



COMMERCIAL / RESIDENTIAL LAND FOR SALE OFF O'NEAL LANE

LOT 4, S HARRELLS FERRY ROAD BATON ROUGE, LA 70816



OFFERED: FOR SALE

SALE PRICE: \$420,000 (\$3.21/SF)

3 ACRES

- ±196 feet of frontage
- Just ±700ft west of S Harrell's Ferry Rd at O'Neal Lane - ±29,407 daily traffic
- Located just south of retail-dense O'Neal Lane corridor - Walmart, AMC, Ochsner, Aldi's Grocery

CONTACT:
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 225.276.7561 225.460.0877

800.895.9329 | <https://elifinrealty.com> | June 2026
 640 Main St, Suite A, Baton Rouge, LA 70801
 Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. 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. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



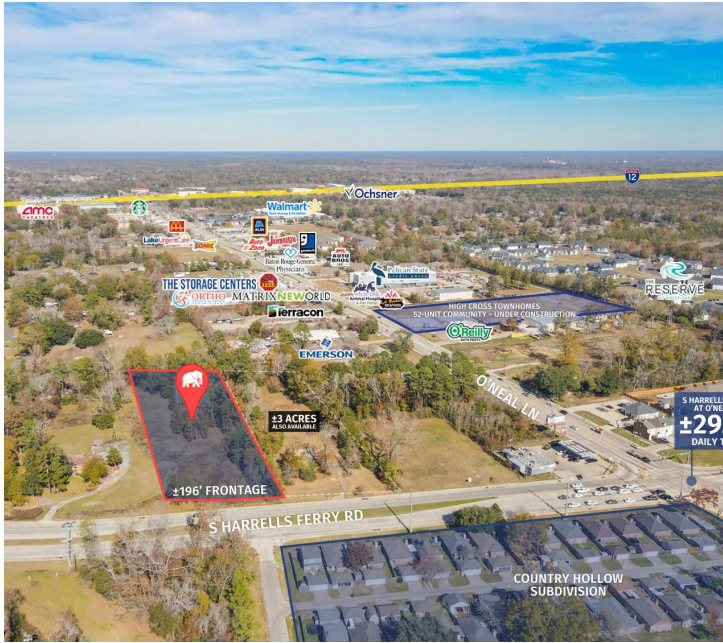
PROPERTY SUMMARY

- This ±3-acre tract is zoned Rural with commercial or residential development possibilities.
- It features ±196 feet of frontage and excellent visibility near a major signalized intersection.
- The property is located just ±700 FT west of the S Harrells Ferry Rd at O'Neal Ln intersection, which sees ±29,407 daily traffic.
- This location is less than a mile from Walmart, AMC Theatre, Ochsner Campus, and brand new Aldi's. The corridor features numerous other national tenants including Starbucks, McDonald's, Sonic, and AutoZone.
- The property enjoys convenient access to several major roads including O'Neal Ln, Jones Creek Rd, George Oneal Rd. It also has quick access to I-12.
- The adjacent lot (±3 acres) is also available for sale.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	Lot 4, S Harrells Ferry Road
City, State, Zip	Baton Rouge, LA 70816
County	East Baton Rouge Parish
Market	LA-Baton Rouge MSA
Subdivision	LIROCCHI
Nearest Intersection	S Harrell's Ferry Rd at O'Neal Lane
Lot	Lot 4
Township	7S
Range	2E
Section	47
Side Of The Street	North
Road Type	Paved
Market Type	Large
Nearest Highway	I-12
Nearest Airport	Baton Rouge Metropolitan

