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LAND FOR SALE

# 1744 O'Neal Ln

BATON ROUGE, LA 70816



**Hammett Group Real Estate**

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# Property Summary



## PROPERTY DESCRIPTION

This property is approximately 39,204 square feet of vacant land (0.9 acres) with an additional 69,696 square feet (1.6 Acres) of occupied land right off of O'Neal Lane.

The property is prepared for a build-to-suite in the vacant land area, while also having an established storage complex that has room to grow. The property has great outlets from O'Neal Lane and I-12, providing a high-traffic count area.

This property has excellent visibility from O'Neal Lane and I-12 with 163 feet of frontage.

## LOCATION DESCRIPTION

- 1-mile access from Oschner Medical Center
- 1.5-mile access from Target
- 1.5-mile access from Millerville Rd
- 1-mile access from I-12
- 1-mile access from Old Hammond Hwy

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## OFFERING SUMMARY

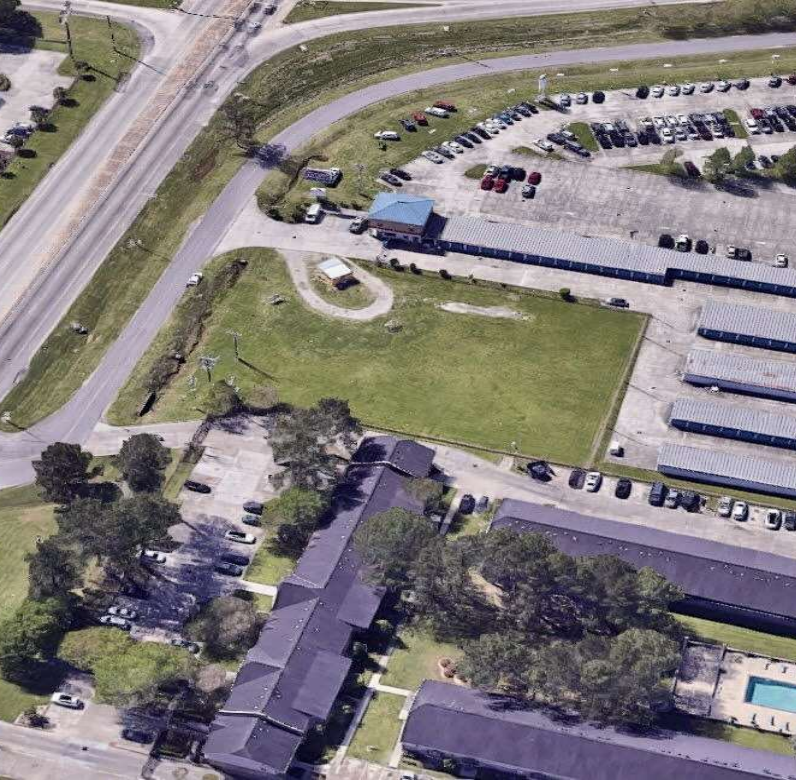
|             |              |
|-------------|--------------|
| Sale Price: | \$13.00 / SF |
| Lot Size:   | 2.5 Acres    |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 257        | 931       | 3,593    |
| Total Population  | 603        | 2,168     | 8,787    |
| Average HH Income | \$59,670   | \$61,918  | \$63,286 |



Land For Sale

# Complete Highlights



## PROPERTY HIGHLIGHTS

- Vacant Land: 39,204 SF (0.9 Acres)
- Storage Complex: 69,696 SF (1.6 Acres)
- Total Property Size: 108,900 SF (2.5 Acres)
- Feet of Frontage: 163'
- Zoning: C-2
- 1-mile access from I-12
- 1-mile access from Old Hammond Hwy
- Sale Price: \$13 / SF



