



# PRIME DEVELOPMENT OPPORTUNITY – ±12.93-ACRE SITE ALONG O'NEAL LANE AT I-12

1444 O'NEAL LN BATON ROUGE, LA 70816



## FOR SALE

# SALE PRICE: \$2,689,830 (\$4.78/SF)

## 12.93 ACRES

- Just ±0.3 mile north of I-12 and Ochsner Medical Center (150 beds)
- ±220.50 FT of frontage along highly traveled O'Neal Ln – ±29,923 Daily Traffic
- Adjacent ±19.839-acre lot also available for sale, opportunity for up to ±32.77 acres

**CONTACT:**

PETER LAVILLE  
225.276.7561

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



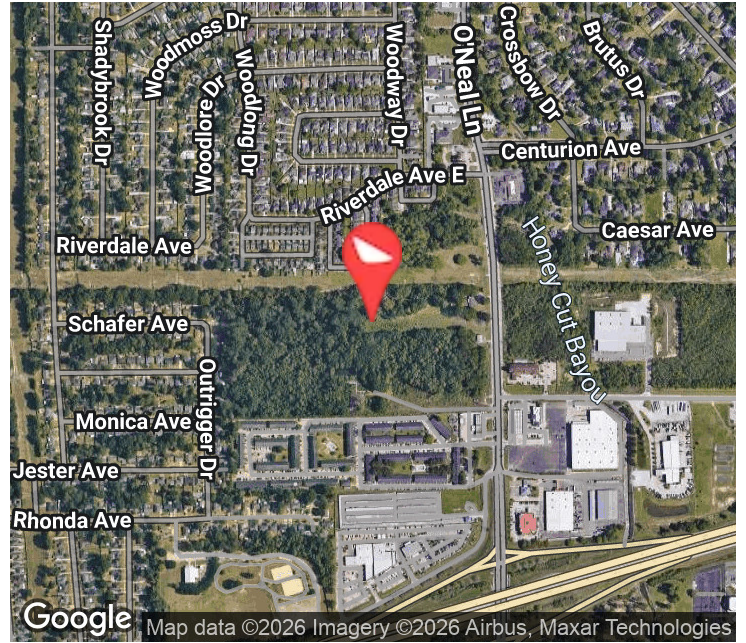
## PROPERTY SUMMARY

- Now available for sale, this expansive  $\pm 12.93$ -acre property located at 1444 O'Neal Ln in Baton Rouge offers an unparalleled opportunity for mixed-use development. Positioned just  $\pm 0.3$  mile north of I-12 and within walking distance of the Ochsner Medical Center, this site is one of the last large tracts available for development in the area.
- The property boasts approximately  $\pm 220.50$  feet of frontage along highly traveled O'Neal Ln ( $\pm 29,923$  daily traffic), providing excellent potential for visibility and access. It is zoned C1 (Light Commercial) and B (Transition), allowing for a wide range of development possibilities from retail outlets to residential complexes.
- The southern border is a  $\pm 19.839$ -acre lot, also available for sale, with multifamily developments and residential neighborhoods bordering the northern and western sides, ensuring a steady flow of potential customers and residents.
- The O'Neal Lane corridor in Baton Rouge is a strong retail and residential-based submarket with many strong brands including Walmart Supercenter, Aldi, AMC Theatres, Starbucks, Walgreens, McDonald's, Ochsner Medical Center Baton Rouge (Hospital with 150 beds), Take 5 Oil Change, and many more.
- An existing structure on the property is included at no additional value.

### CONTACT:

PETER LAVILLE  
225.276.7561

# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	1444 O'Neal Ln
City, State, Zip	Baton Rouge, LA 70816
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Subdivision	Simms Tract
Nearest Intersection	O'Neal Ln at Commercial Ave
Location Description	Lot C
Township	7S
Range	2E
Section	9
Side Of The Street	West
Road Type	Highway
Nearest Highway	Hwy 3245 (O'Neal Ln)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

## PROPERTY INFORMATION

Property Type	Land
Zoning	C1 - Light Commercial / B - Transition
Lot Size	±12.93 Acres
APN #	1777351
Lot Frontage	±220.5 ft
Lot Depth	±1,117.11 ft
Traffic Count	±29,923

## CONTACT:

PETER LAVILLE  
225.276.7561

# ADDITIONAL PHOTOS



**CONTACT:**  
**PETER LAVILLE**  
**225.276.7561**

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.