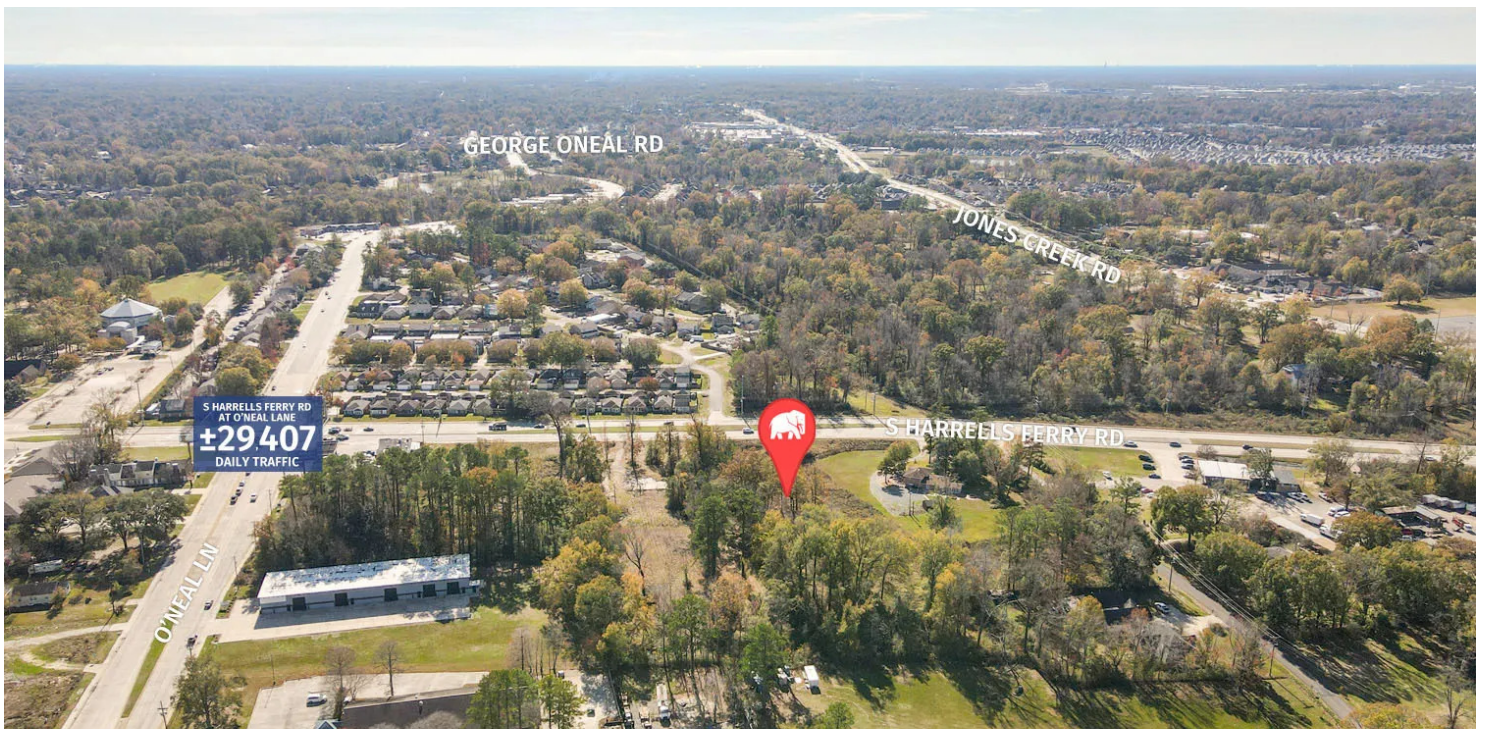
PROPERTY INFORMATION

Property Type	Land
Zoning	R - Rural
Lot Size	±3 Acres
APN #	1748084
Lot Frontage	196 ft
Lot Depth	677 ft
Traffic Count	±29,407
Traffic Count Street	S Harrells Ferry Rd at O'Neal Lane

