



# ±3 ACRES WITHIN ±500 FT OF O'NEAL LANE – MOTIVATED SELLER

15919 S HARRELL'S FERRY RD BATON ROUGE, LA 70816



## SALE PRICE: \$400,000 (\$3.06/SF)

### ±3 ACRES | ±130,680 SF

- ±196.58 FT of frontage
- Just ±500 FT west of S Harrell's Ferry Rd at O'Neal Ln– ±29,407 daily traffic
- Less than a mile from Walmart, AMC Theatre, Ochsner Campus, and brand new Aldi's
- Motivated Seller – Will review all offers

#### CONTACT:

JACOB LOVELAND  
225.460.0877

800.895.9329 | <https://elifinrealty.com> | March 2024

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 SUMMARY

- Now available for sale, 15919 S Harrells Ferry Rd presents an opportunity to capitalize on ±196.58 ft of frontage and excellent visibility near a major signalized intersection.
- The property is located just ±500 FT west of the S Harrells Ferry Rd at O'Neal Ln intersection, which sees ±29,407 daily traffic.
- This location is less than a mile from Walmart, AMC Theatre, Ochsner Campus, and brand new Aldi's. The corridor features numerous other national tenants including Starbucks, McDonald's, Sonic, and AutoZone.
- The property enjoys convenient access to several major roads including O'Neal Ln, Jones Creek Rd, George Oneal Rd. It also has quick access to I-12.
- The adjacent lot (±3 acres) is also available for sale.

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# PROPERTY SUMMARY



## LOCATION INFORMATION

Street Address	15919 S Harrell's Ferry Rd
City, State, Zip	Baton Rouge, LA 70816
County	East Baton Rouge
Market	LA - Baton Rouge MSA
Subdivision	Mundinger, G. B. Tract
Nearest Intersection	S Harrell's Ferry Rd at O'Neal Lane
Lot	3
Township	7S
Range	2E
Section	47
Side Of The Street	North
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-12
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

## PROPERTY INFORMATION

Property Type	Land
Zoning	LC-1 – Light Commercial One
Lot Size	±3 Acres
APN #	1727206
Lot Frontage	±196.58 ft
Lot Depth	±682.11 ft
Corner Property	No
Traffic Count	±29,407
Traffic Count Street	S Harrells Ferry Rd at O'Neal Lane

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# FRONTAGE PHOTOS



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# AERIAL PHOTOS



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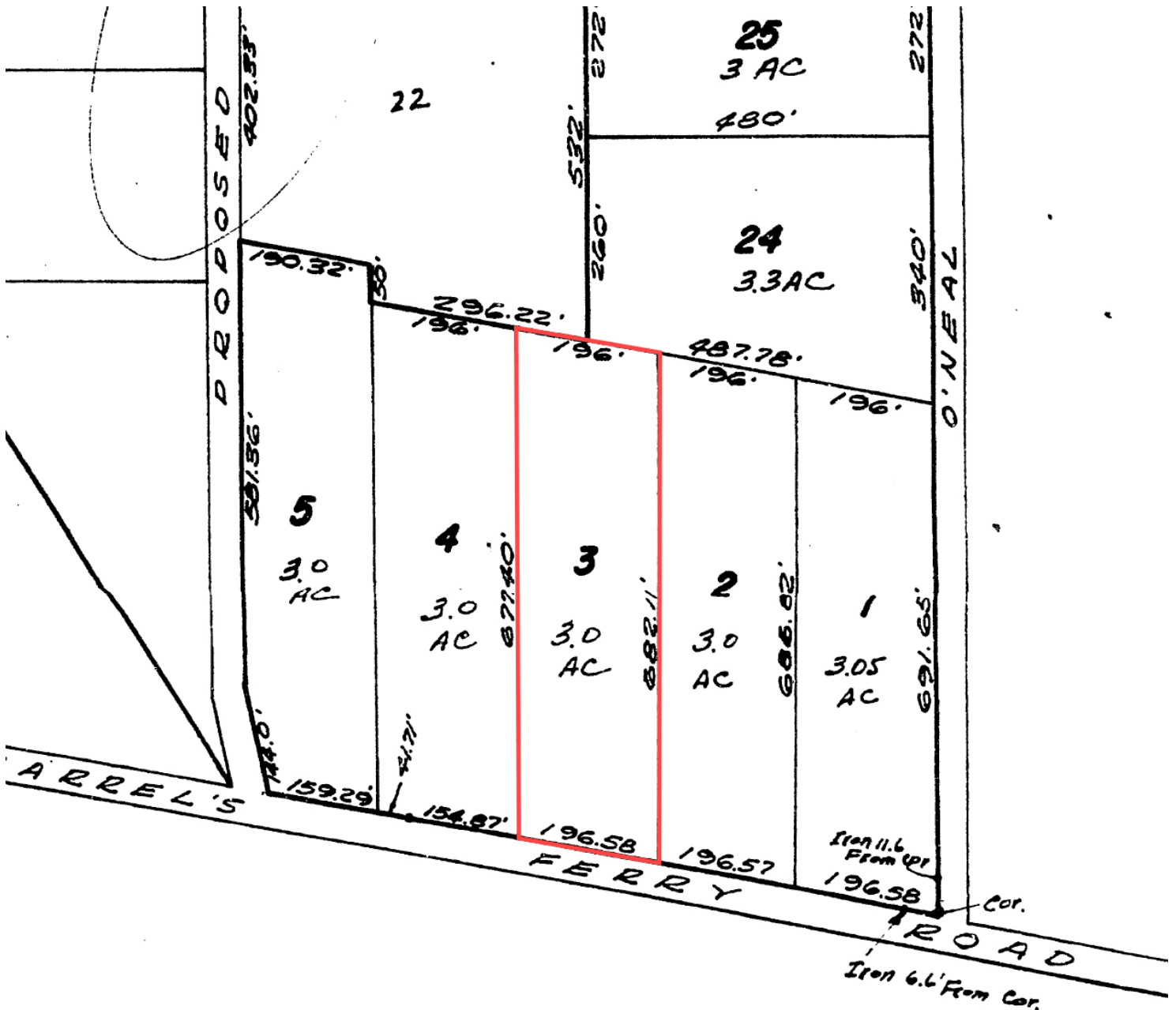
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# SURVEY



