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JIM S. DOWLING, SIOR
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1.268± ACRES
COMMERCIAL LAND FOR SALE

2914 O'Neal Lane, Baton Rouge, LA

FOR SALE

ASKING PRICE

- $395,000 ($7.15 S.F.)
- Minerals not included

PROPERTY HIGHLIGHTS

- 1.268± Acres (subject to survey)
- Excellent visibility and access to all passing traffic on O'Neal Ln.
- Zoned "C-2" (heavy commercial) with small strip at rear zoned "B" (off-street parking)
- Inside City of Baton Rouge (pop. 216,000±), East Baton Rouge Parish (pop. 436,000±), and Baton Rouge Metro Area (pop. 855,000±)
- Generally level and mostly wooded
- 165'± fronting west side of O'Neal Ln.
- Served by City of Baton Rouge sanitary sewer mains and Baton Rouge Water Co. water mains, all in O'Neal Ln. R/W
- Some adjoining land available for purchase if needed (subject to change)
- Flood Zone: Mostly "X" with small part at rear in "AE" (subject to confirmation)

LOCATION HIGHLIGHTS

- Eastern side of Baton Rouge and fronting on the west side of heavily-traveled, 5-lane O'Neal Ln. (LA 3245) which is one of the most significant commercial and retail corridors in eastern Baton Rouge
- 1± mile south of I-12 / O'Neal Ln. Interchange & 400'± north of S. Harrell's Ferry Rd.
- Average daily traffic count for 2022: 27,068 vehicles

2026 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,862	66,658	138,225
Avg. HH Income	$105,323	$115,068	$111,823

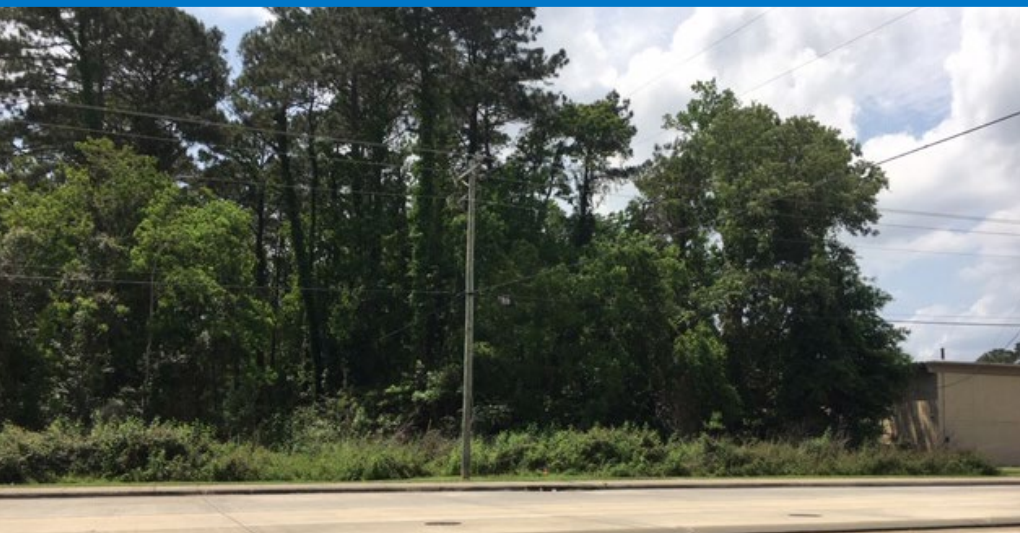


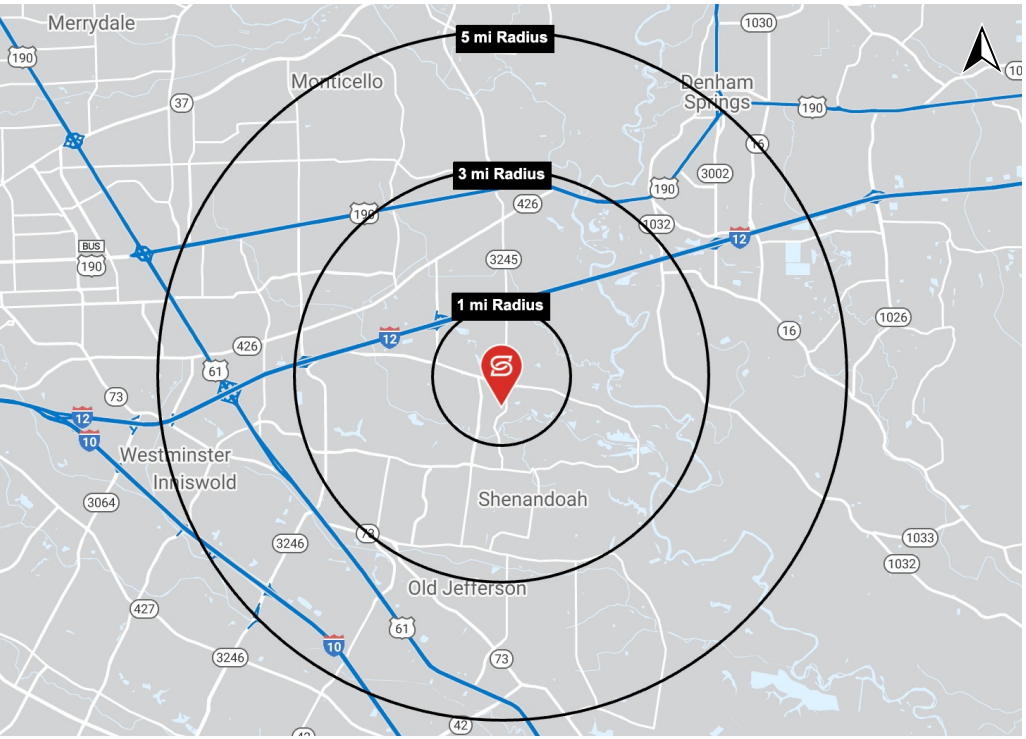
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RETAIL BROKERS NETWORK

