

**1444 O'Neal Ln**  
Baton Rouge, LA 70816



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**MLS# 2024016155**



**\$2,689,830**

Now available for sale, this expansive 12.93-acre property located at 1444 O'Neal Ln in Baton Rouge offers an unparalleled opportunity for mixed-use development. Positioned just 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 220.50 feet of frontage along highly traveled O'Neal Ln 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 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. Just 0.3 mile north of I-12 and Ochsner Medical Center (150 beds) 220.50 FT of frontage along



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