



# ±7 ACRE DEVELOPMENT TRACT NEAR VISIBLE SIGNALLED INTERSECTION

8899 GREENWELL SPRINGS RD BATON ROUGE, LA 70814



## FOR SALE

# SALE PRICE: \$570,000 (\$1.87/SF)

## 7 ACRES

- ±209.75 FT of frontage on Greenwell Springs Rd (±36,469 daily traffic)
- Near a 4-way, signaled intersection
- Retail-dense corridor with numerous national tenants

### 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, 8899 Greenwell Springs comprises a  $\pm 7$  acre ( $\pm 304,920$  SF) development tract with  $\pm 209.75$  FT of frontage.
- The property is located in a highly traveled area of Greenwell Springs Rd which enjoys  $\pm 36,469$  daily traffic.
- This lot is located just seconds from the Greenwell Springs Rd / Joor Rd / Oak Villa Blvd 4-way signaled intersection.
- This corridor is retail-dense and features numerous national tenants including Walgreens, CVS, RaceTrac, AutoZone, Domino's, Taco Bell, and McDonald's.
- The property has just  $\pm 3$  minute access to Airline Hwy at Greenwell Springs and  $\pm 5$  minute access to Florida Blvd and the new  $\pm 3,500,000$  SF Amazon fulfillment center, the largest in the region which employs over  $\pm 3,500$ .

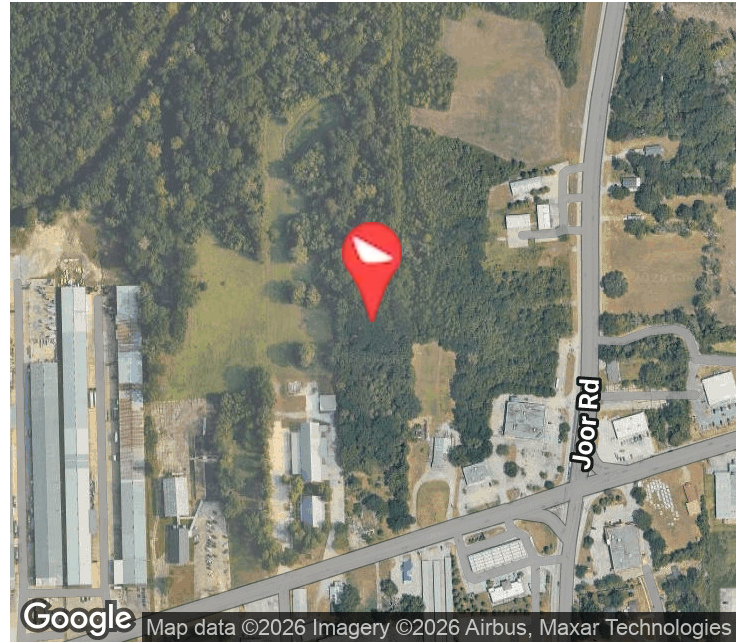
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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	8899 Greenwell Springs Rd
City, State, Zip	Baton Rouge, LA 70814
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Subdivision	Sunnybrook Farms
Cross-Streets	Greenwell Springs Rd at Joor Rd
Location Description	Lot 11 PT
Township	6S
Range	1E
Section	48, 49
Side Of The Street	North
Road Type	Paved
Nearest Highway	Hwy 37 (Greenwell Springs Rd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

## PROPERTY INFORMATION

Property Type	Land - Commercial
Zoning	C-1 - Light Commercial
Lot Size	±7 Acres
APN #	1441558
Lot Frontage	±209.75 ft
Lot Depth	±1,453.7 ft
Traffic Count	±36,469
Traffic Count Street	Greenwell Springs Rd at Joor Rd / Oak Villa Blvd