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



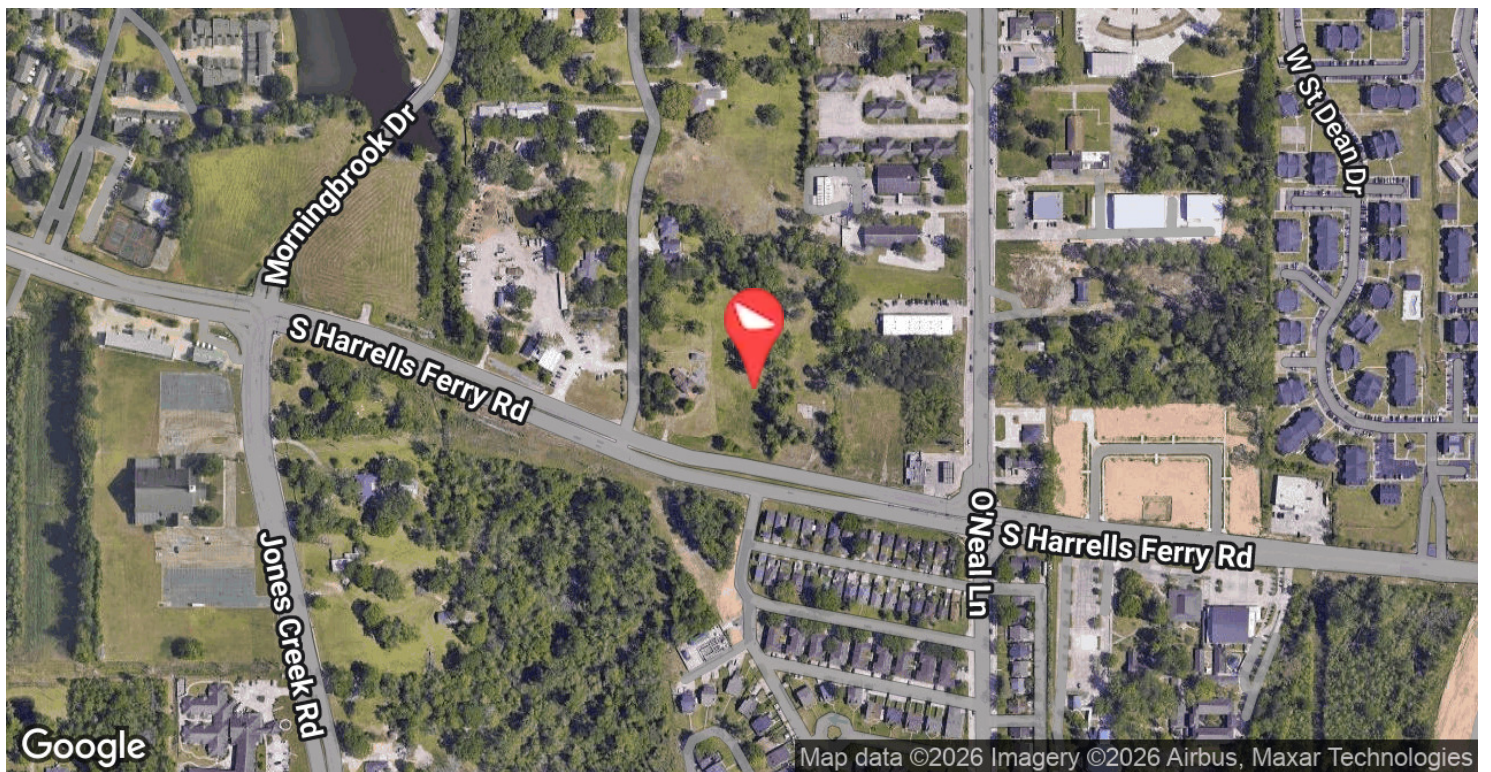
