

# For Sale | 15919 S Harrells Ferry Rd Baton Rouge, LA 70816

## PROPERTY SUMMARY



## Property Description:

Approximately 2.78 acres available for sale just over 1 mile from the I-12 and O'Neal Lane interchange which sees approximately 28,686 vehicles per day. Located near the signalized intersection of S Harrells Ferry Road and O'Neal Lane, this tract offers excellent access and visibility in a growing corridor. Nearby national and regional businesses include Aldi, Walmart, and Ochsner Medical Center – Baton Rouge, contributing to strong area traffic and commercial activity. Ideal for a variety of commercial or mixed-use development opportunities.

## Offering Summary

- Sale Price: \$350,000 (\$2.89 psf)
- Lot Size: 2.78 acres
- Zoning: LC-1
- Flood Zone: X/AE
- Frontage: +/- 159'
- Depth: +/- 552'

**Will Adams, CCIM**   **Kelly Morgan**  
225.237.3343   225.237.0481  
wadams@beaibox.com   kmorgan@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | July 28, 2025





**15919 S Harrells Ferry Rd**  
**Baton Rouge, LA 70816**

LOCATION MAP



**Will Adams, CCIM** 225.237.3343  
wadams@beaubox.com

**Kelly Morgan** 225.237.0481  
kmorgan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | July 28, 2025





# 15919 S Harrells Ferry Rd Baton Rouge, LA 70816

## PARCEL MAP



**Will Adams, CCIM**   **Kelly Morgan**  
225.237.3343   225.237.0481  
wadams@beaibox.com   kmorgan@beaibox.com

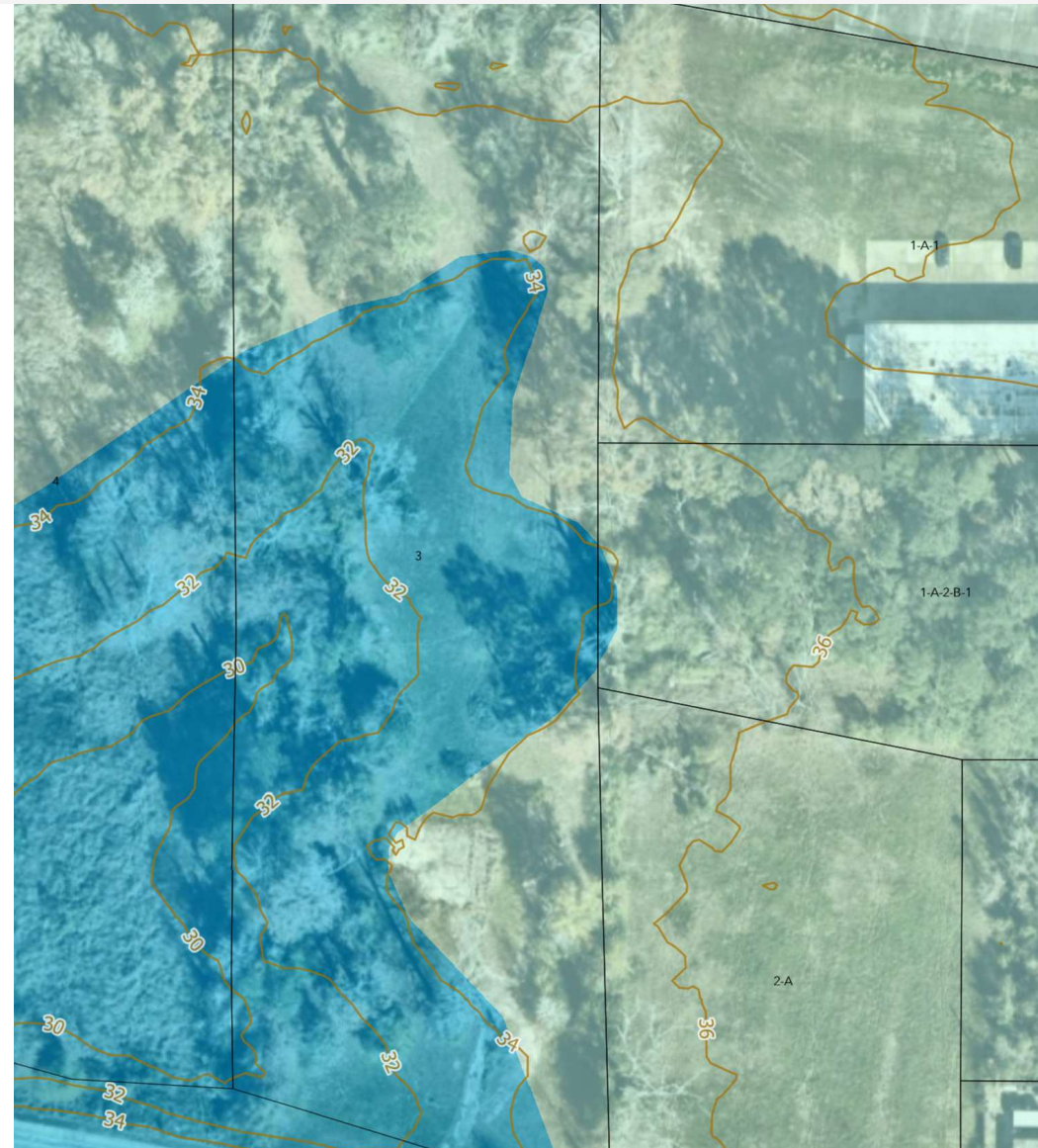
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | July 28, 2025