**FINAL PLAT OF**

**VISION OF PORTIONS OF LOTS 'A', 'B' AND 'C'  
DIVISION OF TRACT 1, G. B. MUNDINGER TRACT**

NOTE:  
THIS PLAN  
THE DEO  
SUBDIVISIO  
AMMENDE  
PARISH C  
JANUARY

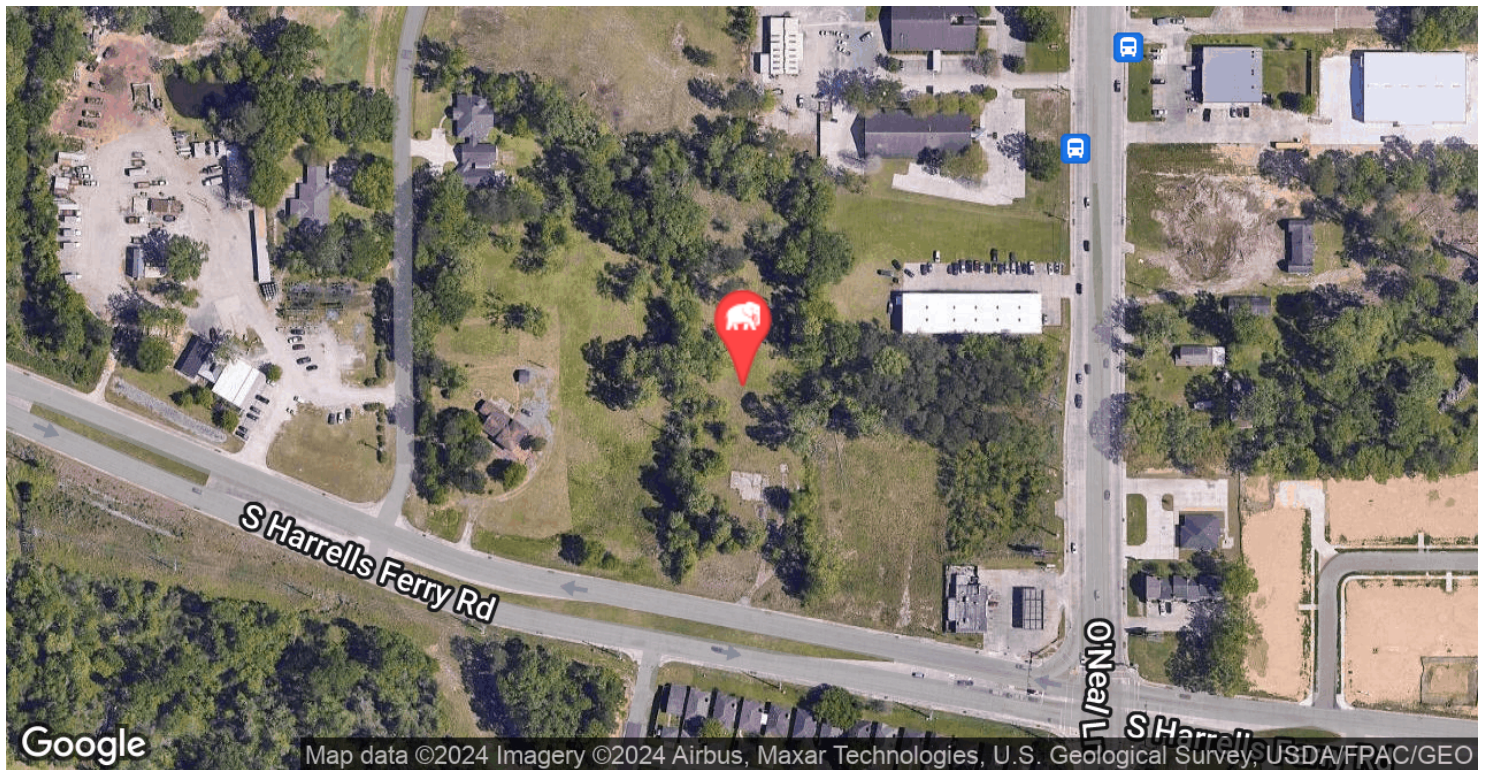
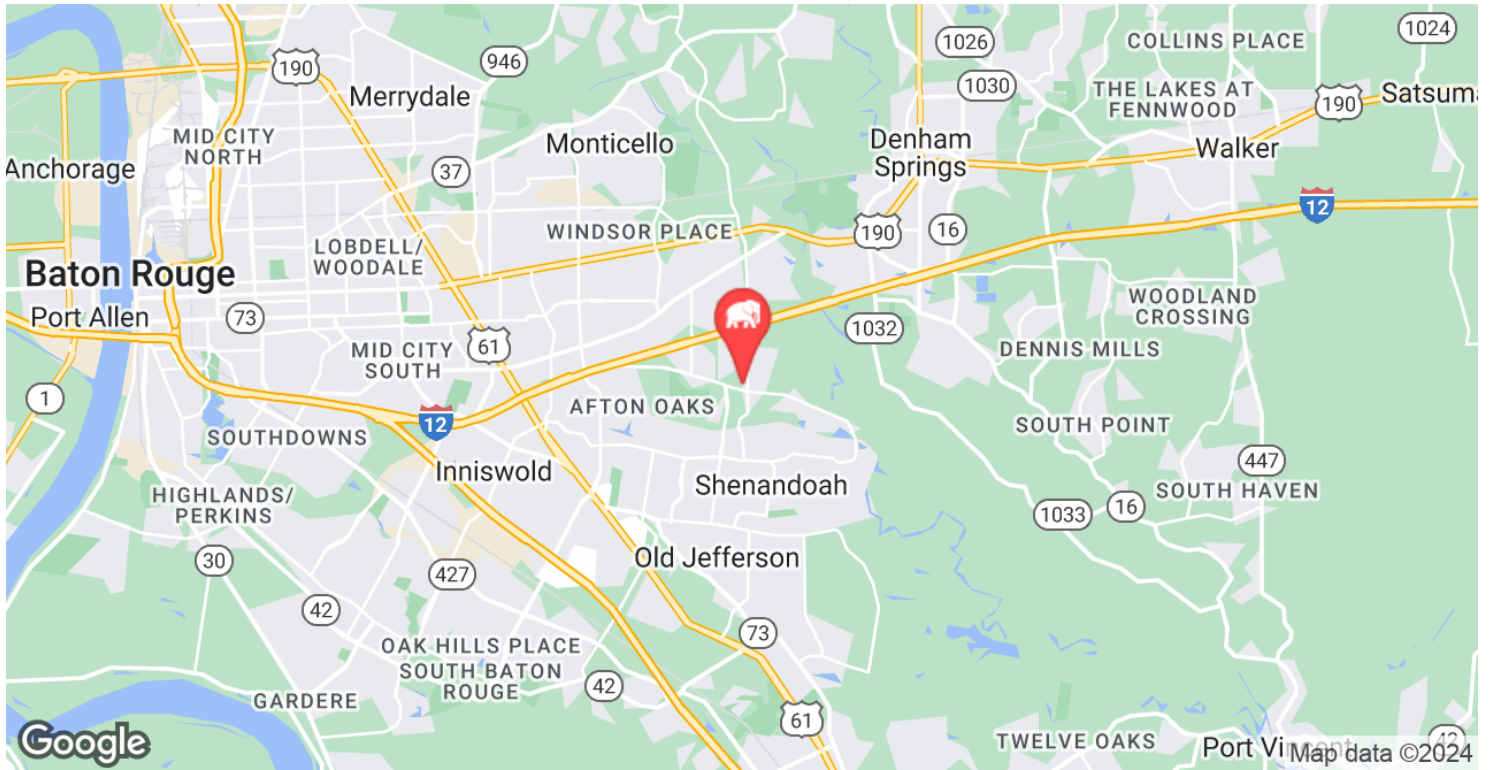
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# LOCATION MAP