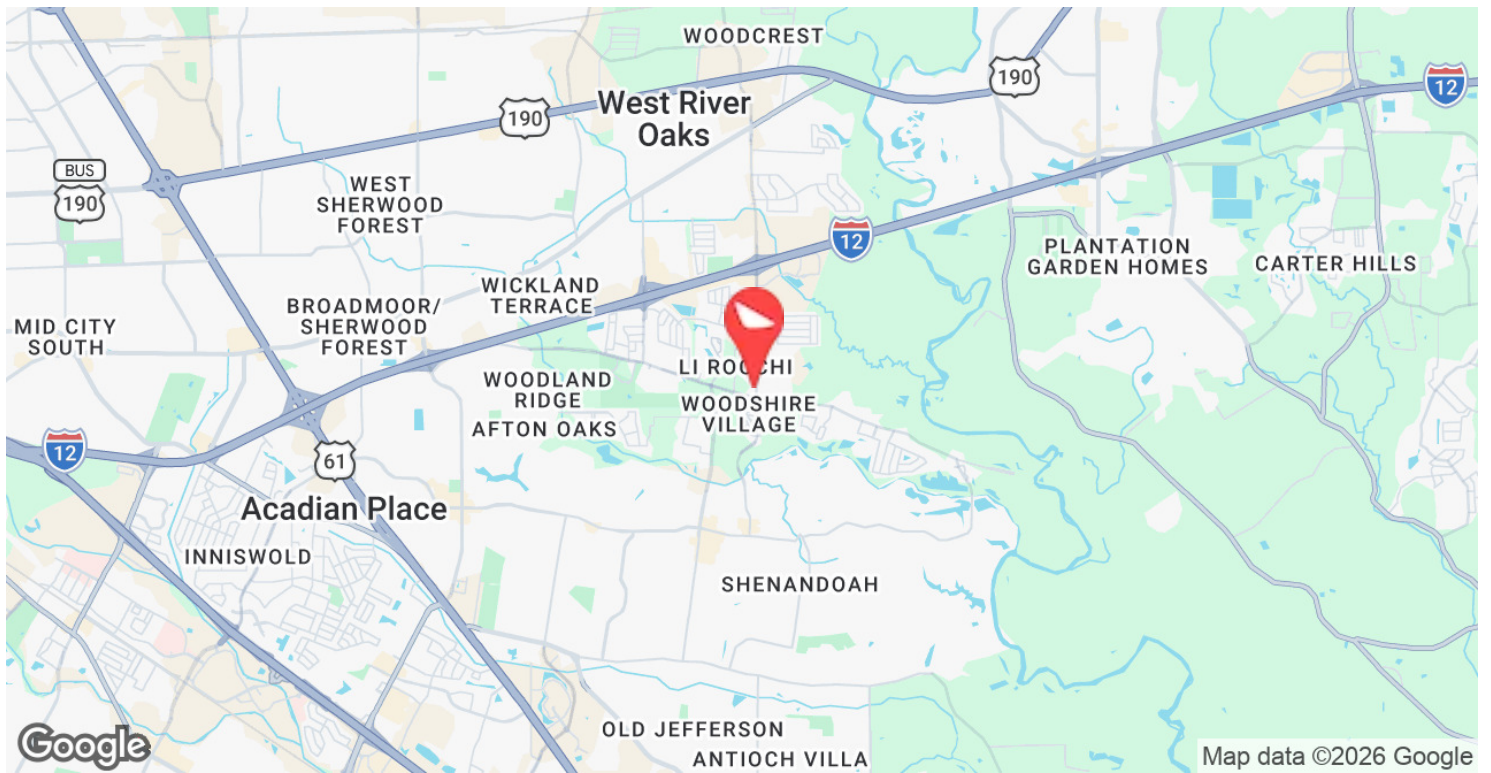
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LOCATION MAPS