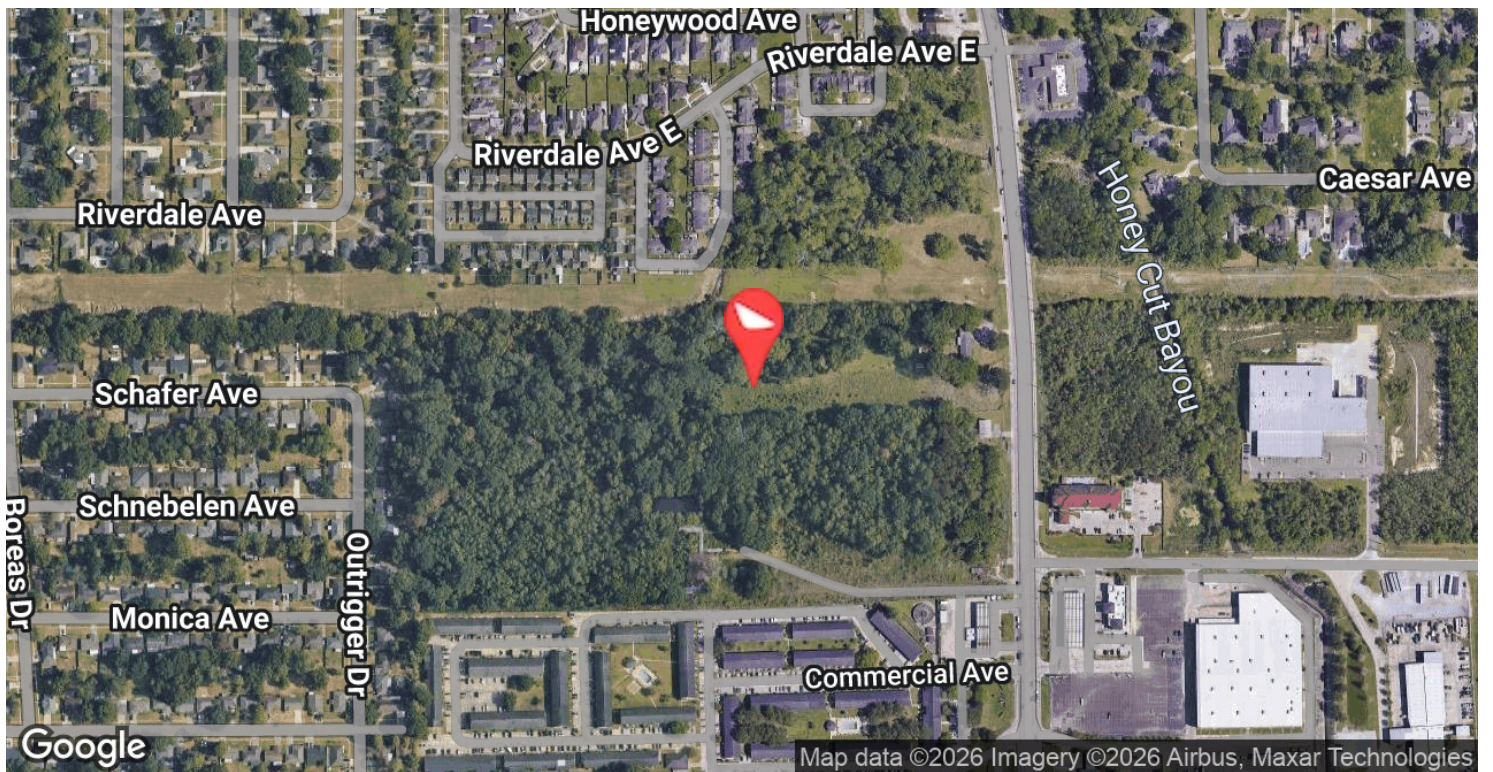