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# Additional Photos



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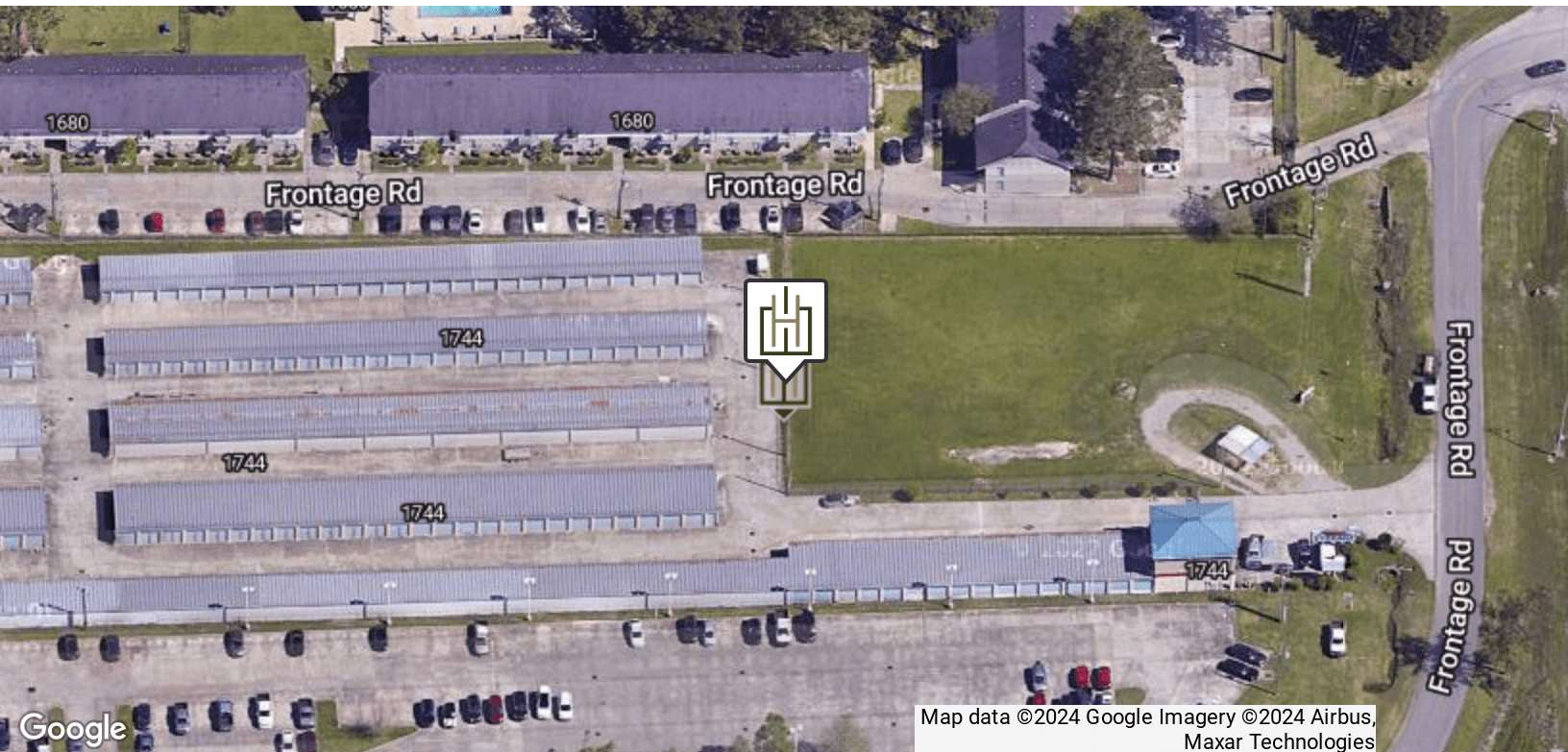
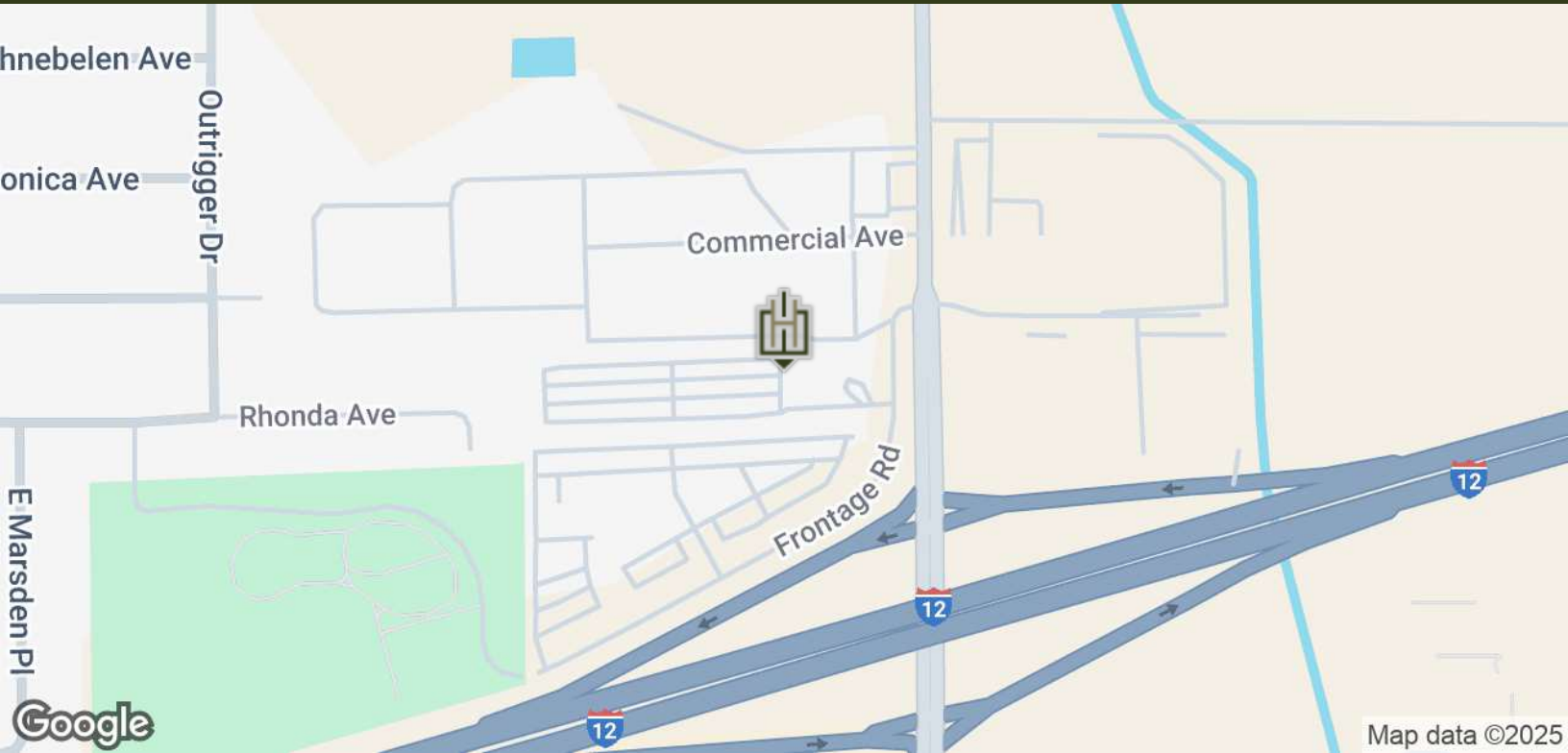
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# Location Map



