

LAND FOR SALE

16239 George O'Neal Road

Baton Rouge, LA 70817

Presented By:

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PROPERTY DESCRIPTION

- Prime Location: George O'Neal Road is situated in a well-developed part of Baton Rouge, offering proximity to various amenities and services.
- Accessibility: The road connects to major highways and thoroughfares, making it easy to access other parts of the city and surrounding areas.

Commercial Potential

- Business Opportunities: The area may offer significant commercial potential due to its strategic location and traffic flow, making it ideal for businesses such as retail stores, restaurants, or service centers.
- Visibility: High visibility from passing traffic can be beneficial for businesses looking to attract walk-in customers.

Residential Development

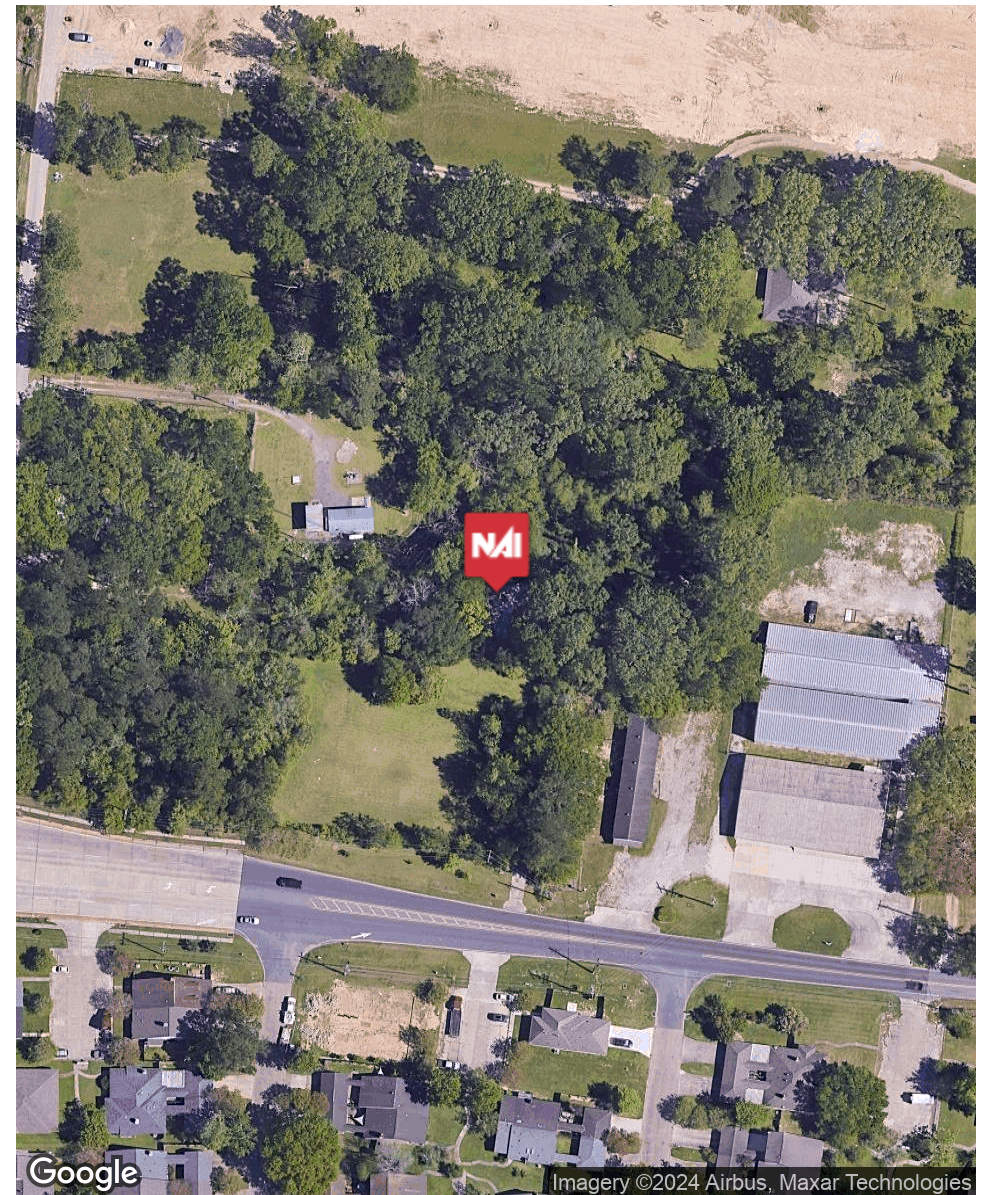