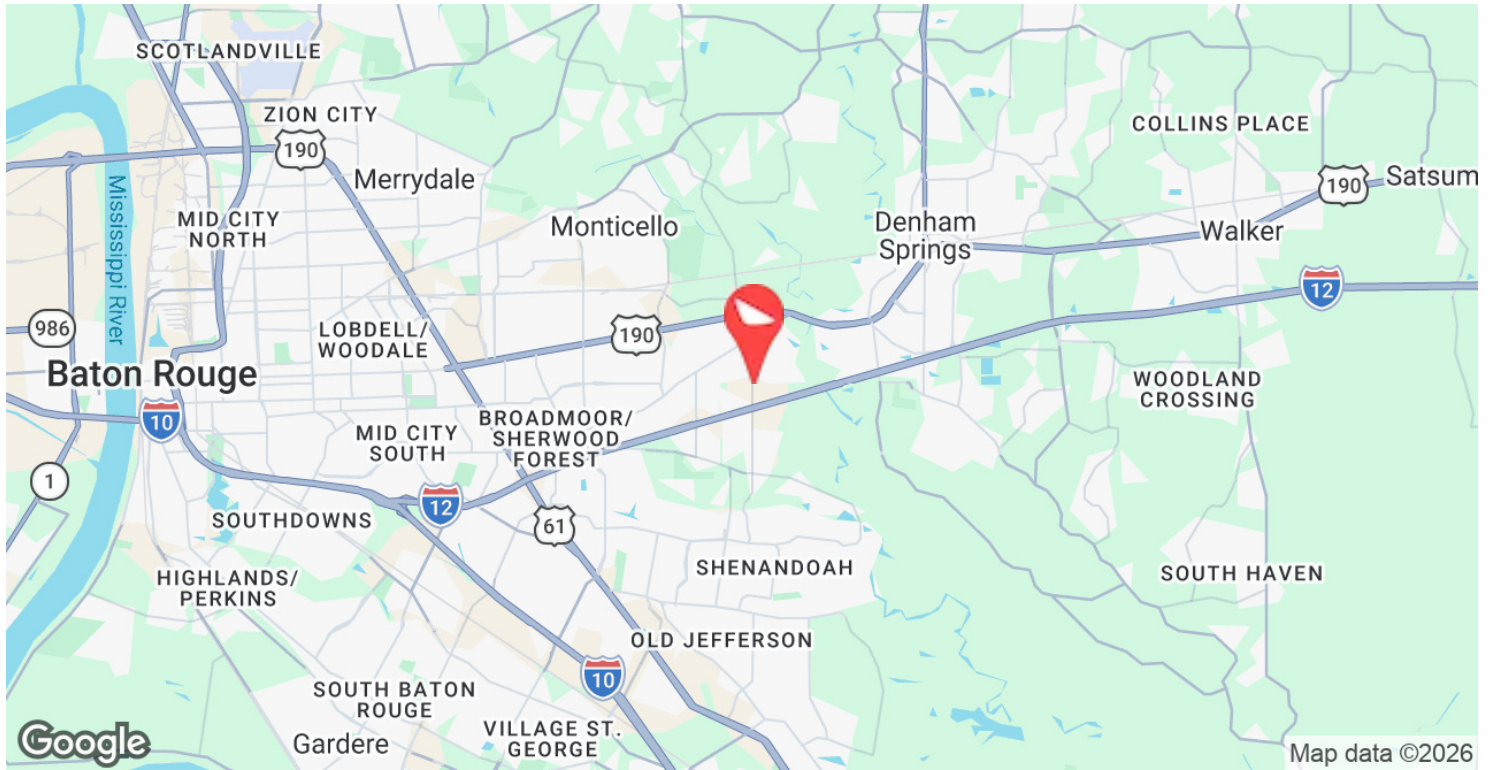
# ADDITIONAL PHOTOS