# 15919 S Harrells Ferry Rd Baton Rouge, LA 70816

## FLOOD & TOPO MAP



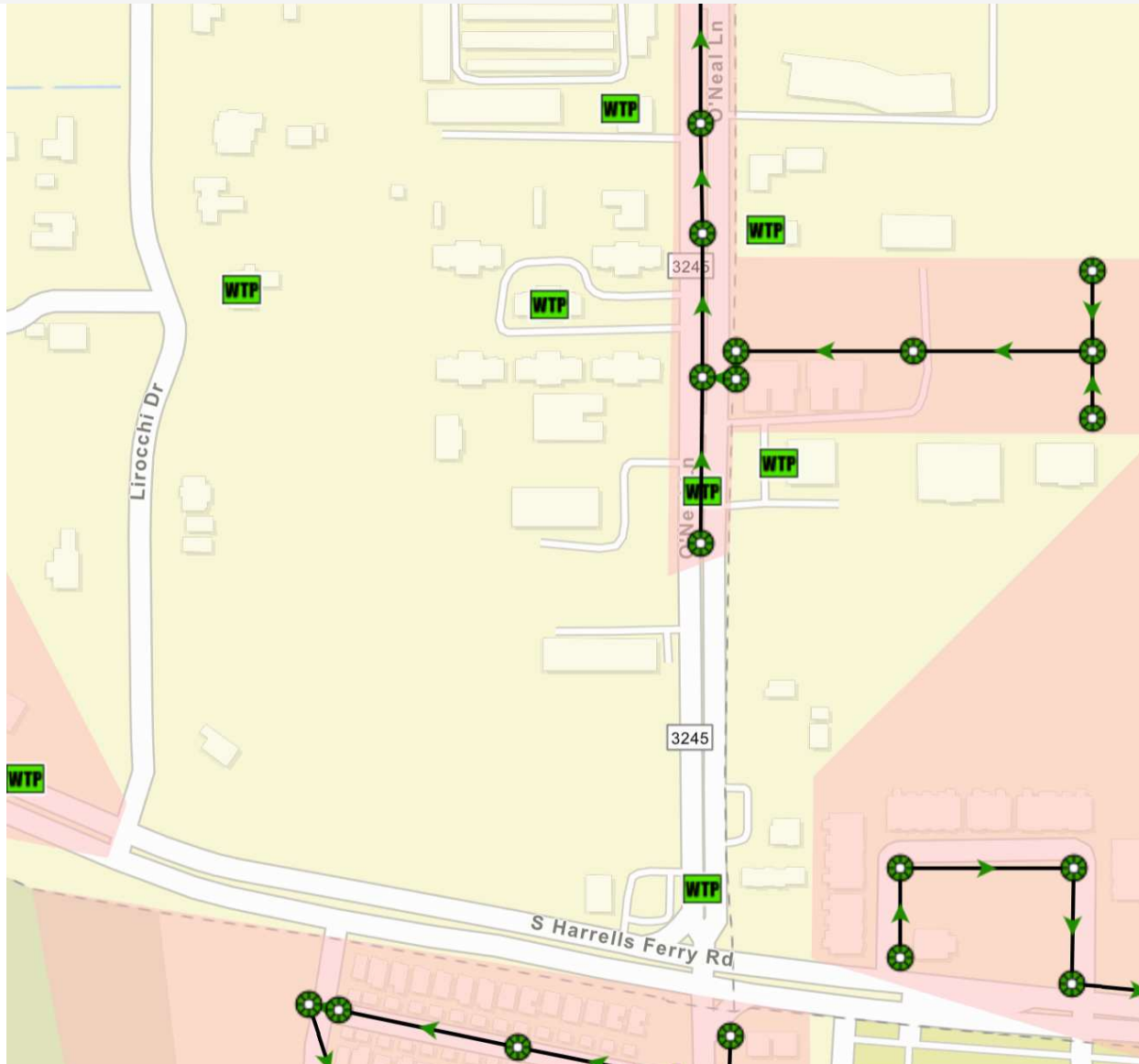
**Will Adams, CCIM**   **Kelly Morgan**  
225.237.3343   225.237.0481  
wadams@beaibox.com   kmorgan@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | July 28, 2025



# 15919 S Harrells Ferry Rd Baton Rouge, LA 70816

## SEWER MAP



**Will Adams, CCIM**   **Kelly Morgan**  
225.237.3343   225.237.0481  
wadams@beaibox.com   kmorgan@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | July 28, 2025