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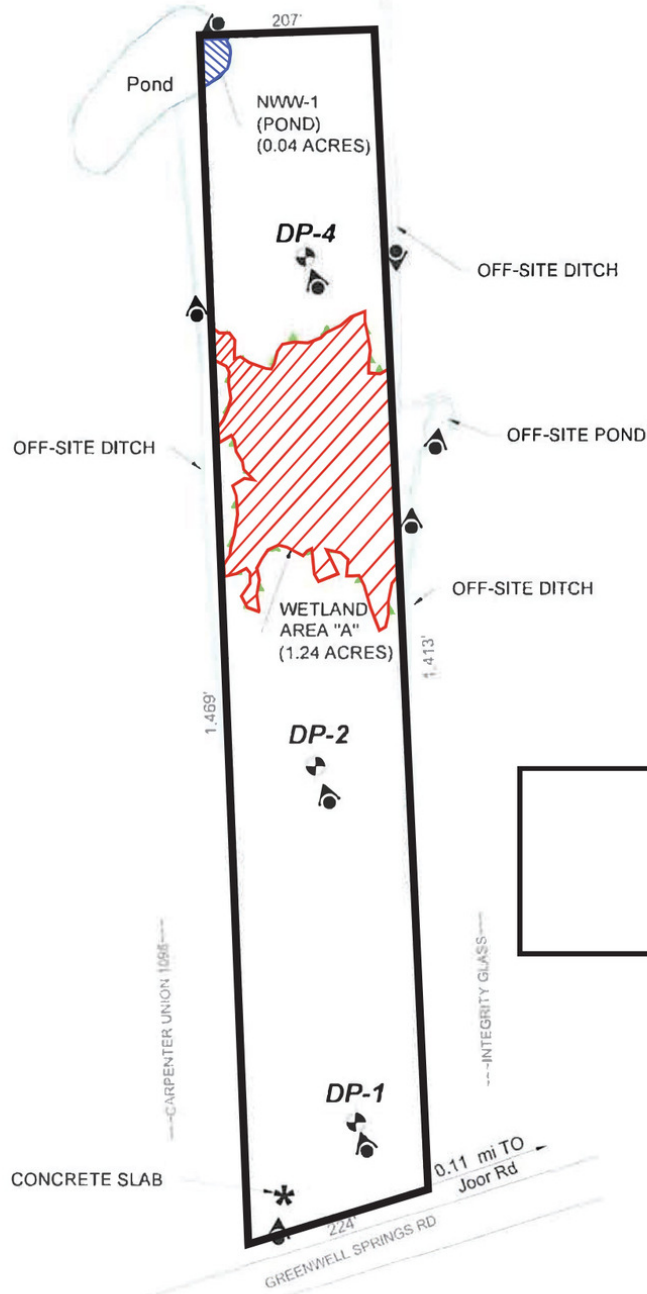
# INTERIOR PHOTOS



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# WETLANDS SURVEY



**US Army Corps of Engineer  
Preliminary Jurisdictional Deter**

**USACE**  
IN HOUSE, 28 APRIL 2025  
**BOTANIST** DR. GENEVIEVE WALL  
**FOR** JAFRI-AGHA, KOKAB TAJ F.  
**ACCOUNT #** MVN-2025-00101.

