it offers a mix of prestige and convenience.

HOUSING SNAPSHOT:

Homes range from older estates and historic properties near LSU to newer custom builds farther south. Prices typically start in the \$400s and go into the multi-million-dollar range for large estates. Check out the Country Club of Louisiana for luxury homes on a beautiful golf course.

SCHOOLS:

This corridor falls within East Baton Rouge Parish, with several private and magnet schools nearby. Many families also choose this area for its proximity to top private schools along Highland Road.

LIFESTYLE & AMENITIES:

Residents enjoy easy access to LSU, Perkins Rowe, and major retail centers, as well as recreational spots like Highland Road Park and the Highland Road Observatory. The corridor offers a blend of convenience, prestige, and natural beauty.

LOCAL PRO TIP:

Highland Road is scenic but can be narrow and winding in spots—plan a little extra time for drives, especially during peak traffic hours.

SHENANDOAH

A classic suburban neighborhood with spacious lots and a strong community feel



OVERVIEW:

Shenandoah is one of Baton Rouge's largest and most established suburban neighborhoods. Known for its community-oriented atmosphere and tree-lined streets, it's a favorite among families looking for space and stability.

HOUSING SNAPSHOT:

The neighborhood features mostly traditional ranch-style and two-story homes on larger lots, with prices ranging from the mid-\$200s to \$500s+. Many homes have been updated, and new construction can be found in nearby subdivisions.

SCHOOLS:

Located in East Baton Rouge Parish, Shenandoah is also close to several private schools, making it a popular choice for families.

LIFESTYLE & AMENITIES:

Residents enjoy multiple neighborhood parks, easy access to shopping and dining along Jones Creek Road, and a strong sense of community pride. It's a classic suburban setting with plenty of space to spread out.

LOCAL PRO TIP:

Shenandoah has long been known for its active homeowners association and neighborhood pride. You'll notice holiday decorations, community events, and a strong sense of ownership from residents.

DOWNTOWN

Walkable, urban living with restaurants, arts, and events
along the riverfront



OVERVIEW:

Downtown Baton Rouge is the city's hub for business, government, culture, and nightlife. It's a walkable area that attracts professionals, students, and anyone looking for an urban lifestyle close to the river.

HOUSING SNAPSHOT:

Options include condos, lofts, and apartments, with a mix of renovated historic buildings and newer developments. Prices typically range from the \$200s for smaller condos to \$500s+ for larger riverfront units.

SCHOOLS:

Located in East Baton Rouge Parish, with nearby access to magnet and charter school options.

LIFESTYLE & AMENITIES:

Downtown offers restaurants, bars, and coffee shops within walking distance, along with cultural attractions like the Shaw Center for the Arts, the Old State Capitol, and the Riverfront Plaza. Community events like Live After Five, Blues Festival, and Festival of Lights bring the area to life.

LOCAL PRO TIP:

Living downtown means walkability and nightlife, but parking can be limited—many residents opt for condos with reserved spots or use monthly parking garages.

BROADMOOR/ SHERWOOD FOREST

Established neighborhoods offering affordable homes and convenience



OVERVIEW:

Broadmoor and Sherwood Forest are well-established neighborhoods in the heart of Baton Rouge. Known for their affordability and central location, they're popular with first-time buyers and families looking for value and convenience.

HOUSING SNAPSHOT:

These neighborhoods feature a wide mix of ranch-style and traditional brick homes built between the 1960s and 1980s. Prices typically range from the \$200s to \$400s, making them some of the more budget-friendly options in Baton Rouge.

SCHOOLS:

Located in East Baton Rouge Parish, with several magnet and private schools nearby.

LIFESTYLE & AMENITIES:

Residents appreciate the large lots, mature trees, and neighborhood feel. With easy access to Airline Highway, Florida Boulevard, and I-12, commuting and shopping are convenient. BREC parks and local restaurants are also close by.

LOCAL PRO TIP:

These neighborhoods are large, so traffic can back up on main roads like Sherwood Forest Boulevard—cutting through side streets is often the quicker route.