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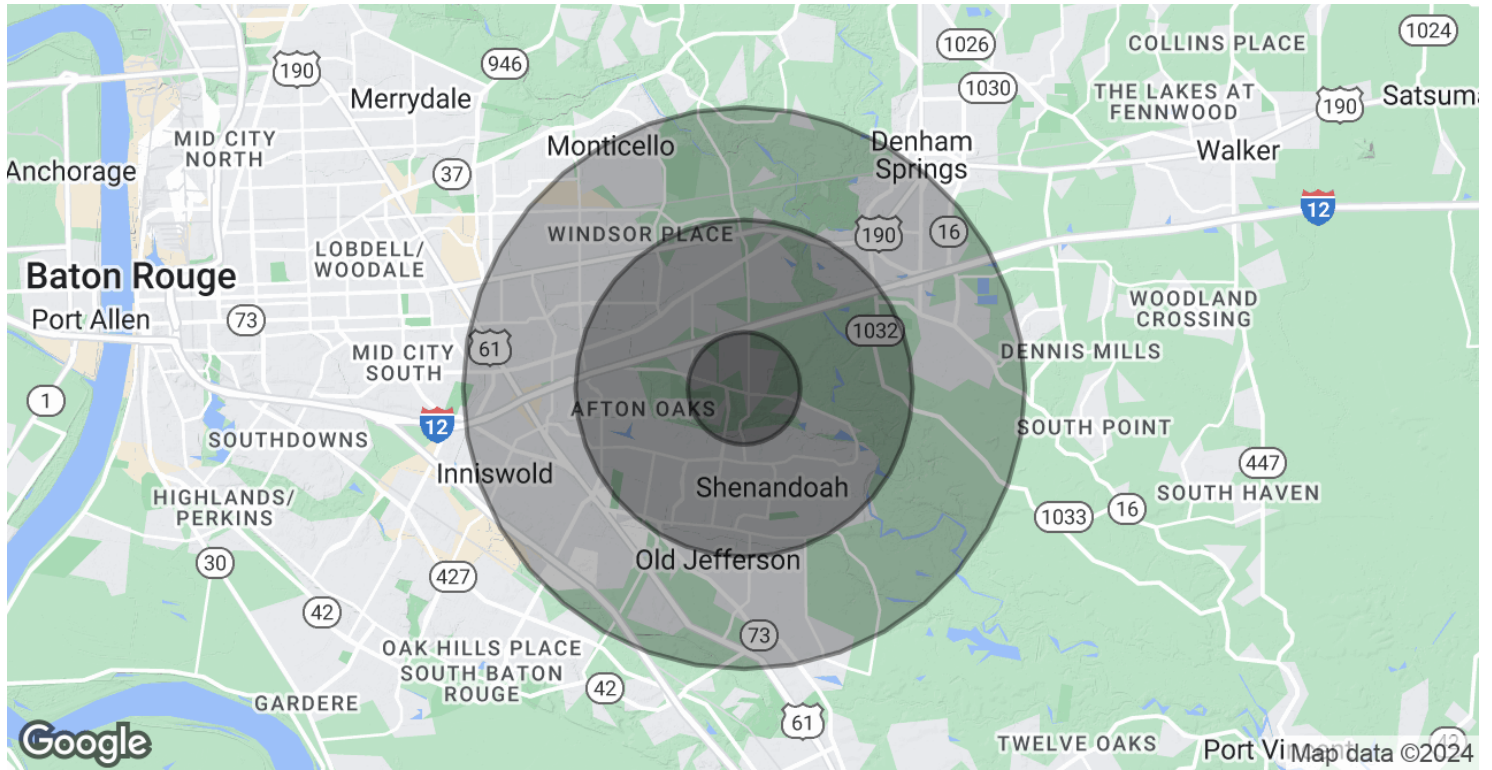
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Total Population	5,657	69,090	139,583
Average Age	37.4	37.2	36.7
Average Age (Male)	40.1	35.1	34.0
Average Age (Female)	36.9	38.3	38.6