-  **Wetlands**
-  **Non-wetlan**
-  **JD Review A**



East Baton Rouge Parish, Loui

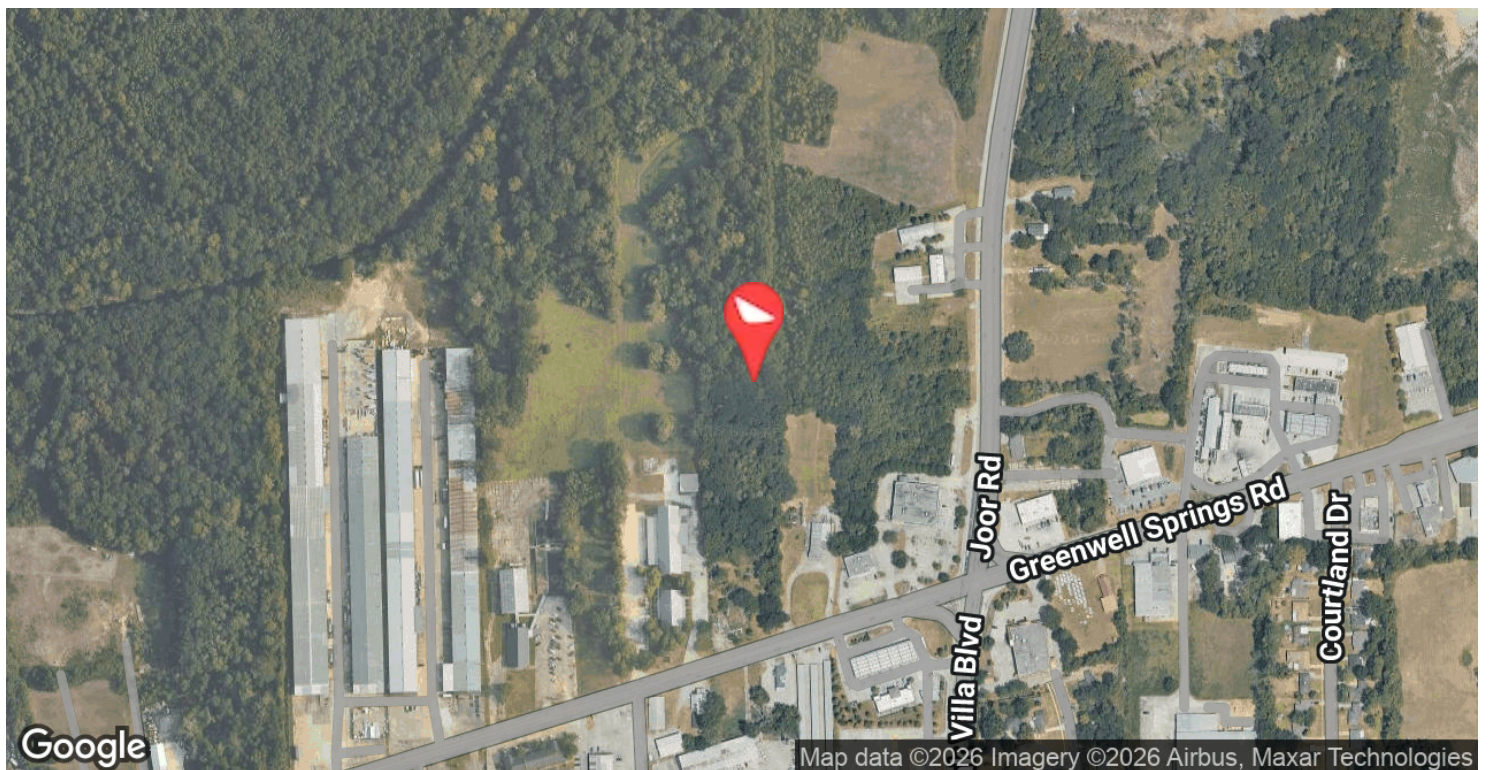
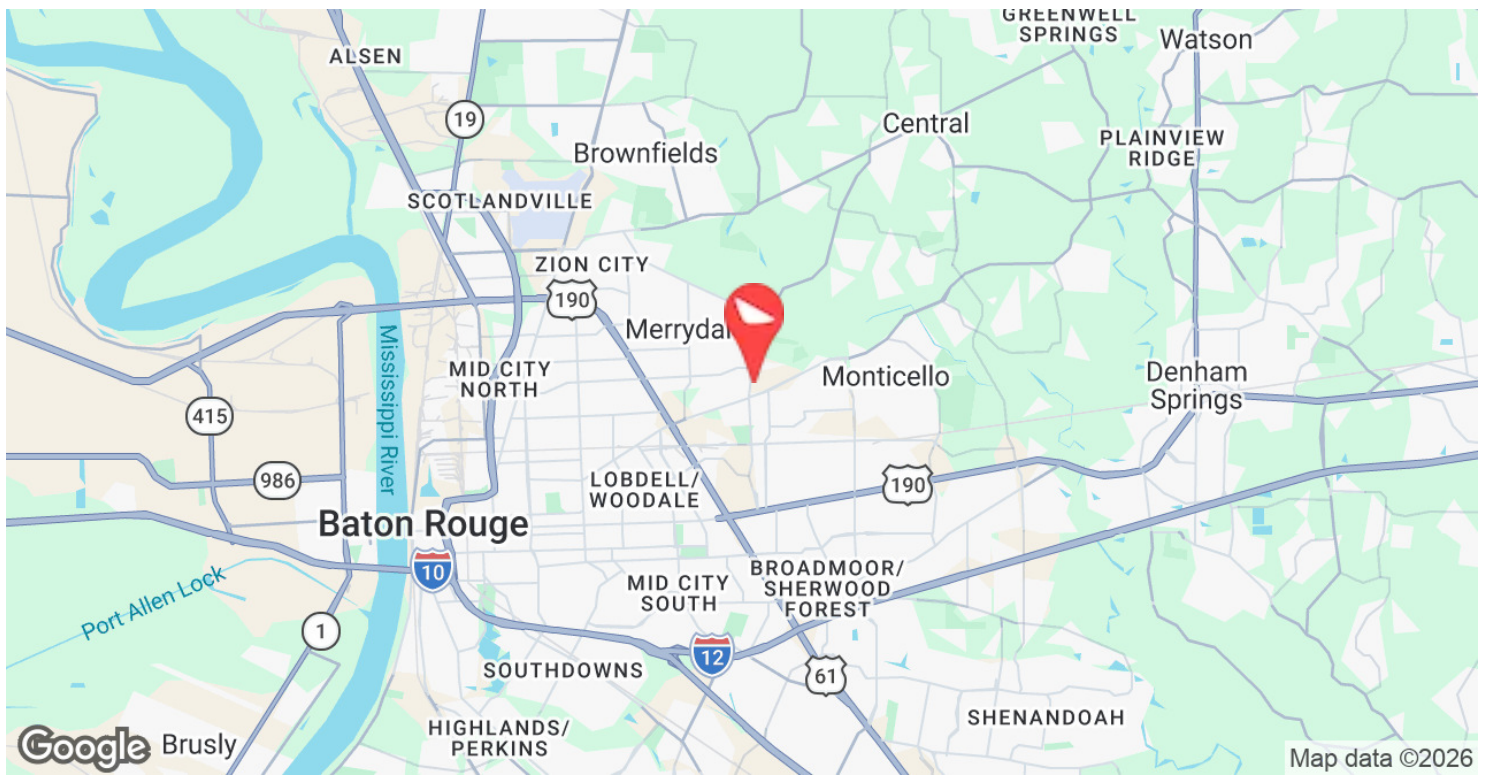
**D & S  
ENVIRONMENTAL SERVICE**