**CONTACT:**  
PETER LAVILLE  
225.276.7561

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.

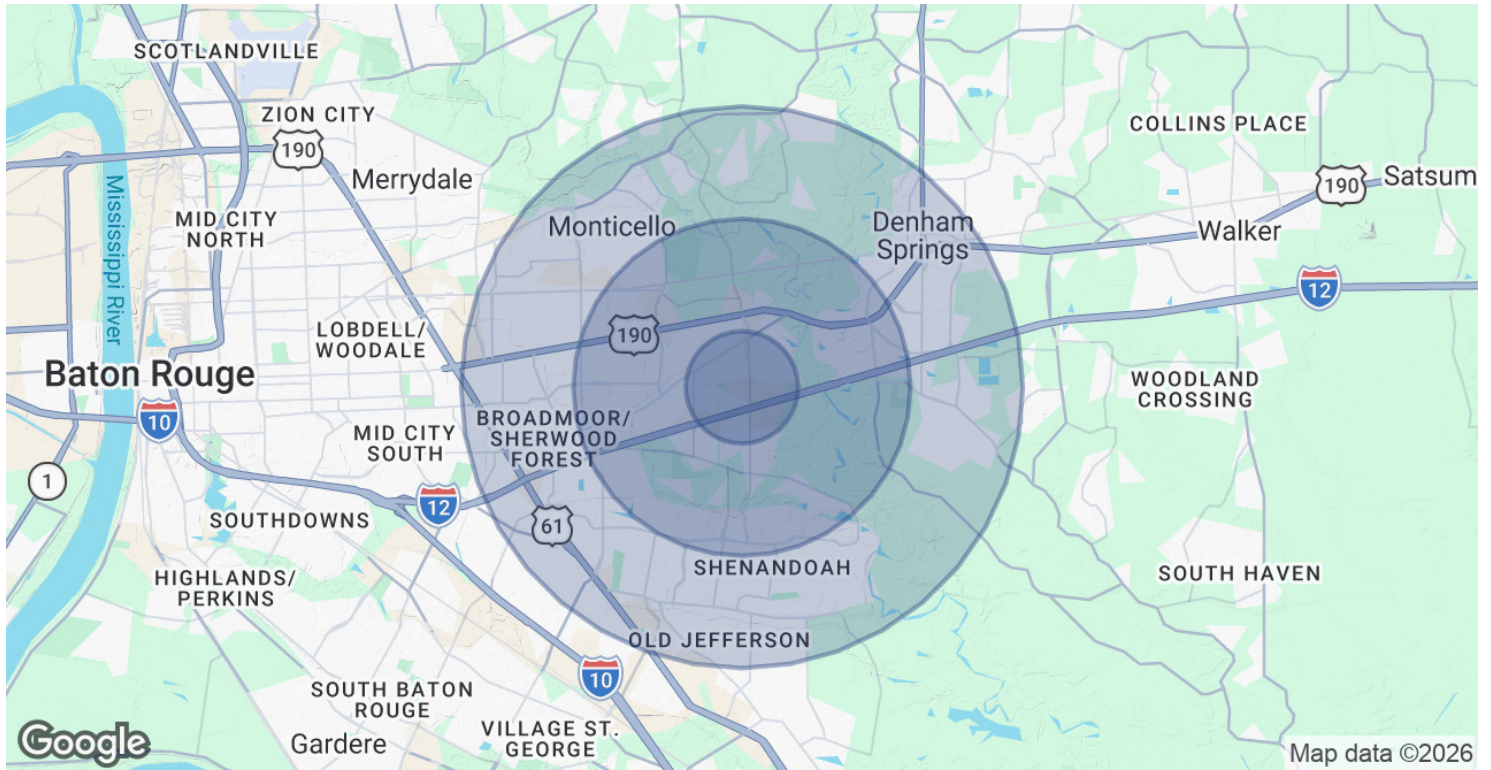
# LOCATION MAP



**CONTACT:**  
PETER LAVILLE  
225.276.7561

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.