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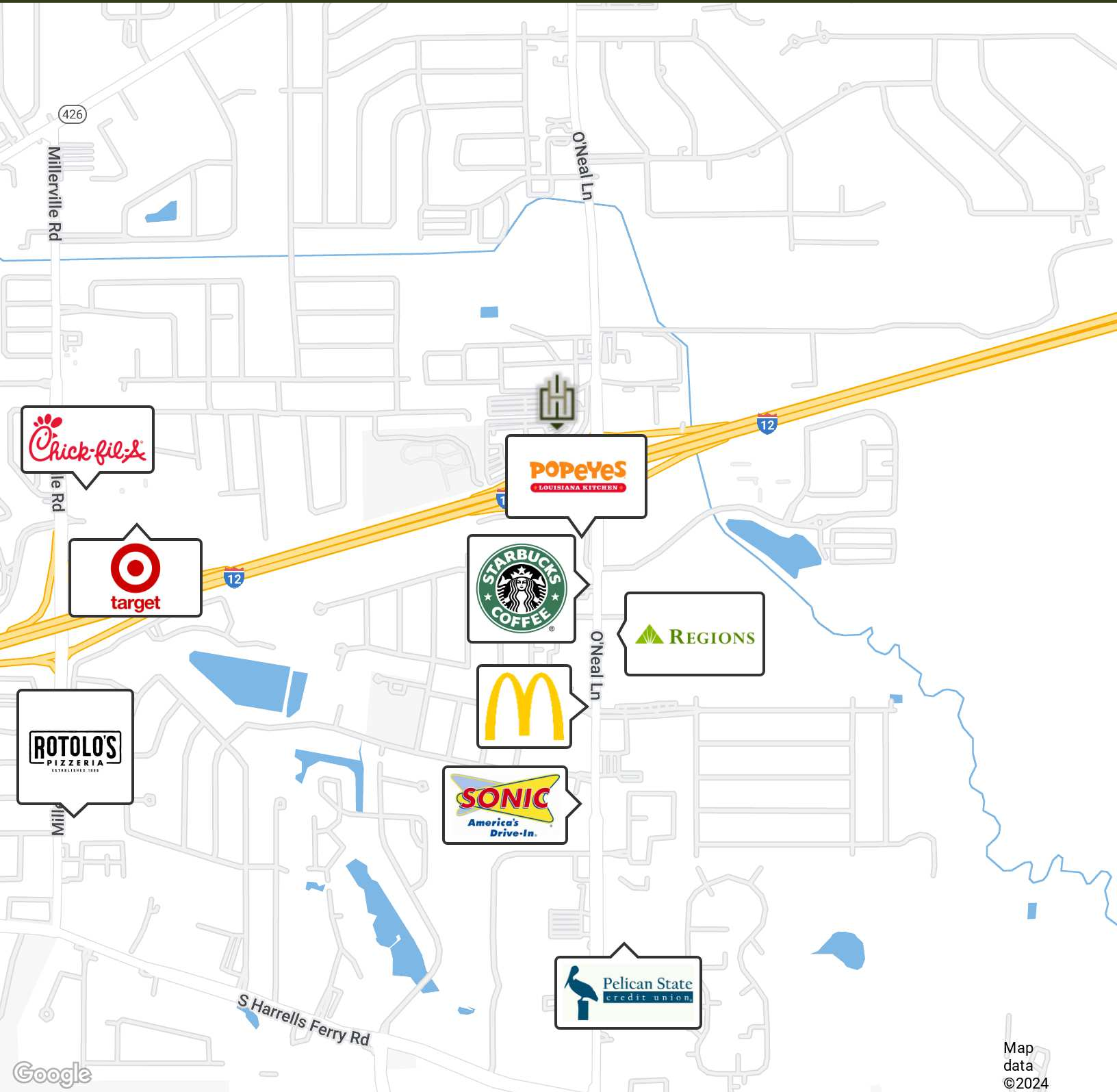
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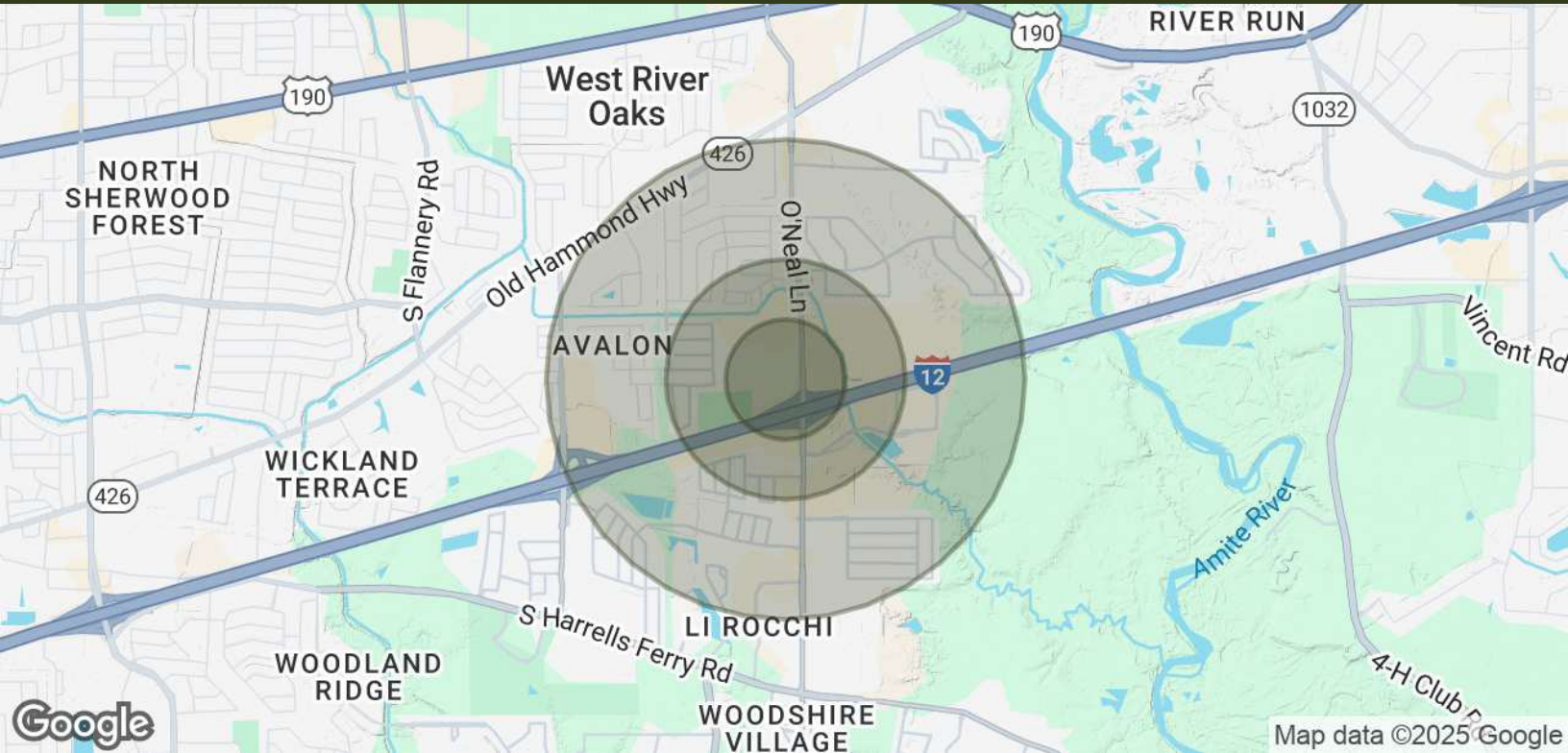
# Retailer Map



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# Demographics Map & Report



| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE    |
|----------------------|------------|-----------|-----------|
| Total Population     | 603        | 2,168     | 8,787     |
| Average Age          | 33.6       | 34.7      | 34.6      |
| Average Age (Male)   | 29.8       | 33.8      | 36.0      |
| Average Age (Female) | 37.3       | 36.8      | 34.9      |
| HOUSEHOLDS & INCOME  | 0.25 MILES | 0.5 MILES | 1 MILE    |
| Total Households     | 257        | 931       | 3,593     |
| # of Persons per HH  | 2.3        | 2.3       | 2.4       |
| Average HH Income    | \$59,670   | \$61,918  | \$63,286  |
| Average House Value  | \$169,728  | \$171,292 | \$172,575 |

2020 American Community Survey (ACS)

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