

±8.7 Acres Available

11713 N Harrells Ferry
Rd, Baton Rouge, LA
70816

LAND FOR SALE

Prepared By:

Chris A. Town

Advisory | Investments

O: 225.295.0800 | C: 225.202.2789

ctown@rampartcre.com

Bryant J. Cheely

Advisor

O: 225.295.0800 | C: 225.933.5482

bcheely@rampartcre.com

Blake Howard

Commercial Advisor

O: 225.295.0800 | C: 501.416.4538

bhoward@rampartcre.com



PROPERTY DESCRIPTION

Positioned on N Harrells Ferry Rd within Baton Rouge's South Sherwood corridor, this ±8.7 acre tract delivers exceptional connectivity less than 0.5 miles to the I-12 on ramp and strategic adjacency to the FedEx Freight facility. The scale, frontage, and access create a clean redevelopment canvas for yard-intensive uses, fleet/service operations, or future flex/industrial concepts. Surrounded by everyday amenities and a strong labor pool along S. Sherwood Forest Blvd, the site combines visibility, logistics adjacency, and regional reach in one of Baton Rouge's most active commercial corridors.

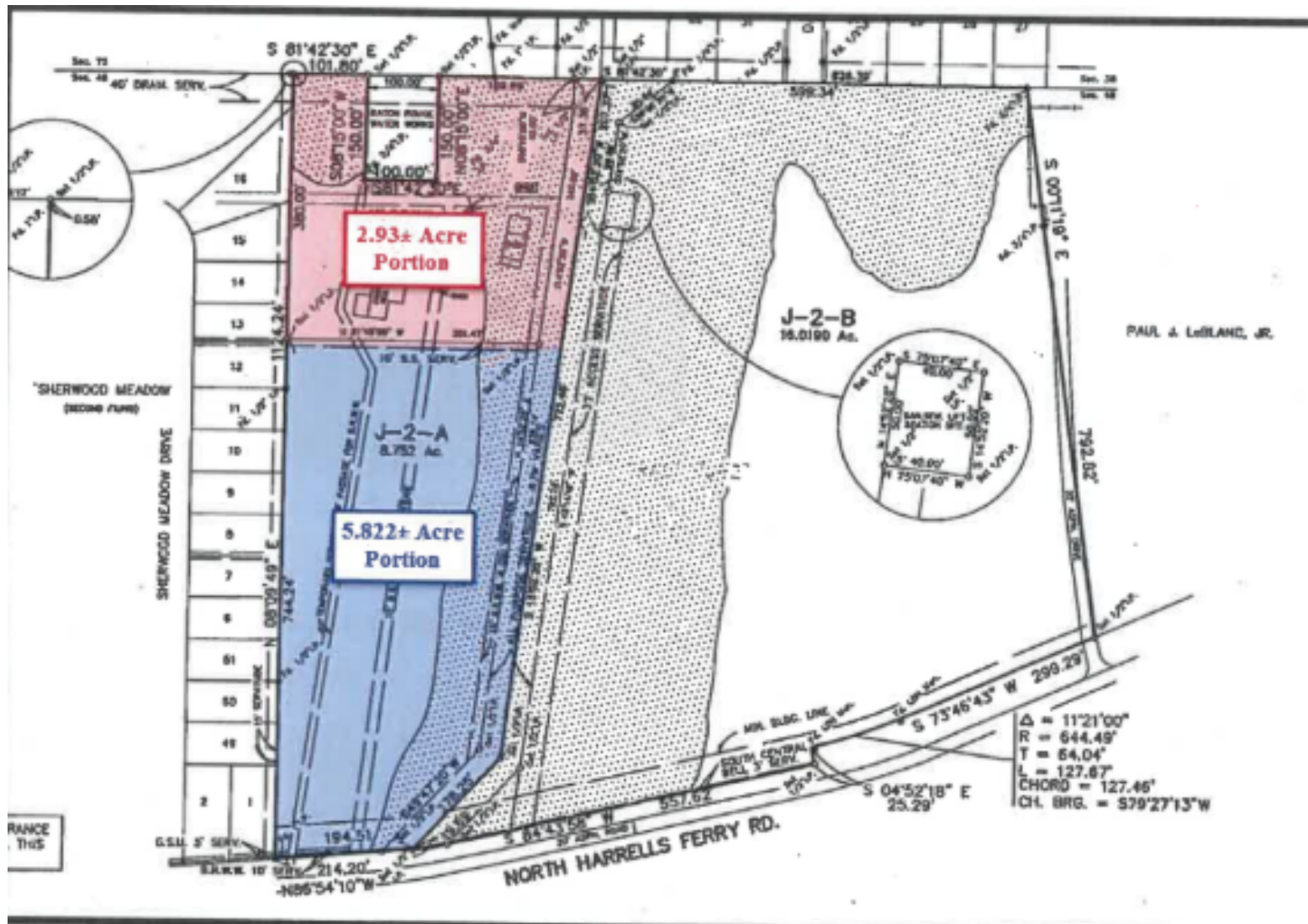
PROPERTY HIGHLIGHTS

- ±8.7 AC contiguous tract on N Harrells Ferry Rd in the South Sherwood corridor
- < 0.5 miles to the I-12 on-ramp for rapid regional access
- Located in an Enterprise Zone
- Adjacent to FedEx Freight—proven logistics neighbor for last-mile and fleet users
- High-activity corridor with retail, services, and labor pool to support operations
- Versatile site for yard-heavy uses, service/fleet operations, or future flex/industrial concepts

