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CHOOSING A BTR NEIGHBORHOOD



If you're looking for a city with Pinterest-worthy neighborhoods, a below-average cost of living, and an above-average sense of belonging, you've

come to the right place. Finding the perfect place to call home in Baton Rouge is an exciting first step, but there's a lot to take into consideration.

Find your Neighborhood

In Baton Rouge, you have options when it comes to where you want to live. It has everything from new construction and family-focused neighborhoods, to 100-year-old bungalows on parade routes, and even flashy downtown studio apartments. The best part? Homeownership doesn't have to be a far-off dream. Thanks to affordable housing costs in Baton Rouge, it can be a reality.

Explore BTR neighborhoods on a deeper level to see which one is right for you. In the meantime, here's a taste of what you can expect to get the wheels turning.



**Explore the Better in BTR
Neighborhood Finder.**



01

Bocage & Old Goodwood

Situated in a lively pocket of high-end retail, luxury homes, and local hotspots, this area gives it a sense of seclusion, while still feeling connected to the rest of the area.



02

Central

Right outside the city of Baton Rouge, you'll find a rapidly growing community with an abundance of new, affordable homes, highly ranked schools, and a charming suburban landscape. Central has a unique culture and vibe, yet it's only twenty minutes from downtown.



03

Denham Springs

With great public schools, friendly faces, and a relaxed pace of life, Denham Springs is a place to plant roots. Its quaint Antique Village makes it a favorite for weekend shopping, too.



04

Downtown, Spanish Town, & Beauregard Town

Humming with energy and a thriving community, downtown Baton Rouge offers a bustling blend of events, shops, and living spaces — all just a stone's throw from older, charming residential areas just north and south of the central business district.



05

Garden District & Southdowns

This flourishing residential area surrounding City Park and the Perkins Road overpass is brimming with new development, active communities, charming historic architecture, and oak-canopied streets.



06

Gonzales & Prairieville

Small-town feel meets big-city convenience in these Ascension Parish communities, where excellent schools, family-friendly neighborhoods, and easy access to amenities strike just the right balance between work and play.



07

Kenilworth & Magnolia Woods

Sitting right off historic Highland Road, these family-friendly neighborhoods are perfect for both starter homes or more permanent setups. Grab a bite, take a stroll, and enjoy the relaxed atmosphere.



08

Mid City & Capital Heights

There's a renaissance underway in Mid City. From new, eclectic restaurants and beautiful public parks to top-notch local schools and quick access to downtown, this neighborhood is up and coming..



09

New Roads

Perched on the shore of False River, New Roads serves up Louisiana's beloved small-town charm. From water and wildlife to Southern culture and cuisine, this community has plenty to offer.



10

North Baton Rouge, Baker, & Scotlandville

Just north of downtown Baton Rouge, you'll find the communities of Baker and Scotlandville, offering short commutes for industrial workers, a range of housing options, and close proximity to regional attractions.



11

Plaquemine

As rich in history as it is in natural beauty, Plaquemine offers a slower pace of life without losing its sense of excitement. It's an outdoorsman's paradise with local dining and suburban living to match.



12

Port Allen

The kind of place where everyone knows your name, but Baton Rouge is just a bridge away. Port Allen delivers the best of country and city living in one spot.



13

Shenandoah

This hidden gem, nestled near I-12, has a “city within a city” feel due to its strong community vibe. From highly-ranked elementary schools to a host of dining and shopping options, you can be off the beaten path in Shenandoah, yet not out of the loop.



14

South Baton Rouge

Right at the edge of East Baton Rouge Parish lies an entirely new world of things to do, places to explore, and active communities to join. With upscale amenities, high-end shopping and lush golf courses, there’s no shortage of high-quality options here.



15

St. Francisville

History breathes through the moss-draped oaks here, where historic estates, winding hiking trails, art walks, and local boutiques give this town a character all its own.



16

Zachary

Known for family-friendly living and highly ranked schools, Zachary gives you the small-town feel outside of the city, while still having plenty of retail and restaurant options at your fingertips.



Homeownership in BTR **at a Glance**

Housing is **24% more affordable**

Housing in Baton Rouge is 24% more affordable than the national average, with one of the lowest property tax rates in the U.S.

Homeownership **is a reality for more young professionals**

44% of <35-year-olds in the Baton Rouge Metro area own their homes (that's 9% above the national average and 7% above the southern U.S.).

Build your **wealth**

Those who purchase a home before turning 35 accumulate significantly more housing wealth during their life compared to those who wait.

*Talk to a **BTR Realtor***

Ready to take the next step in finding your dream home, or simply want to learn more from an expert on the Baton Rouge market? Check out the Greater Baton Rouge Association of Realtors who are made up of trusted realtors who can help.



Connect With Realtors

To learn more about life in BTR, visit BetterInBTR.com.