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total Households	2,895	28,430	58,607
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$73,976	\$80,056	\$76,841
Average House Value	\$192,613	\$207,215	\$198,319

\* Demographic data derived from 2020 ACS - US Census

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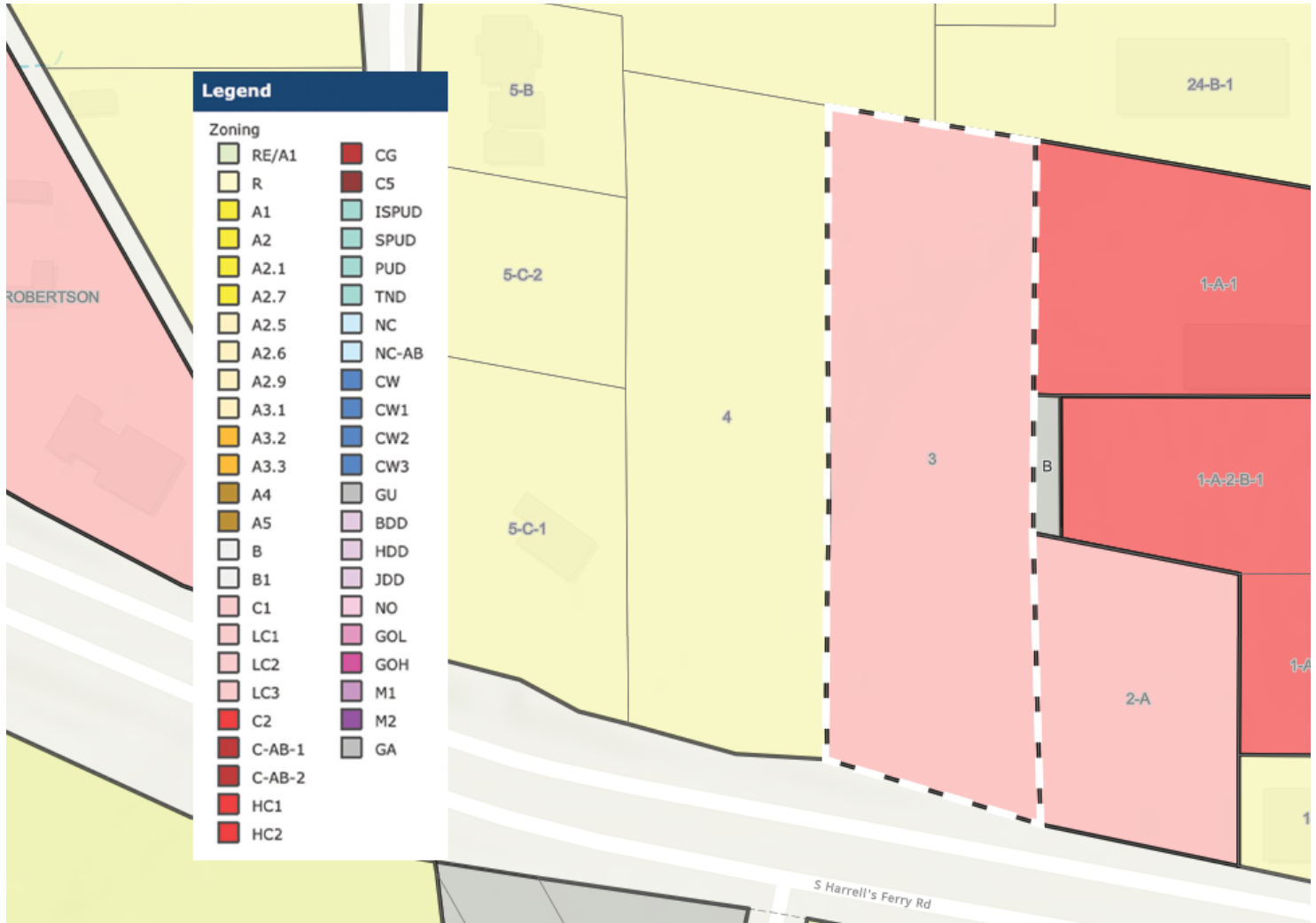
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# ZONING MAP



