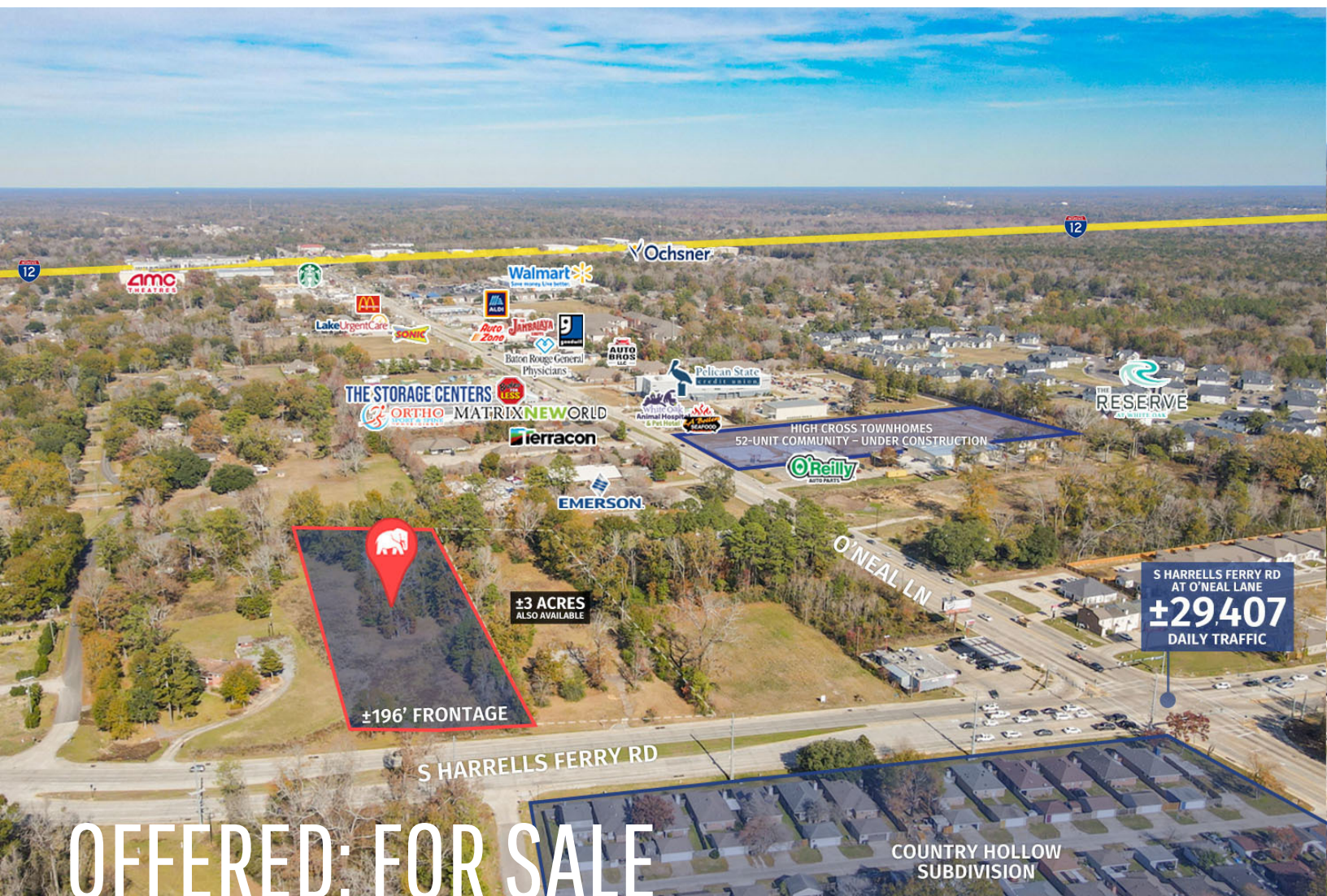




COMMERCIAL / RESIDENTIAL LAND FOR SALE OFF O'NEAL LANE

LOT 4, S HARRELLS FERRY ROAD BATON ROUGE, LA 70816



OFFERED: FOR SALE

SALE PRICE: \$420,000 (\$3.21/SF)

±3 ACRES

- ±196 feet of frontage
- Just ±700ft west of S Harrell's Ferry Rd at O'Neal Lane - ±29,407 daily traffic
- Located just south of retail-dense O'Neal Lane corridor - Walmart, AMC, Ochsner, Aldi's Grocery
- Adjacent lot (±3 acres, zoned commercial) is also available