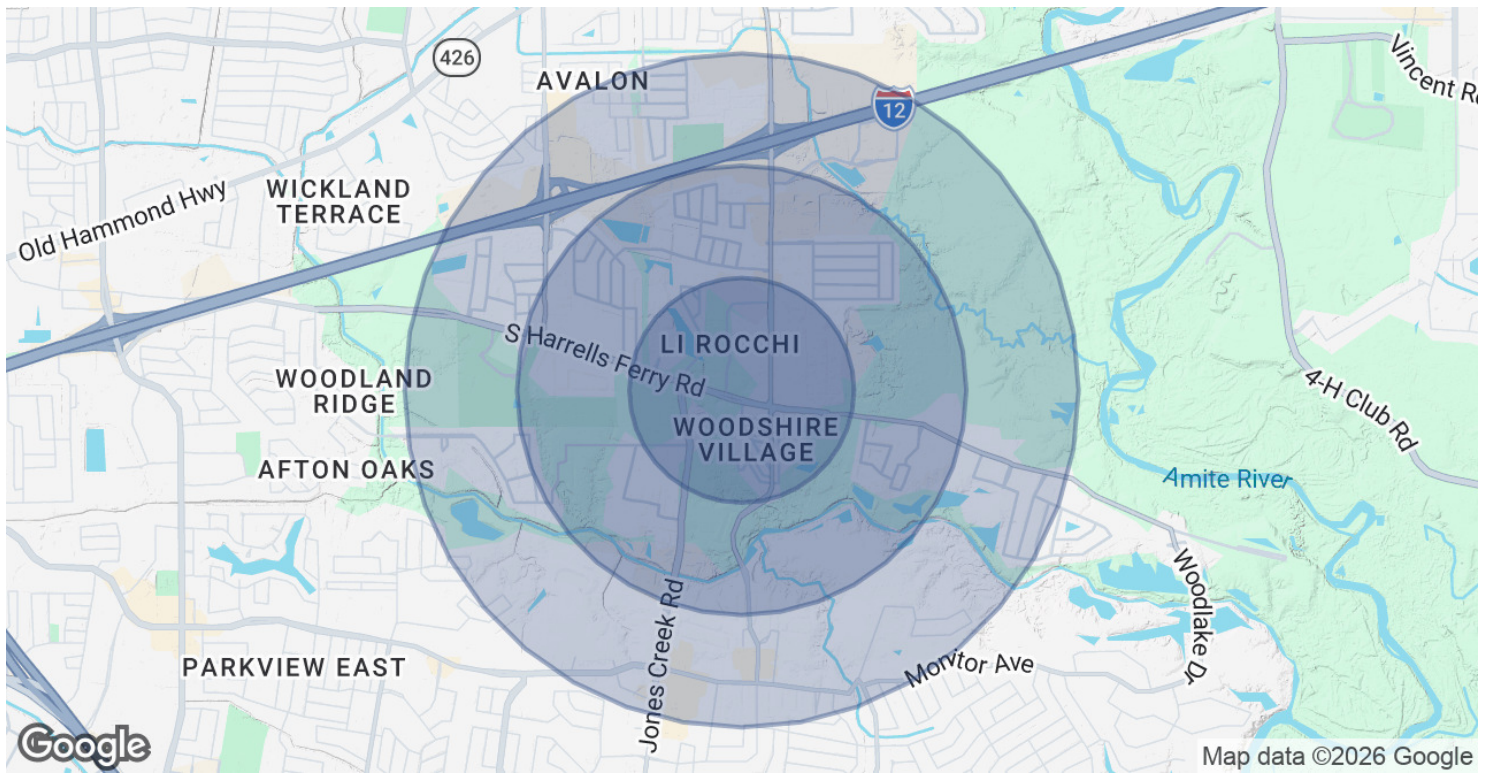
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,505	8,461	22,326
Average Age	38.6	37.5	35.8
Average Age (Male)	39.6	36.7	33.6
Average Age (Female)	38.4	37.3	36.5