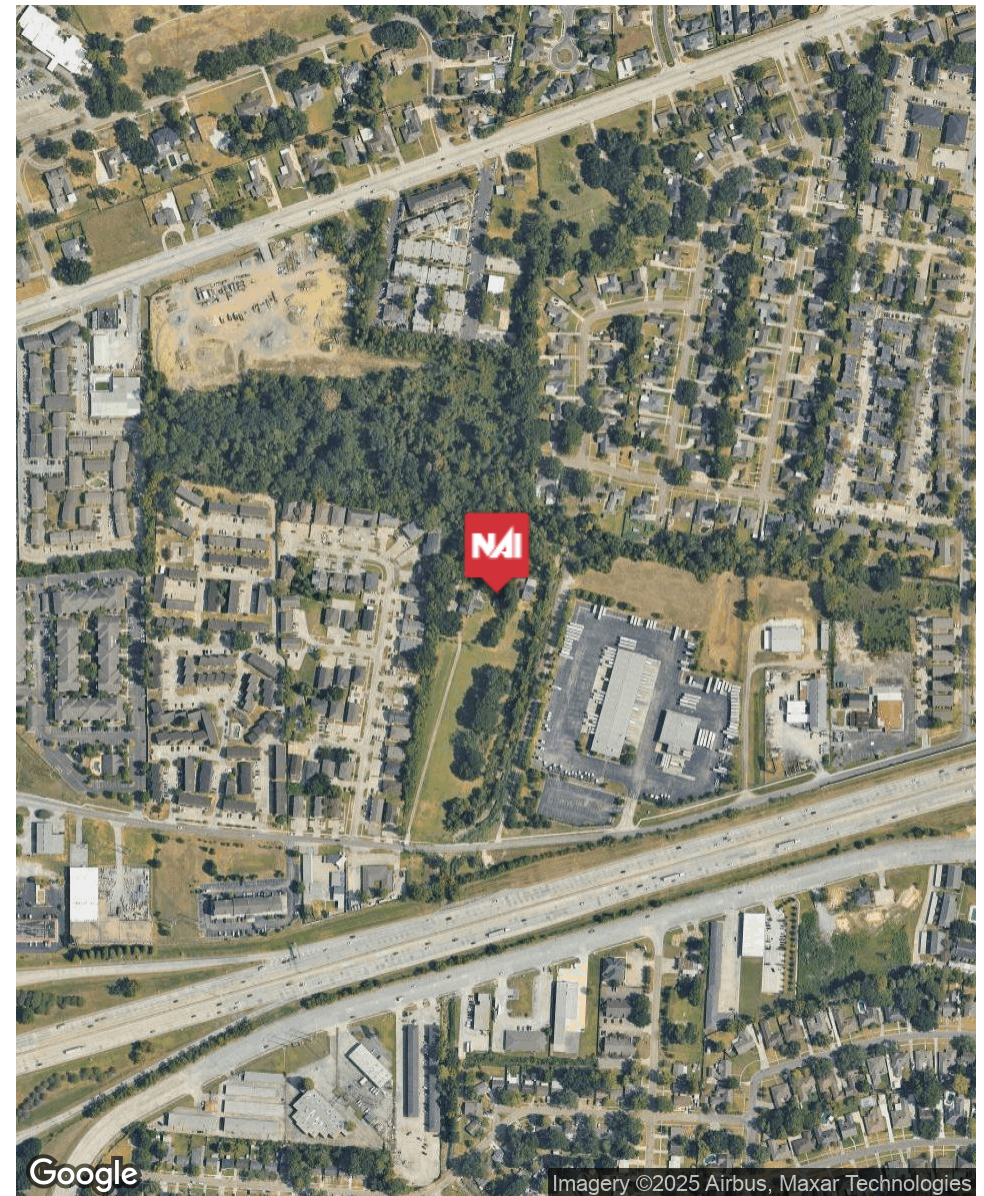
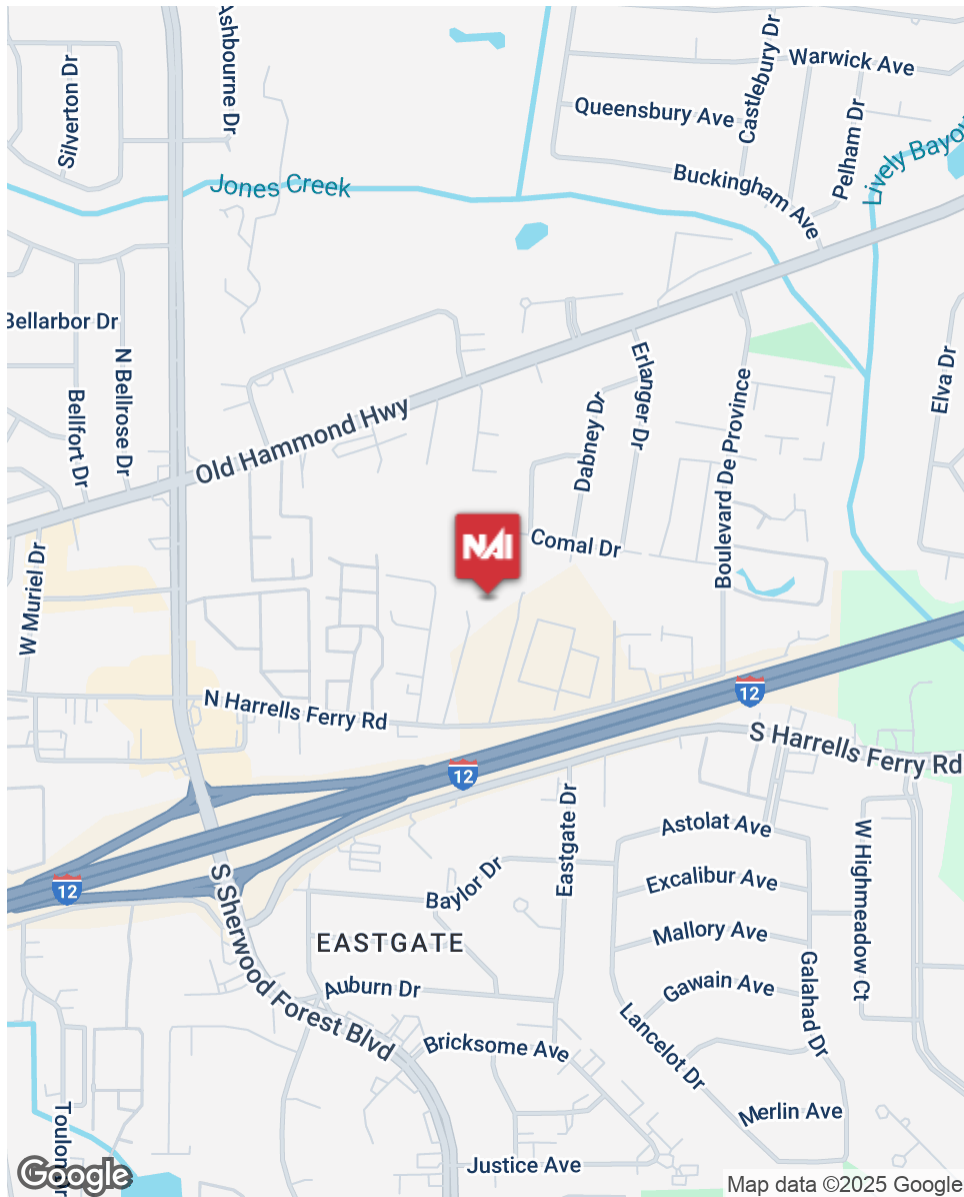
OFFERING SUMMARY

Sale Price:	\$796,000
Lot Size:	±8.7 Acres

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NAI Rampart

1700 City Farm Drive
Baton Rouge, LA 70806

www.rampartcre.com