CONTACT:

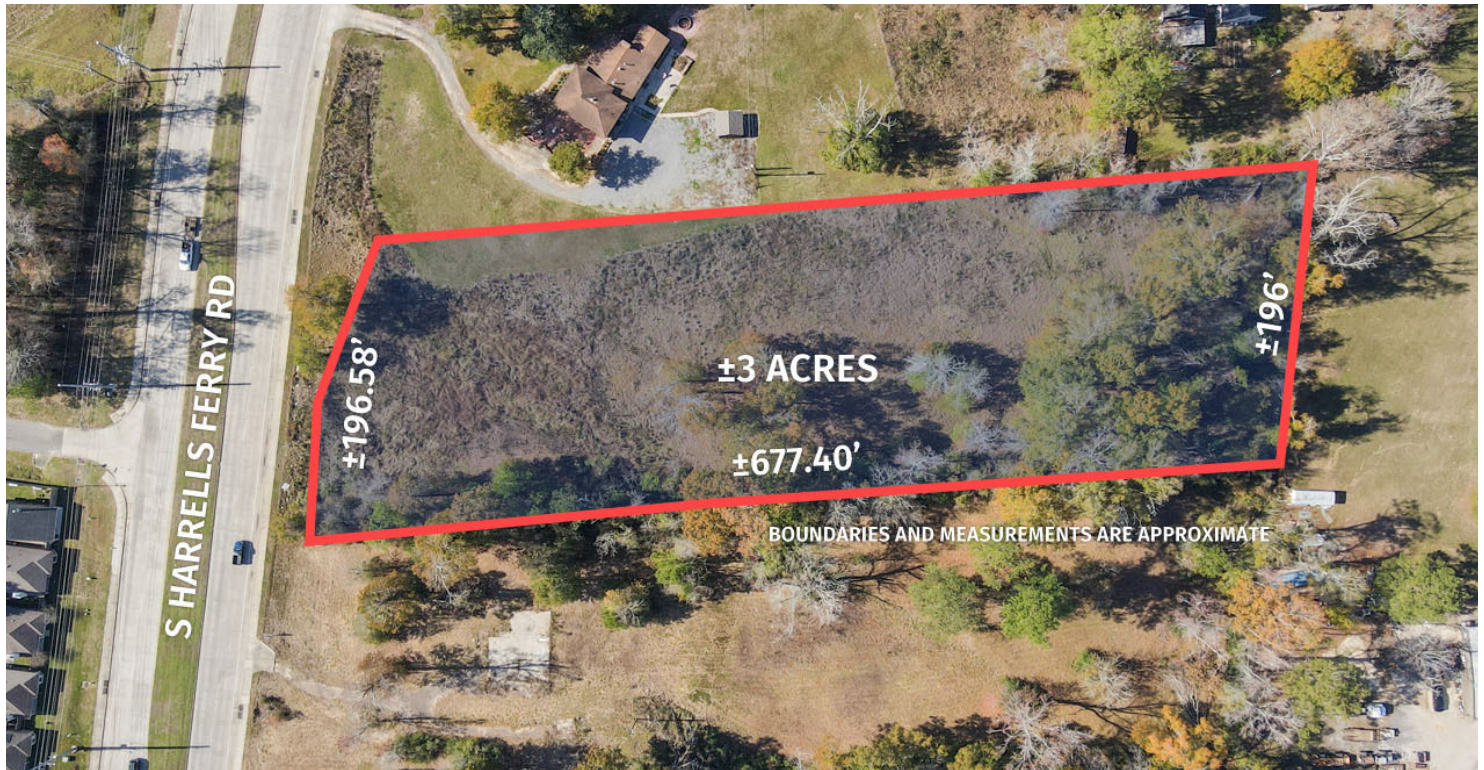
JACOB LOVELAND
225.460.0877

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

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

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OFFERING SUMMARY



PROPERTY SUMMARY

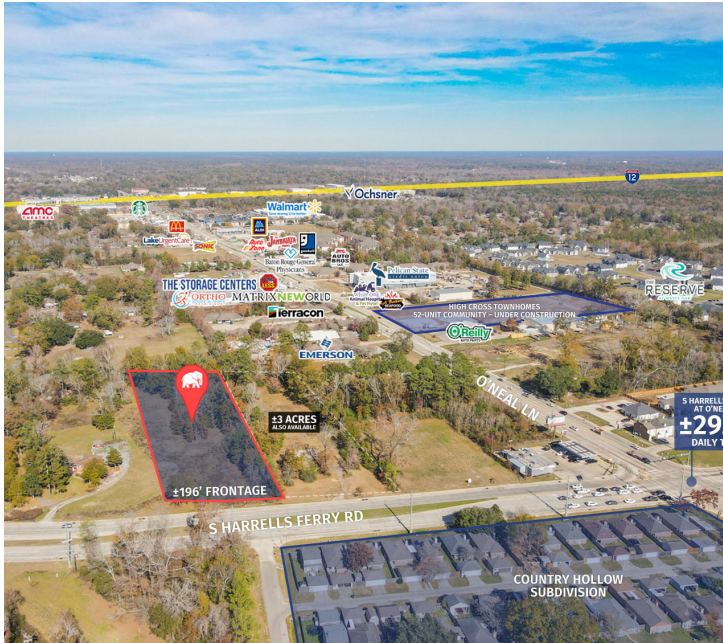
- This ±3-acre tract is zoned Rural with commercial or residential development possibilities.
- It features ±196 feet of frontage and excellent visibility near a major signalized intersection.
- The property is located just ±700 FT west of the S Harrells Ferry Rd at O'Neal Ln intersection, which sees ±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 INFORMATION