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,361	58,896	140,141
Average Age	38	38	39
Average Age (Male)	37	36	38
Average Age (Female)	39	39	41

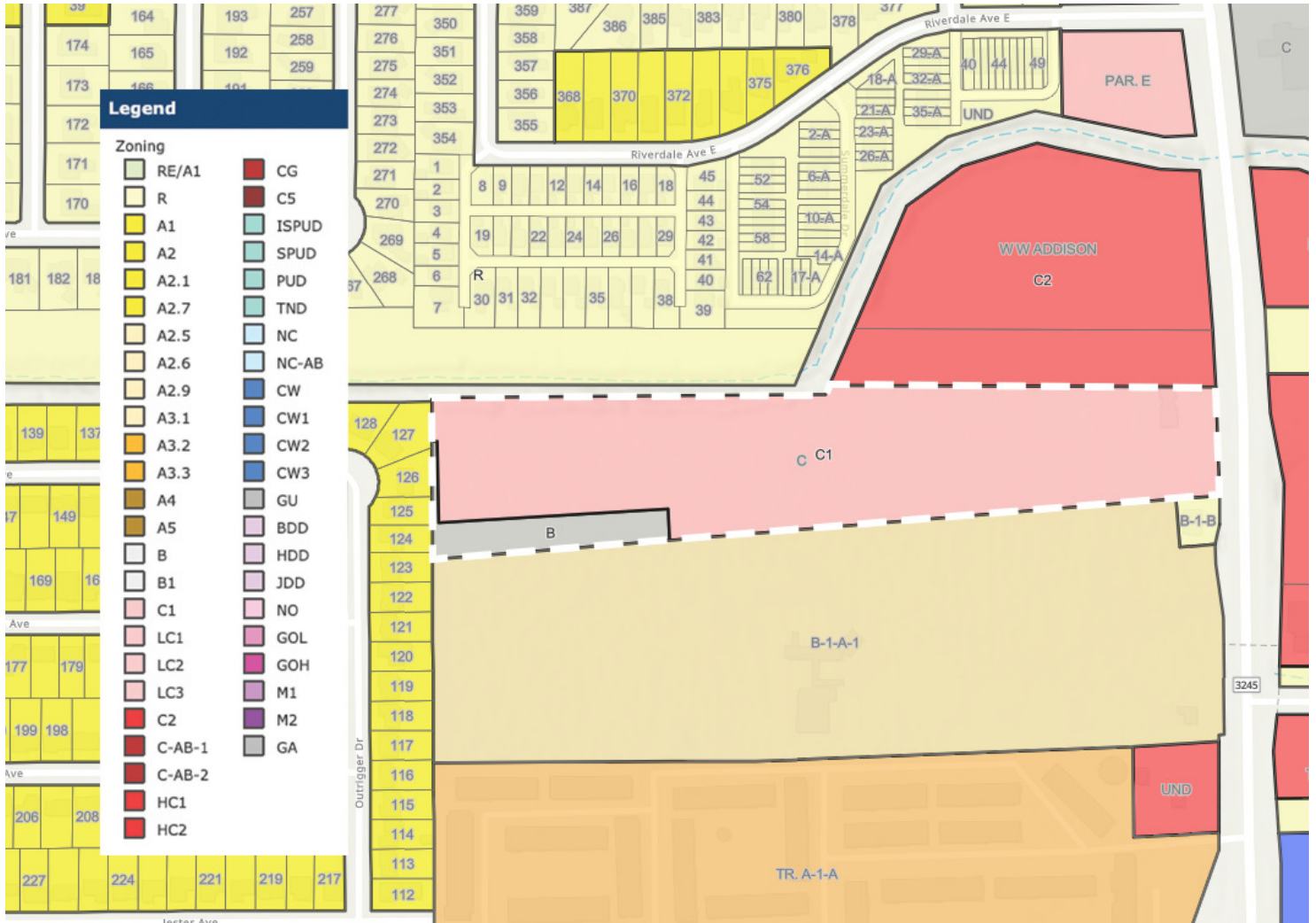
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,328	22,851	55,564
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$80,524	\$87,561	\$93,750
Average House Value	\$248,790	\$263,686	\$269,050

2020 American Community Survey (ACS)

**CONTACT:**  
**PETER LAVILLE**  
 225.276.7561

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.