ST. GEORGE

Baton Rouge's newest city, growing fast with new schools and suburban amenities



OVERVIEW:

St. George is Baton Rouge's newest city, officially incorporated in 2022. It's a fast-growing suburban area that appeals to families looking for new construction, strong schools, and a more suburban lifestyle while still being close to the city.

HOUSING SNAPSHOT:

St. George features a mix of new subdivisions, custom homes, and larger established neighborhoods. Prices typically start in the \$300s and extend into the \$600s+, with new builds continuing to drive demand.

SCHOOLS:

St. George formed its own independent school district, which is currently being developed. Many families moved here in anticipation of strong local schools, and private options and great charter schools are also nearby.

LIFESTYLE & AMENITIES:

Residents enjoy suburban living with convenient access to shopping, dining, and I-10. It's close to both downtown Baton Rouge and Ascension Parish, making it a central choice for commuters. Plans for new community amenities and developments continue to attract buyers.

LOCAL PRO TIP:

With St. George still growing, expect continued construction and new businesses moving in—making it one of the fastest-changing areas in the Baton Rouge metro.

PRAIRIEVILLE

A top relocation spot in Ascension Parish with newer homes and strong schools



OVERVIEW:

Prairieville is one of the most sought-after suburbs of Baton Rouge, located in Ascension Parish. It's popular with families relocating to the area thanks to its suburban feel, newer homes, and reputation for strong schools.

HOUSING SNAPSHOT:

Most of the housing in Prairieville consists of newer construction in planned subdivisions, along with some custom-built homes on larger lots. Prices typically start in the high \$200s and range into the \$600s+, with move-up buyers making up a big share of the market.

SCHOOLS:

Prairieville is served by Ascension Parish schools, consistently ranked among the best in the state. This is one of the main reasons the area has seen such strong growth.

LIFESTYLE & AMENITIES:

Residents enjoy easy access to Baton Rouge via I-10 while still having a quieter suburban lifestyle. The area is known for its youth sports programs, community events, and family-focused atmosphere. Shopping, dining, and new developments continue to expand along Airline Highway and Highway 73.

LOCAL PRO TIP:

Traffic on I-10 between Baton Rouge and Prairieville can get heavy during rush hours—plan your commute times accordingly.

ZACHARY

Small-town living just north of Baton Rouge with one of Louisiana's best school systems



OVERVIEW:

Zachary is a growing city just north of Baton Rouge, known for its small-town feel and strong community pride. It's one of the top relocation choices for families looking for space and highly rated schools in academics and athletics.

HOUSING SNAPSHOT:

The area offers a mix of established neighborhoods with traditional brick homes, new construction subdivisions, and custom-built properties on larger lots. Prices generally range from the \$250s to \$600s, with luxury homes reaching higher.

SCHOOLS:

Zachary has its own independent school district, and it has consistently ranked among the best in Louisiana. The strong reputation of its schools is one of the city's biggest draws.

LIFESTYLE & AMENITIES:

Residents enjoy a quieter pace of life with access to local parks, youth sports, and community events. Zachary also has convenient shopping and dining options, with Baton Rouge only a short drive away for more entertainment and work opportunities.

LOCAL PRO TIP:

Zachary combines suburban living with a small-town atmosphere—many families choose it for the schools, but stay for the community feel.

CENTRAL

A growing suburban city with a strong sense of community and its own school district



OVERVIEW:

Central is a city just northeast of Baton Rouge that offers a suburban lifestyle with a strong sense of community. It's known for its family-friendly atmosphere and steady growth, making it a popular choice for those who want space without being too far from Baton Rouge.

HOUSING SNAPSHOT:

Homes in Central range from traditional brick houses in established neighborhoods to newer construction in expanding subdivisions. Prices typically range from the \$250s to \$500s, with some larger custom homes going higher.

SCHOOLS:

Central has its own independent school district, which is highly regarded and one of the area's main attractions for families.

LIFESTYLE & AMENITIES:

Residents enjoy local parks, youth sports programs, and community events. Central also has shopping and dining options nearby, with Baton Rouge only a short drive away for additional work and entertainment.