LOCATION INFORMATION

Street Address	Lot 4, S Harrells Ferry Road
City, State, Zip	Baton Rouge, LA 70816
County	East Baton Rouge Parish
Market	LA-Baton Rouge MSA
Subdivision	LIROCCHI
Nearest Intersection	S Harrell's Ferry Rd at O'Neal Lane
Lot	Lot 4
Township	7S
Range	2E
Section	47
Side Of The Street	North
Road Type	Paved
Market Type	Large
Nearest Highway	I-12
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

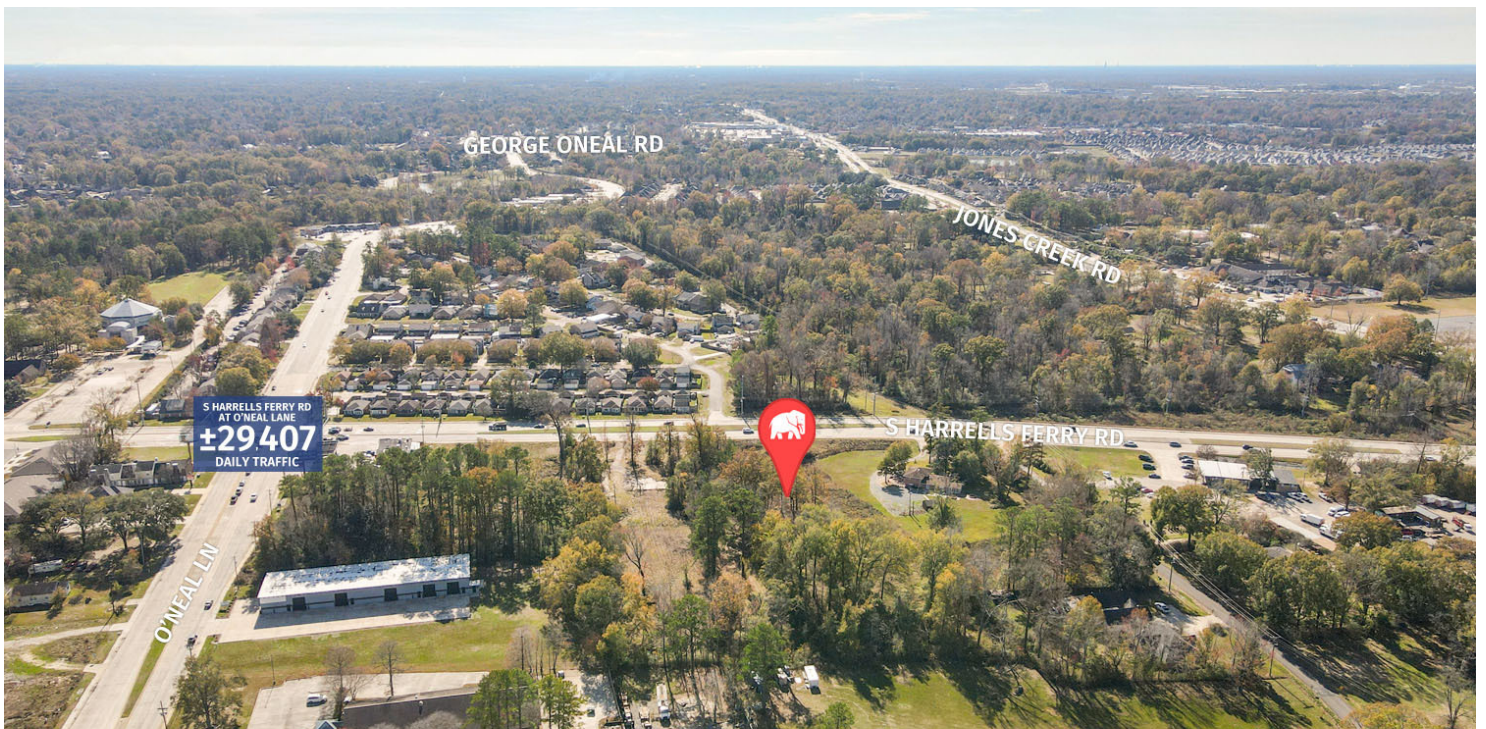
Property Type	Land
Zoning	R - Rural
Lot Size	±3 Acres
APN #	1748084
Lot Frontage	196 ft
Lot Depth	677 ft
Corner Property	No
Traffic Count	±29,407
Traffic Count Street	S Harrells Ferry Rd at O'Neal Lane