Project. No.: 06-2024-JDM Date: 2024.10

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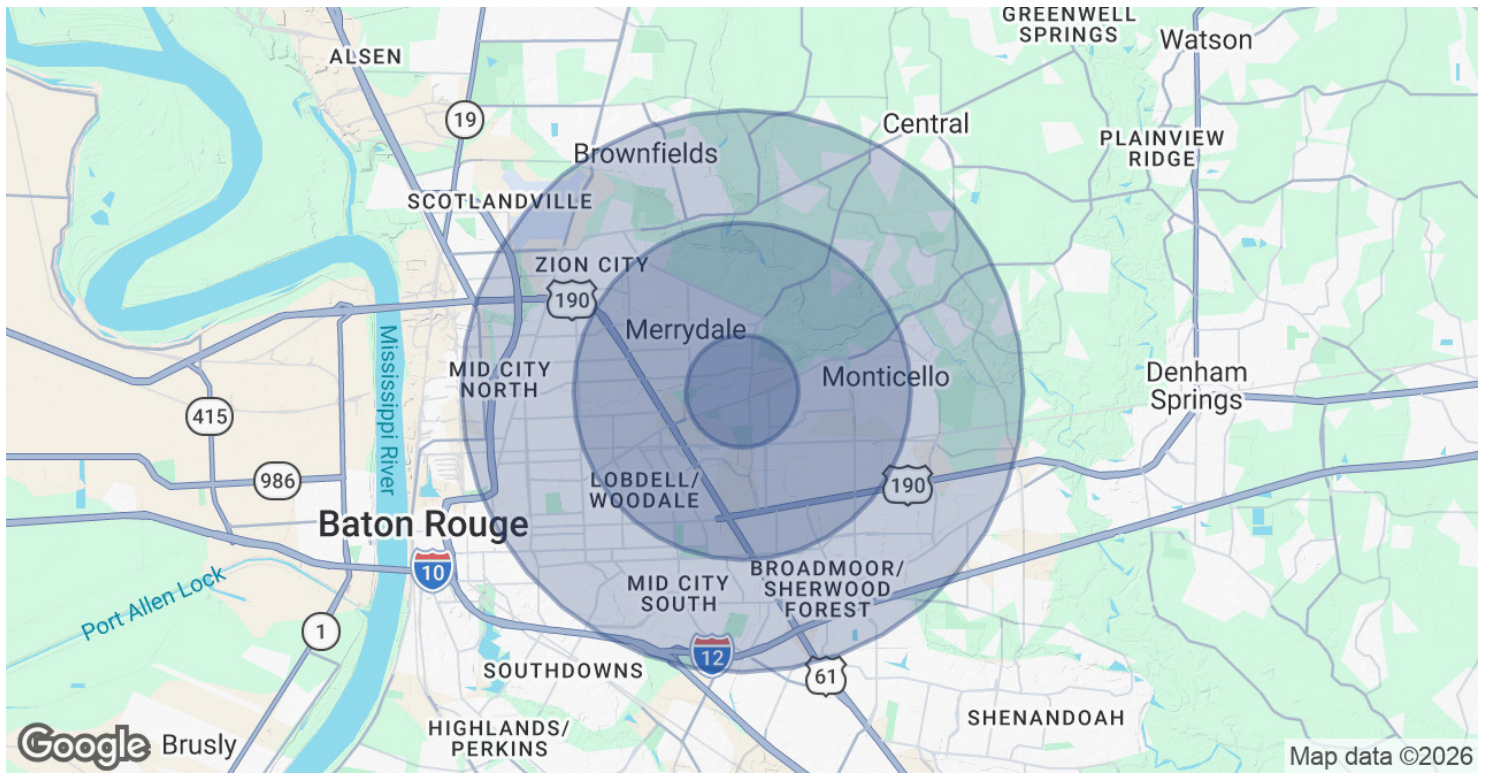
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,595	62,157	169,102
Average Age	40.9	34.6	35.6
Average Age (Male)	43.8	33.2	33.4
Average Age (Female)	38.1	37.1	37.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,768	26,578	73,846
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$39,343	\$43,659	\$55,763
Average House Value	\$232,340	\$139,178	\$163,239

