

stirling

FOR SALE

#1576
+/- 19.84 AC

Commercial Ave.

O'Neal Ln.



19.84 +/- ACRES FOR SALE
DEVELOPMENT LAND AT I-12 INTERCHANGE

1576 O'NEAL LANE, | BATON ROUGE, LA 70816

FOR SALE

LOCATION SUMMARY

Great for Commercial or Residential (Single or Multi Family) Long frontage (408' +/-) directly on O'Neal Lane (LA. 3245) Located 1 block north of the I-12/O'Neal Lane interchange and 1.2 mi. south of Florida Blvd. (US. 190) and being on the east side of the City of Baton Rouge: O'Neal Lane (LA. 3245) is 5 lanes and is one of the main N-S traffic arteries in Baton Rouge and provides this site with quick and easy access to all areas of the Cities of Baton Rouge (pop. 227,500 +/-); St. George (pop. 86,300 +/-); Denham Springs (pop. 9,300 +/-) and Central (pop. 29,600 +/-) and to the entire Baton Rouge SMSA (pop. 874,000 +/-)

CITY LIMITS

Inside City of Baton Rouge, Parish of East Baton Rouge, LA

VISIBILITY & TRAFFIC COUNT

Unlimited visibility to 27,445 +/- V.P.D. providing valuable identity to any business and development on this site.

ZONED

A2.9 (Two Family Residential) Potential for a wide variety of commercial or single and multi-family zoning based on surrounding existing zoning classifications.

UTILITIES

BR Water Co. 12" main on E. side O'Neal Lane: EBRP 24" S.S. force main on W. side O'Neal Lane and 8" gravity S.S. main along rear (west) property line with 2 S.S. MH.

FEMA FLOOD ZONE

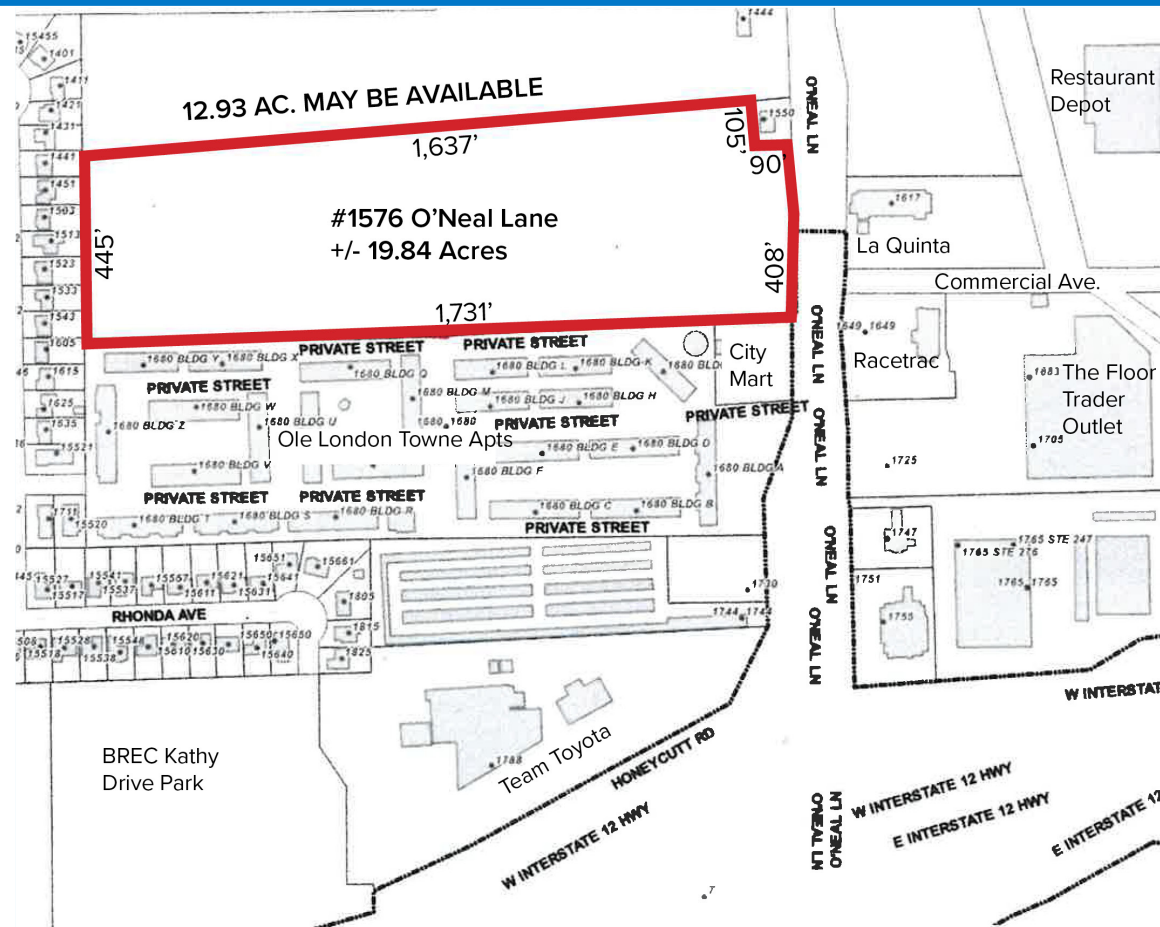
Part being "X" (area with reduced flood risk due to levee) and part being "A.E" (1% annual chance of flooding).

EBRP PUBLIC SCHOOLS

- River Oaks Elementary (K - 5); Southeast Middle (6-8); Broadmoor High (9-12)

SITE ID NUMBERS

- EBRP Planning Commission Lot ID #1220630514
- Tax Assessor Parcel ID #1777351



NOTE: This is not a survey plat. All info. contained herein is subject to verification, change and correction at anytime by anyone without prior notice and is not warranted by anyone. All land sizes and dimensions are approximate and subject to survey.

LIST PRICE

- \$3,250,000 (Approx. \$3.76 +/- S.F.) Minerals not included

2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	8,786	57,491	139,019
Avg. HH Income	\$93,554	\$101,022	\$104,310

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