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



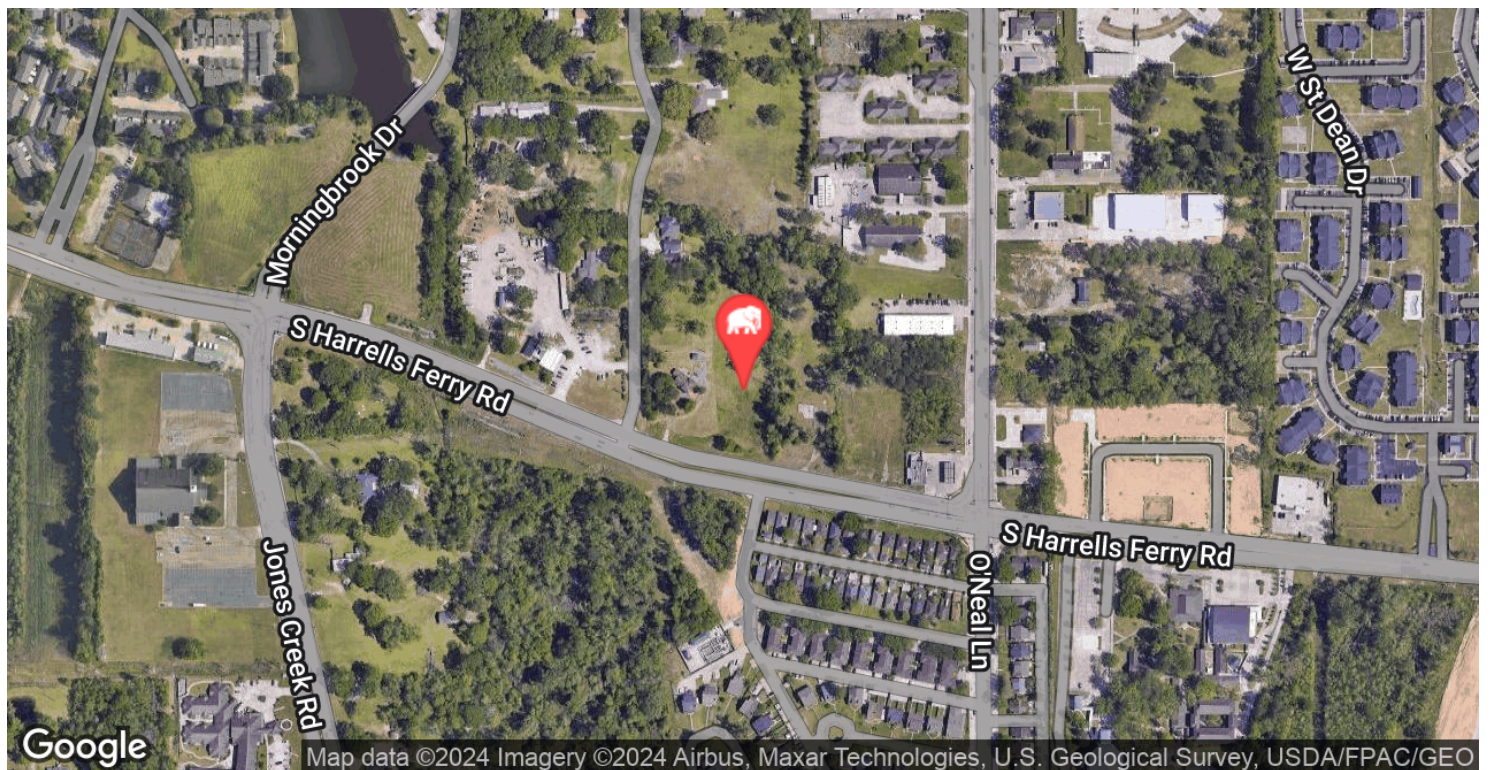