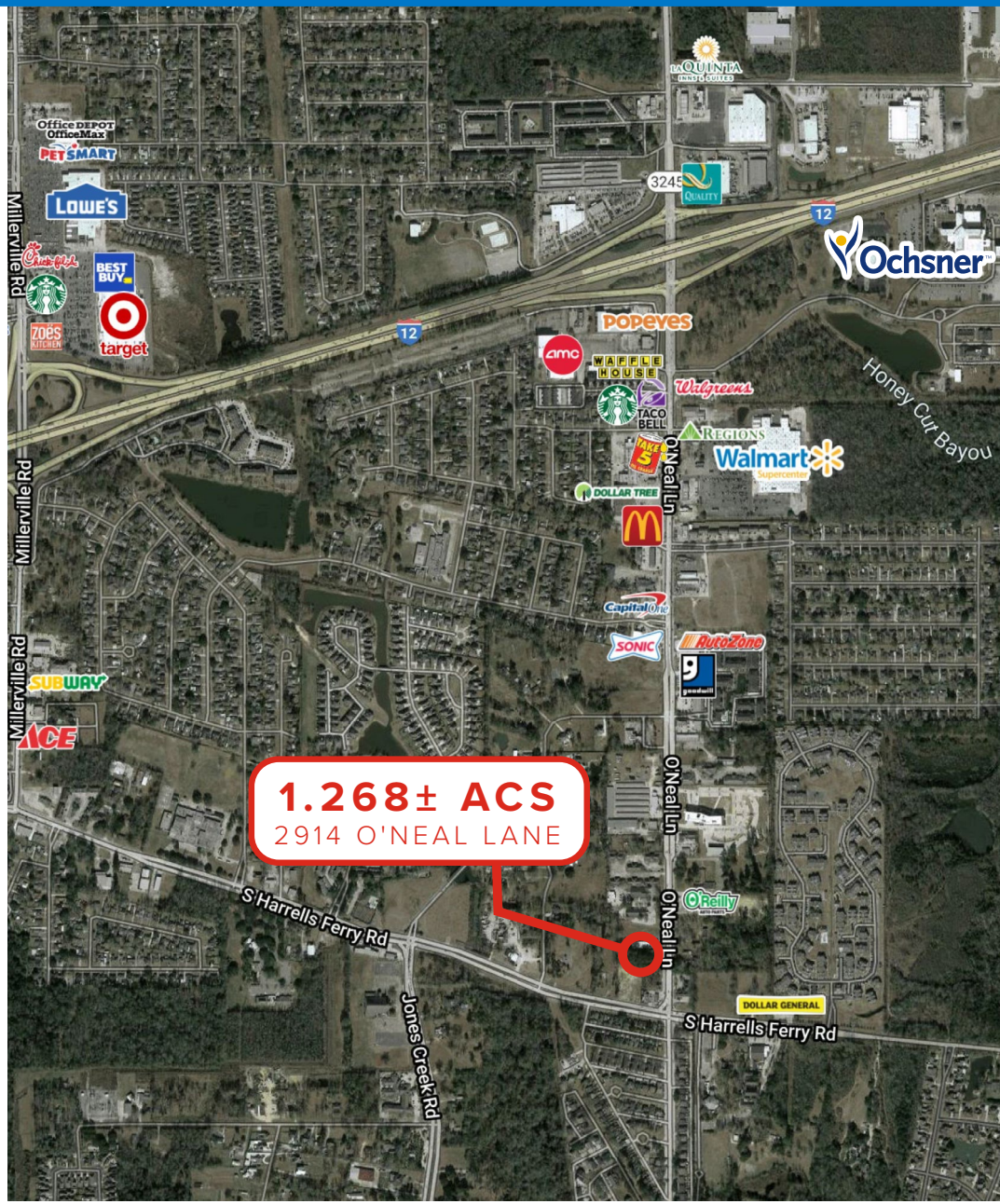
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