LOCAL PRO TIP:

Central continues to grow, with new businesses and developments coming in—expect to see more conveniences added over the next few years.

DENHAM SPRINGS

Friendly Livingston Parish suburb with affordable housing and small-town charm



OVERVIEW:

Denham Springs is a popular suburb east of Baton Rouge in Livingston Parish. Known for its family-friendly neighborhoods and small-town charm, it offers a quieter pace of life while still being close to the city.

HOUSING SNAPSHOT:

The area features a mix of established neighborhoods, affordable starter homes, and newer construction subdivisions. Prices typically range from the \$200s to \$400s, with larger custom homes in surrounding areas reaching higher.

SCHOOLS:

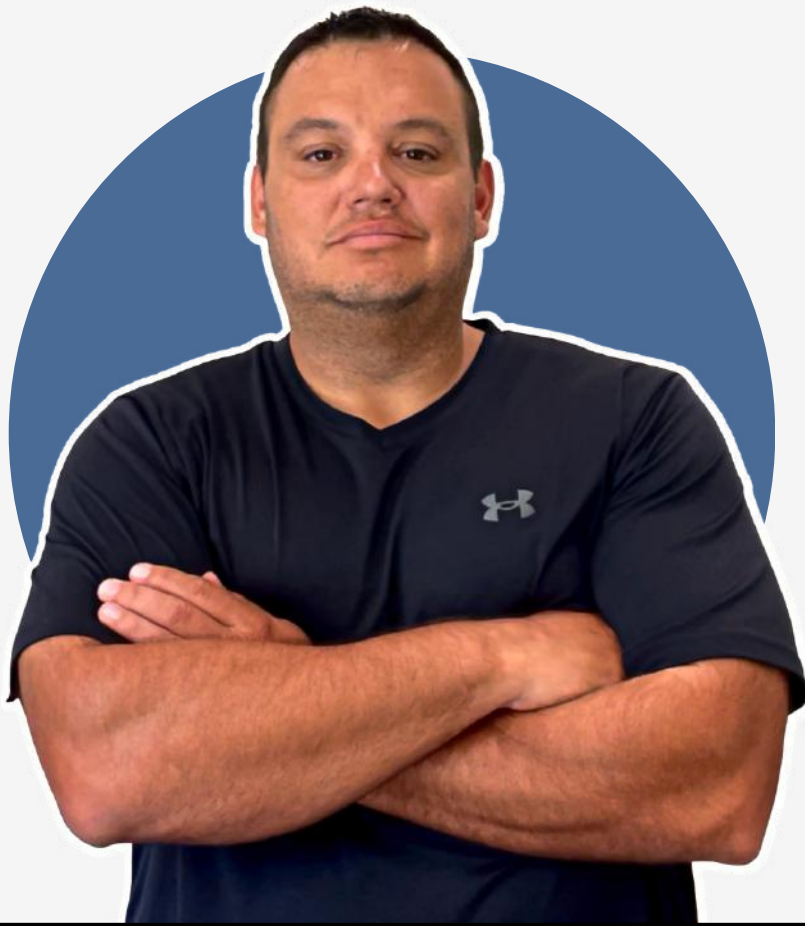
Denham Springs is part of the Livingston Parish school system, which has a strong reputation and is a big draw for families relocating to the area.

LIFESTYLE & AMENITIES:

Residents enjoy local shopping and dining, with Bass Pro Shops and Juban Crossing serving as popular hubs. The Denham Springs Antique District adds small-town character, and the city continues to grow with new businesses and family-friendly events.

LOCAL PRO TIP:

Denham Springs offers more affordable housing than many Baton Rouge neighborhoods, but traffic along I-12 during peak hours can be challenging, so plan your commute carefully.



WE HOPE YOU ENJOY

Thank you for taking the time to explore our Baton Rouge Relocation Guide! We hope this information has helped you get a better sense of what life in Baton Rouge and the surrounding area is like. Whether you're moving from across the country or just across town, Shaun Ramos is here to assist you every step of the way. Feel free to reach out with any questions, and we look forward to helping you find your perfect home in Louisiana!

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