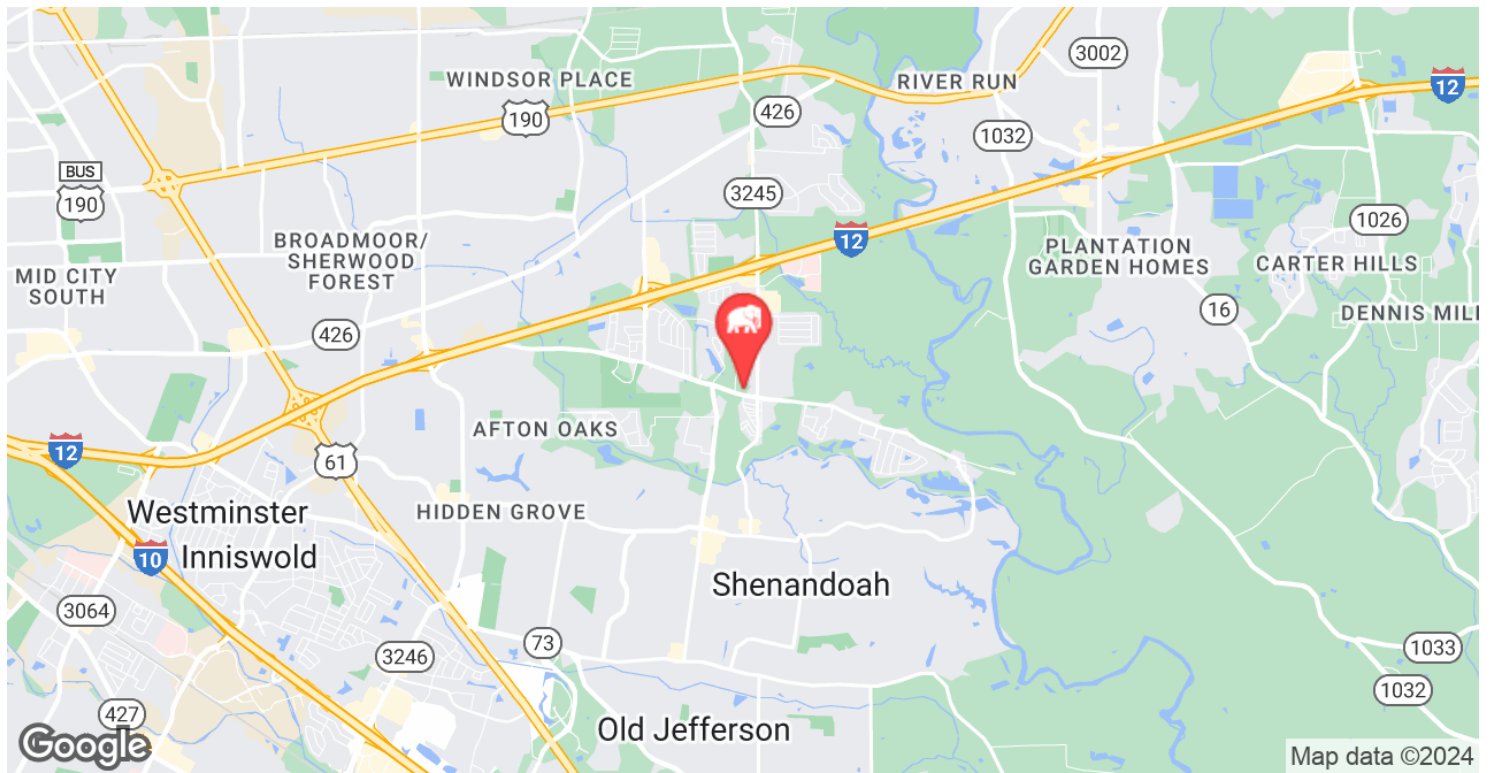
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LOCATION MAPS