2020 American Community Survey (ACS)

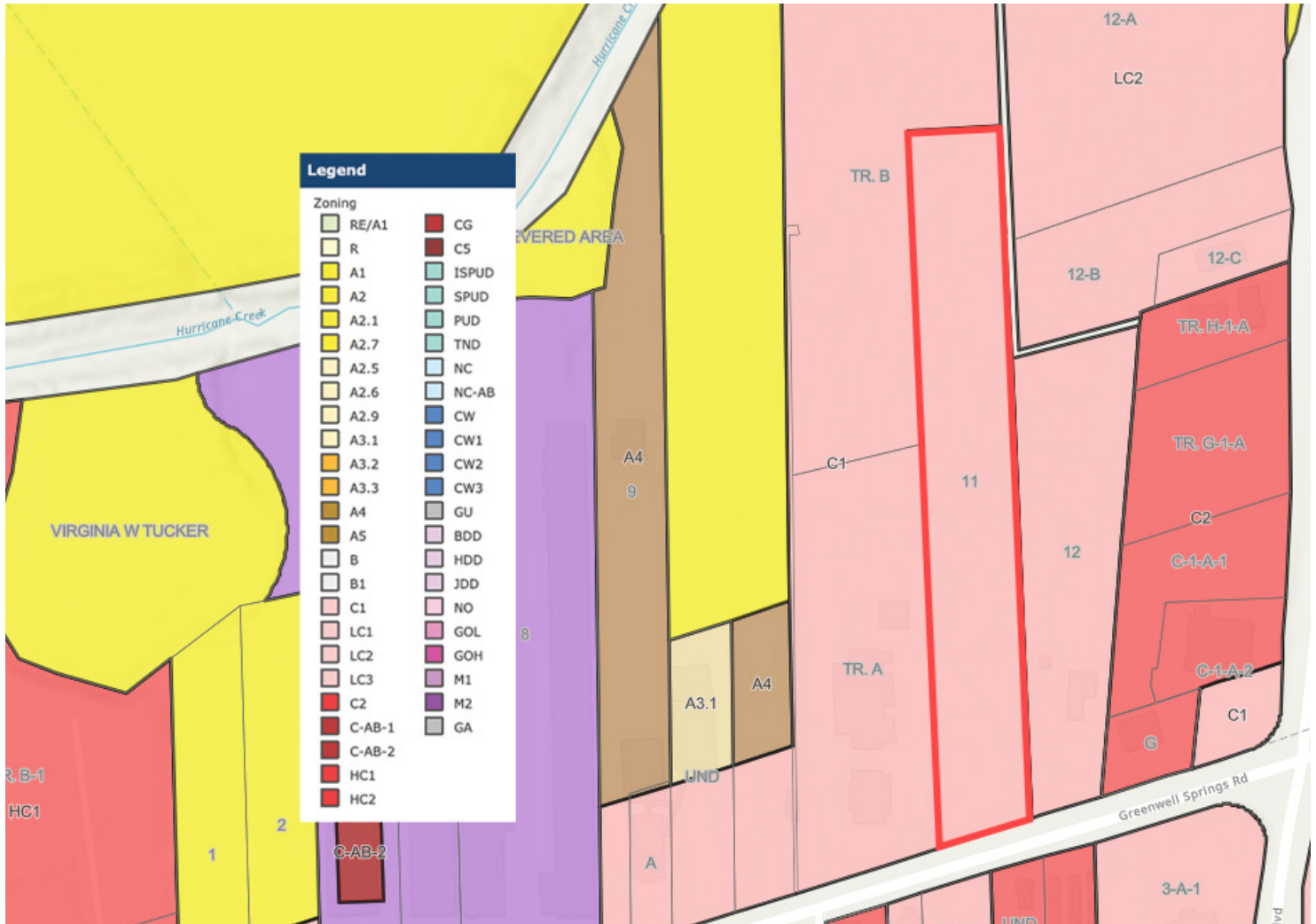
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# ZONING MAP