# ZONING MAP



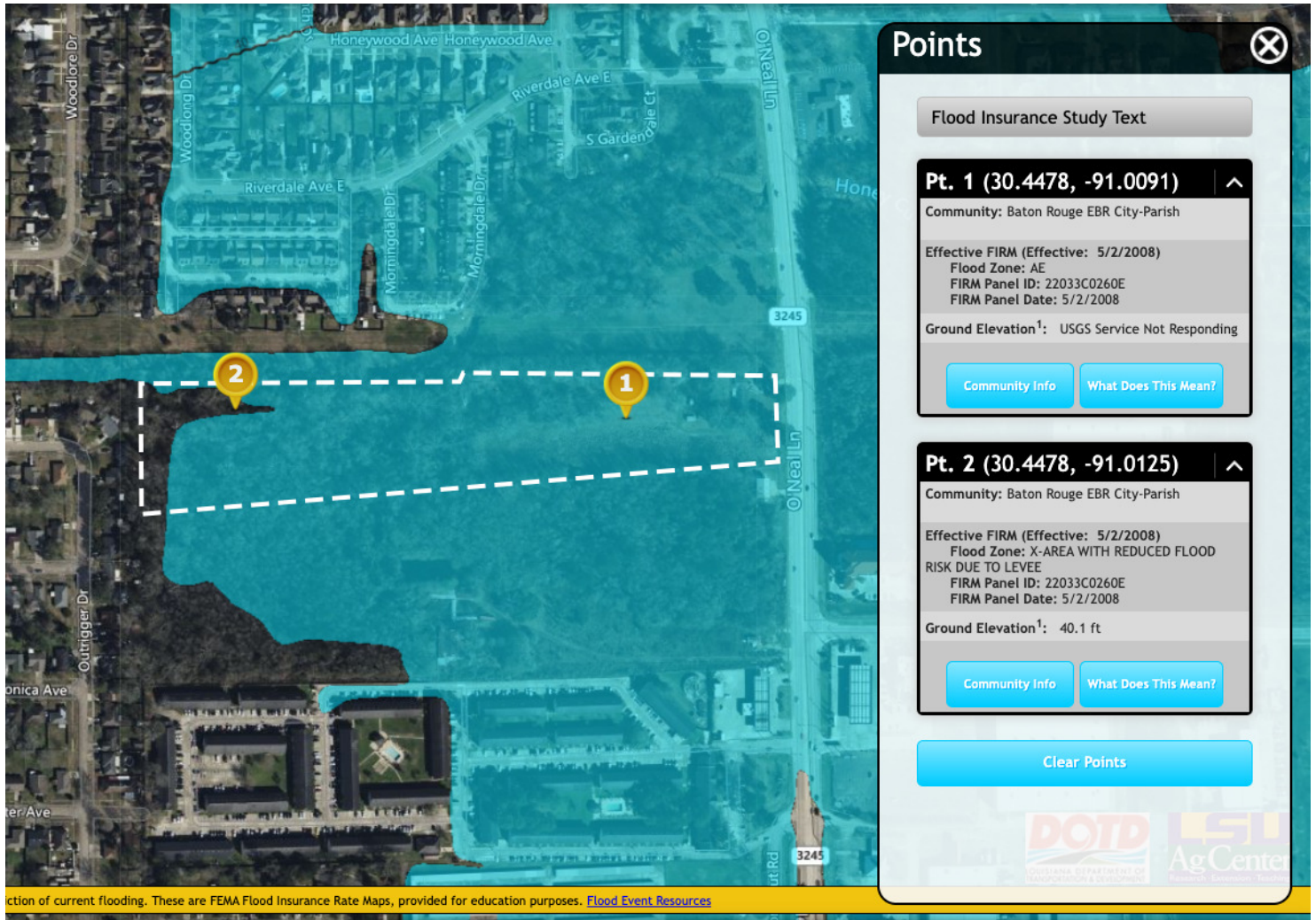
**C1 - LIGHT COMMERCIAL / B - TRANSITION**

Source: The municipality in which the property is located

**CONTACT:**  
**PETER LAVILLE**  
 225.276.7561

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.

# FLOOD ZONE MAP



## FLOOD ZONE AE, X

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

**CONTACT:**  
PETER LAVILLE  
225.276.7561

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.