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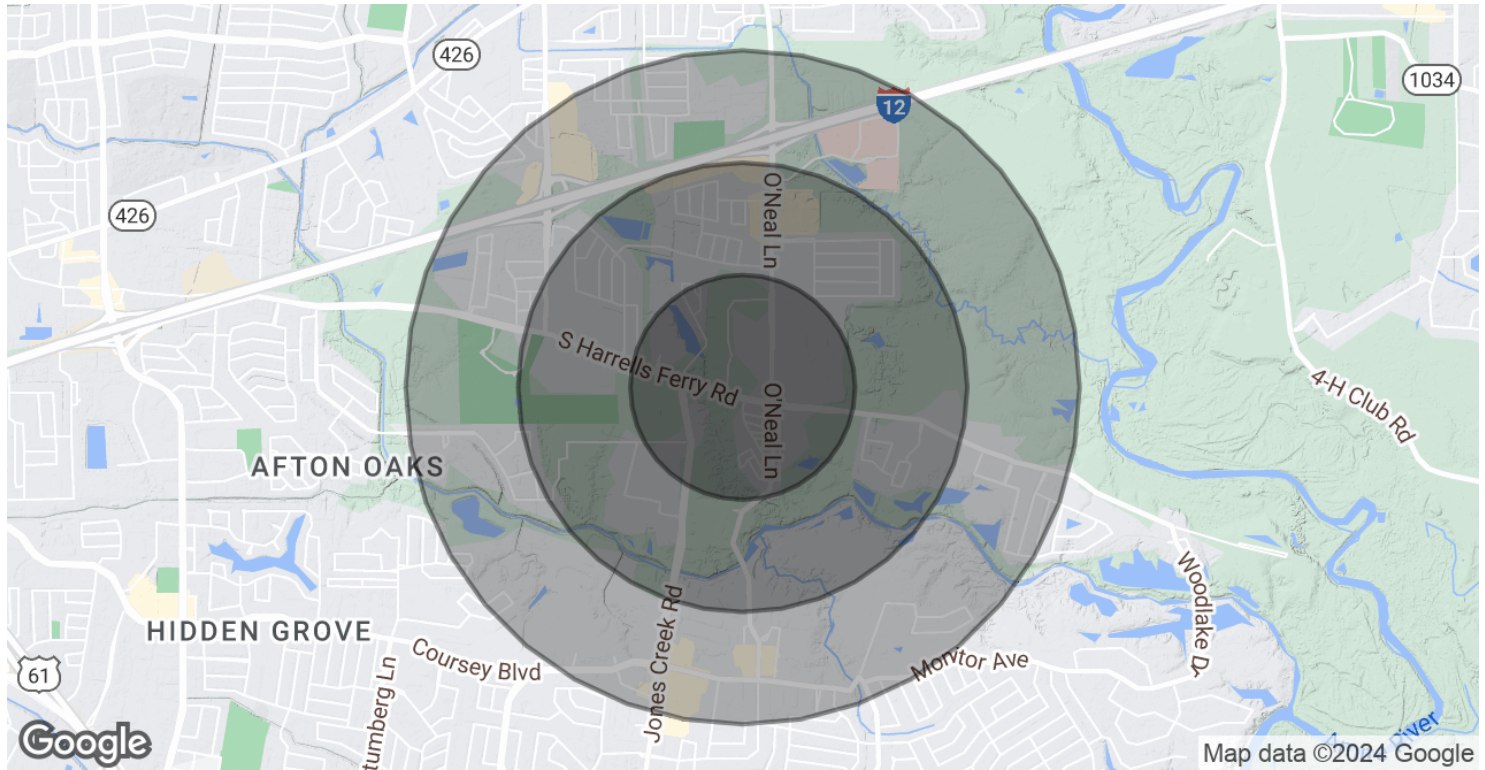
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,505	8,461	22,326
Average Age	38.6	37.5	35.8
Average Age (Male)	39.6	36.7	33.6
Average Age (Female)	38.4	37.3	36.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	814	3,922	10,013
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$74,353	\$72,164	\$64,318
Average House Value	\$183,573	\$199,278	\$191,296