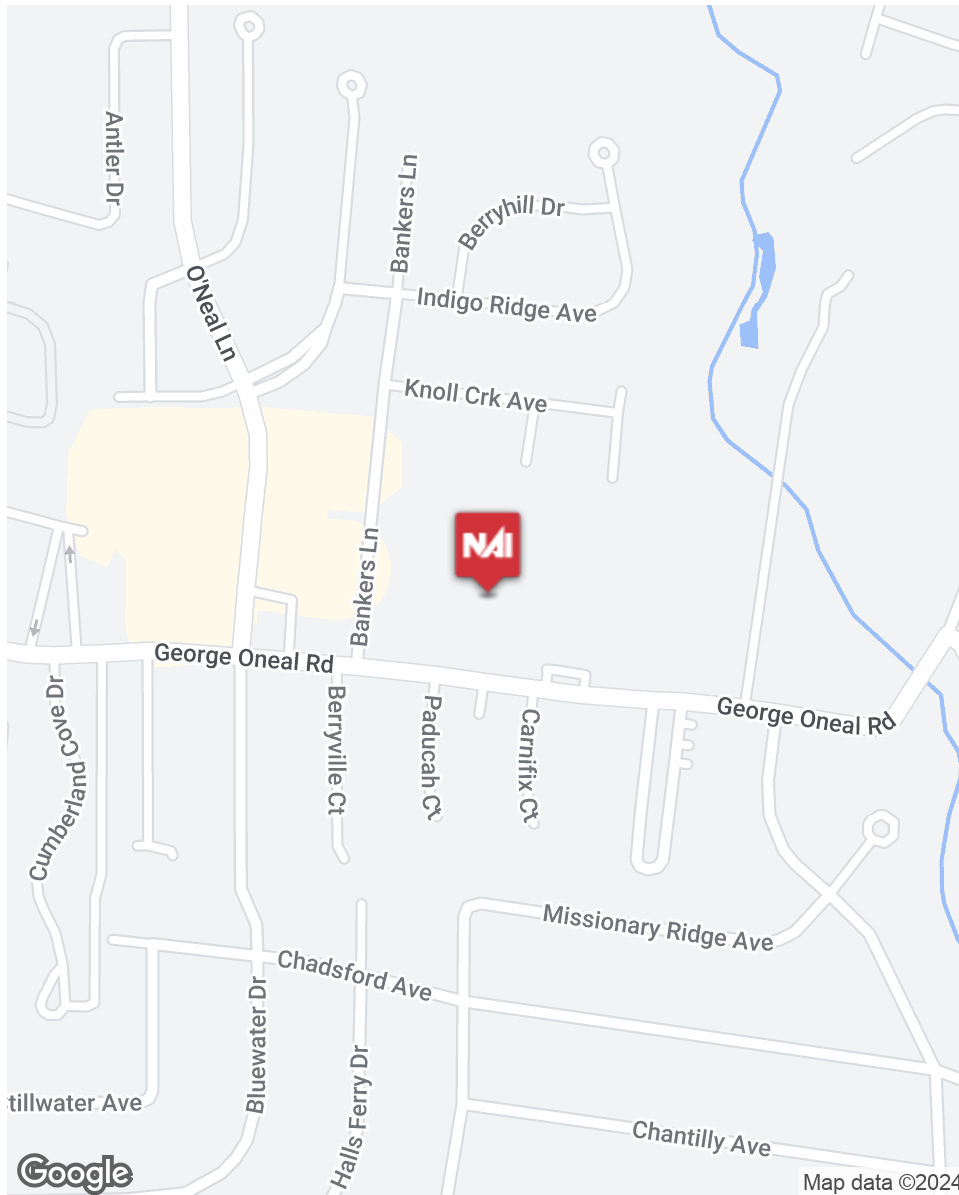
- Housing Demand: Baton Rouge has a growing demand for residential properties. Leasing land here could be advantageous for developing residential units, such as single-family homes, townhouses, or apartment complexes.
- Community Amenities: Proximity to schools, parks, shopping centers, and healthcare facilities makes it an attractive location for residential development.
- Existing structure on the property is outdated and can be cleared away for new construction.

OFFERING SUMMARY

Sale Price:	\$426,900
\$/SF	\$3.95
Lot Size:	2.48 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	336	1,059	3,863
Total Population	784	2,587	9,887
Average HH Income	\$98,928	\$113,543	\$122,466

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For More Information:

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