**LC-1 – LIGHT COMMERCIAL ONE**

Source: The municipality in which the property is located

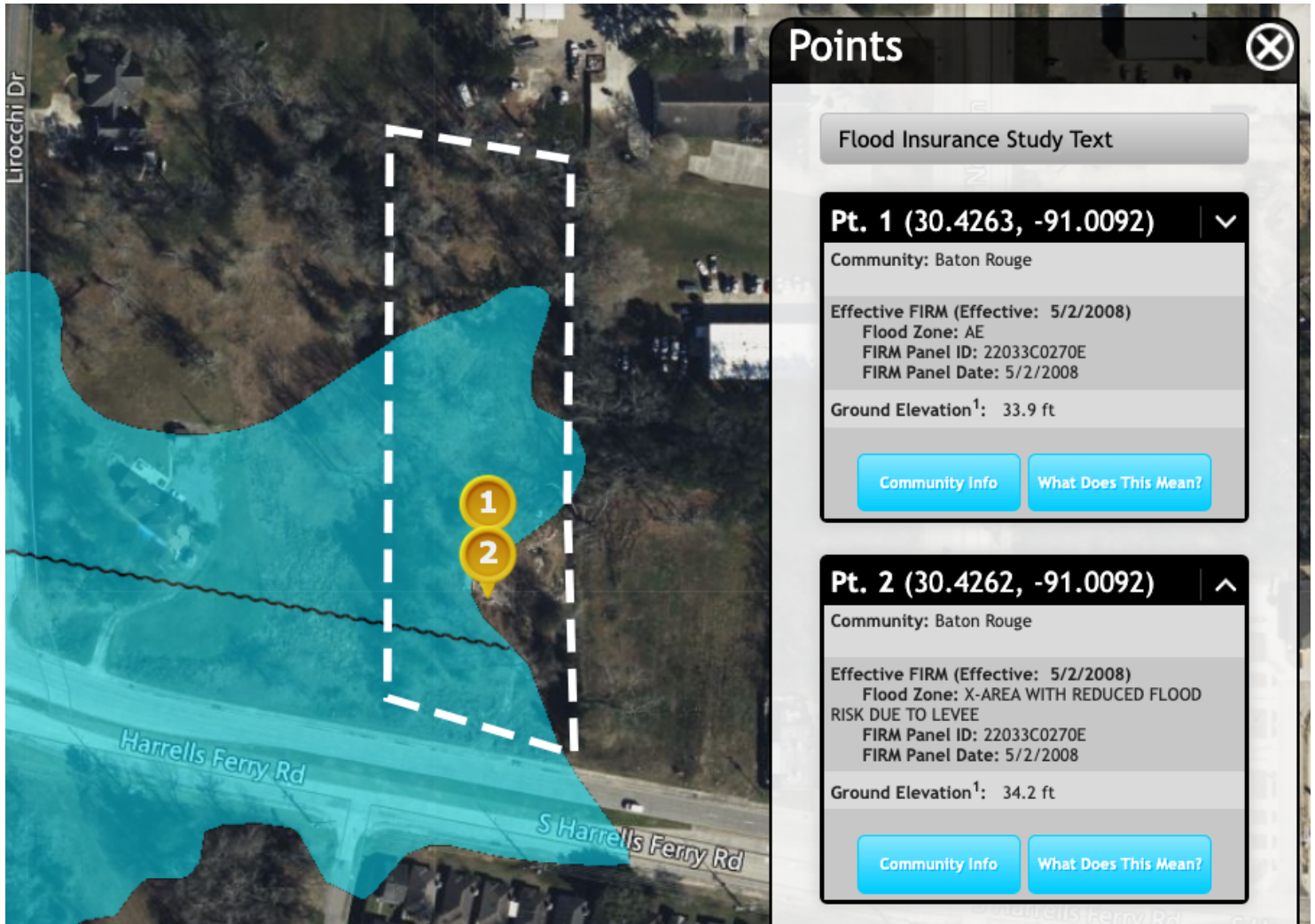
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# FLOOD ZONE MAP



**FLOOD ZONE X, AE**

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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