HOUSEHOLDS & INCOME

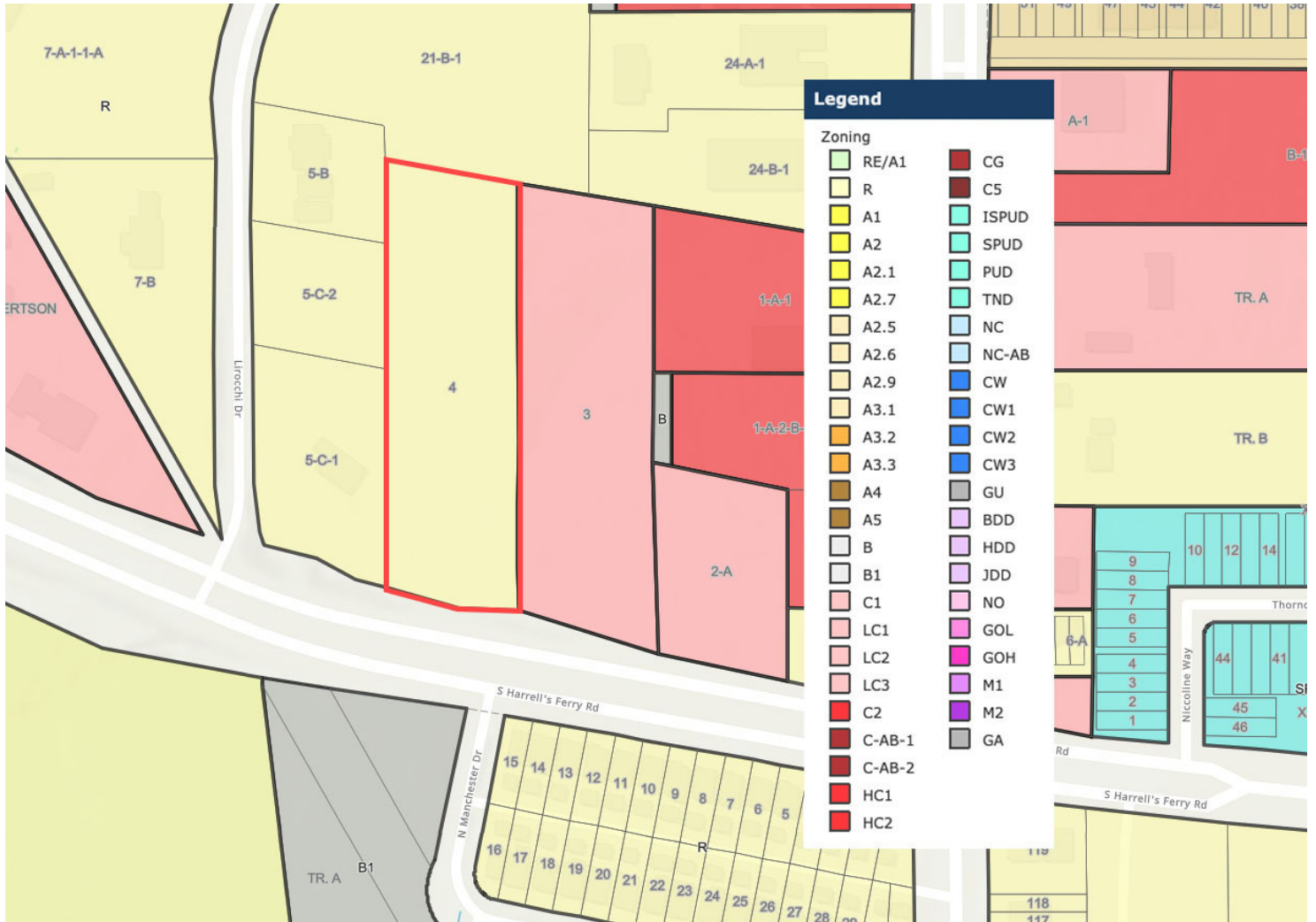
	0.5 MILES	1 MILE	1.5 MILES
Total Households	814	3,922	10,013
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$74,353	\$72,164	\$64,318
Average House Value	\$183,573	\$199,278	\$191,296

2020 American Community Survey (ACS)

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ZONING MAP



R - RURAL

Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X / FLOOD ZONE AE

The northern portion of the tract lies in Flood Zone X.
The southern portion lies in Flood Zone AE.

Source: maps.lsuagcenter.com/floodmaps

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