

Active

# 14221 Airline Hwy

14221 Airline Hwy, Baton Rouge, LA 70817



## For Sale

Land

Sale Price	\$895,000
Price Per SF	\$46.37/SF
Lot Size	0.4431 ac
Parish	East Baton Rouge
Parcel APN	027-1138-9
Listed	07/04/2026
Updated	07/04/2026
Listing ID	0a6b4b7e

### Land Features

Topography	Level
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### Property Details

Is Vacant	Yes
Zoning	M1
Zoning Desc.	Light Industrial

### Transportation

Nearest Interstate	I-12 - 1.5
Nearest Hwy	US-61 Airline Highwa
Nearest Airport	Baton Rouge Metropolitan...

## Overview

Excellent commercial development opportunity on highly traveled Airline Highway in Baton Rouge. This approximately 0.44-acre commercial vacant lot offers strong visibility, convenient access, and exposure in one of the area's active commercial corridors. The property is a pad-ready site fronting a retail center, with utilities available, sewer servitude in place, and detention requirements reportedly met. Its location provides convenient access to Airline Highway and nearby interstate connections, making it well-suited for a variety of commercial uses, including retail, quick-service restaurant, professional office, medical/dental, personal services, or other user-driven development. Buyer to verify zoning, permitted uses, site size, utilities, access, servitudes, drainage/detention, and all development requirements.

- Commercial vacant lot on Airline Highway in Baton Rouge
- Approximately 0.44-acre pad-ready site
- High-visibility corridor with approximately 35,000 vehicles per day
- Fronting/near established retail a
- Convenient access to Airline Highway and nearby interstate connections
- Potential uses include retail, restaurant, office, medical/dental, personal services, or build-to-suit development
- Buyer to verify zoning, permitted uses, lot dimensions, utilities, servitudes, and development requirements

## Duplessis Real Estate Group, LLC



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# Parcel Data

14221 Airline Hwy, Baton Rouge, LA 70817

Parcel ID:	027-1138-9	Transmission Line Distance:	1517
Address:	14221 AIRLINE HWY	Land Value:	75000
City:	BATON ROUGE	Total Value:	75000
County:	east-baton-rouge	Parcel Value Type:	ASSESSED
State Abbr:	LA	Sale Date:	2025-01-01
Subdivision:	KLEINPETER, LEON R. TRACT	Owner:	T & S FOOD SERVICES II, LLC
Latitude:	30.365442	Owner Address:	201 W BUTLER RD STE 1101
Longitude:	-91.023401	Owner City:	MAULDIN
Zoning:	M1	Owner State:	SC
Zoning Desc:	Light Industrial	Owner Zip Code:	29662
Zoning Type:	Industrial	Census Unified School District:	East Baton Rouge Parish School District
Zoning Subtype:	Light Industrial	Residential Delivery Indicator:	N
Zoning Code Link:	<a href="http://stgeorgela.gov">stgeorgela.gov</a>	USPS Vacancy:	N
Opportunity Zone:	No	USPS Vacancy Date:	2026-06-01
Acres Calc:	0.44312	Housing Affordability Index:	79
# of Buildings:	0	Population Density:	1115.4
# of Addresses:	1	Population Growth (Past 5 Years):	0.7
Homestead Exemption:	AC	Population Growth (Next 5 Years):	0.09
Legal Description:	TRACT X-4-B CONT. 0.443 ACRES RESUB. OF TRACT X-4 OF THE LEON R. KLEINPETER TRACT IN SEC. 50, T8S, R2E.; RESUB. 2005-08.; 2005. (940-11793).; 2006. (707-11886).	Housing Growth (Past 5 Years):	2.05
FEMA Flood Zone:	X	Housing Growth (Next 5 Years):	0.34
FEMA Flood Zone Subtype:	AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	Household Income Growth (Next 5 Years):	3.94
FEMA Flood Zone Data Date:	2024-07-10	Median Household Income:	56164
FEMA NRI Risk Rating:	Very High	Insite Score:	Low
Lowest Elevation:	7.21	Updated Date:	2026-06-29T20:11:16.148+00:00
Highest Elevation:	8.05	alt_parcelnumb1:	2,711,389
Roughness Rating:	0		

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