

2914 O Neal Ln
Baton Rouge, LA 70816



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MLS# 202600932



\$375,000

1.32 acres (subject to survey) available on O Neal Lane with strong visibility and direct exposure to heavy daily traffic along this heavily traveled 5 lane commercial corridor. The site offers approximately 165 feet of frontage on the west side of O Neal Ln (LA 3245) and is generally level and mostly wooded. Zoning is primarily C 2 (heavy commercial), with a small strip at the rear zoned B for off street parking. Utilities are readily available, with City of Baton Rouge sanitary sewer and Baton Rouge Water Company water mains located within the O Neal Lane right of way. Located within the City of Baton Rouge and East Baton Rouge Parish, the property sits approximately 1 mile south of the I 12 and O Neal Lane interchange and about 400 feet north of South Harrells Ferry Road. Flood zone is mostly X with a small portion at the rear in AE, subject to confirmation.



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