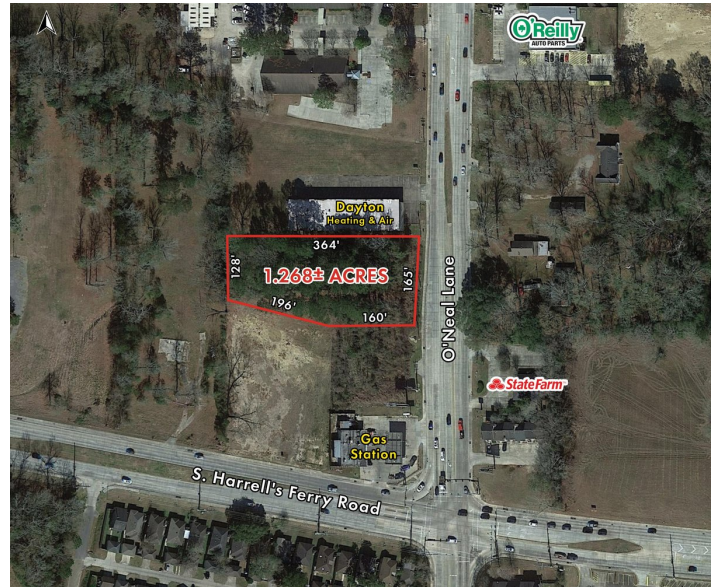


1.268 Acres Commercial Land

2914 O'Neal Ln, Baton Rouge, LA 70816



Listing ID: 30728253
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Office, Retail-Pad
Gross Land Area: 1.27 Acres
Sale Price: \$500,000
Unit Price: \$393,700 Per Acre
Sale Terms: Cash to Seller
Nearest MSA: Baton Rouge
County: East Baton Rouge
Tax ID/APN: 017-6056-4
Zoning: C-2
Property Visibility: Excellent
Highway Access: LA 3245



Overview/Comments

Property Highlights: • 1.268+/- Acres (subject to survey). • Excellent visibility and access to all passing traffic on O'Neal Ln. • Zoned "C-2" (heavy commercial) with small strip at rear zoned "B" (off-street parking). • Inside City of Baton Rouge (pop. 216,000+/-); East Baton Rouge Parish (pop. 436,000+/-); and Baton Rouge Metro Area (pop. 855,000+/-). • Generally level and mostly wooded. • 165'+/- fronting west side of O'Neal Ln. • Served by City of Baton Rouge sanitary sewer mains and Baton Rouge Water Co. water mains, all in O'Neal Ln. R/W. • Some adjoining land available for purchase if needed (subject to change). • Flood Zone: Mostly "X" with small part at rear in "AE" (subject to confirmation). Location Highlights: • 2914 O'Neal Ln., Baton Rouge, LA 70816. • In eastern side of Baton Rouge and fronting on the west side of heavily-traveled, 5-lane O'Neal Ln. (LA 3245) which is one of the most significant commercial and retail corridors in eastern Baton Rouge. • 1+/- mile south of I-12/O'Neal Ln. interchange and 400'+/- north of S. Harrell's Ferry Rd. • Average daily traffic count for 2019: 28,463 +/- vehicles

More Information Online

<https://stirlingprop.catylist.com//listing/30728253>

QR Code

Scan this image with your mobile device:



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