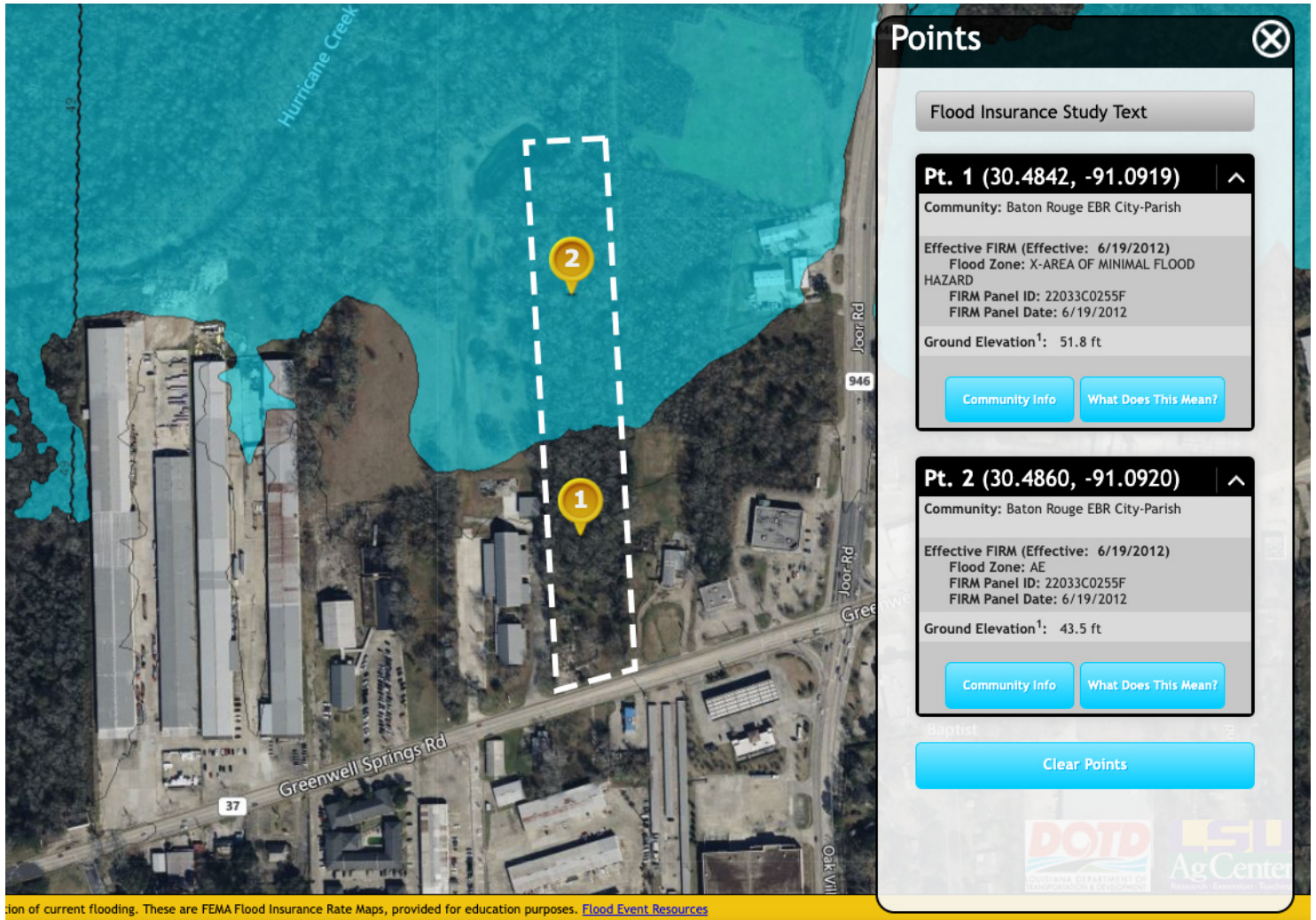
## C-1 - LIGHT COMMERCIAL

Source: The municipality in which the property is located

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# FLOOD ZONE MAP



tion of current flooding. These are FEMA Flood Insurance Rate Maps, provided for education purposes. [Flood Event Resources](#)

## FLOOD ZONE X, AE

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

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