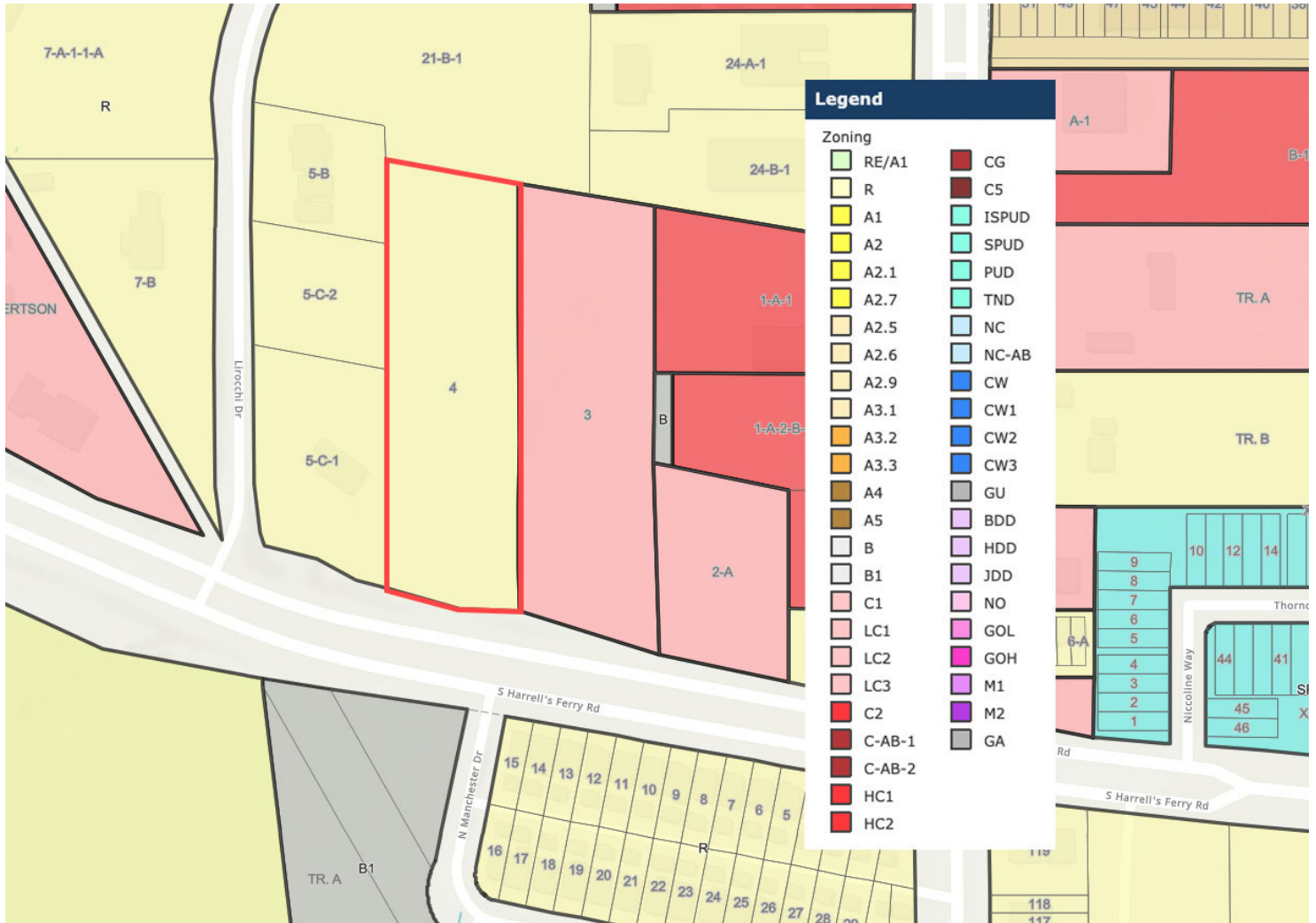
* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



R - RURAL

Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X / FLOOD ZONE AE

The northern portion of the tract lies in Flood Zone X.

The southern portion lies in Flood Zone AE.

Source: maps.lsuagcenter.com/floodmaps

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