Lots/Land - Other MLS# 2024015727 Status Active **MLS Listing**

ListPrice For Lease

Submit Offer \$420,000

Click photo to enlarge or view multi-photos.

Address 1326 NORTHWEST BLVD Franklin

Acreage LotDimen 14.87 14.87 ACRES

70538 FrontFt Zip Parish ST MARY MinSaFt Lot#/PrcID Area 76 Franklin MapPage

7 Map Key PresentUse Agriculture

Subdiv Other

Schsystem St Mary Parish PotentialUse Agriculture, Commercial

InCity

LOT 7-D, LOT POR 13F(b), 2.74 AC LOT 5F(b), LOT 1F(a), LOT POR NO ... Legal

Directions



Mobile Home Allowed Divisible LOT DESCRIPTION Level Lot

LOCATION Rural Parish Road RFront, ROAD FRONTAGE

Paved RFront

IMPROVEMENTS None WATER/SEWER **Public Water Electric Available** UTILITIES

RESERVED FINANCING

RESTRICTIONS No Mobile Restrict No Resrv

Cash Fin, Conventional Fin, FHA Fin, VA Financing

RESERVED

PRICE INCLUDES Nothing Incl

MRts MRts Owned

Crossing Pla Easements

Assn Fee \$/Year Wooded % Cleared %

Pasture % Crop % Tim Val % Type Tim Wetlands

MRts Lsed MRts Desc

N

Remarks INVESTOR ALERT!!! 14.87 ACRES OF PRIME REAL ESTATE!! HIGHLY VISIBLE WITH HIGH TRAFFIC COUNTS DUE TO IT'S LOCATION ON THE CORNER OF US HWY 90 (FUTURE I-49 CORRIDOR) AND NORTHWEST BLVD. WITH US 90 ENTERING TEXAS AT THE STATE LINE OVER THE SABINE RIVER AS A PART OF I-10, THIS AREA IS A MAJOR THROUGHWAY FOR SOUTHERN LOUISIANA MAKING FOR AN EXCELLENT BUSINESS OPPORTUNITY! LOCATED IN HISTORIC FRANKLIN AND ONLY ABOUT 45 MINUTES OUTSIDE OF LAFAYETTE THIS PROPERTY PROVIDES ACCESS TO MUCH OF THE LOCAL INDUSTRIES INCLUDING: BOAT MANUFACTURING, 2 SUGARCANE MILLS, CARBON BLACK MANUFACTURING, RUBBER & POLYURETHANE MANUFACTURING, AS WELL AS, THE OIL & GAS

"SELLERS ELECT TO SELL PROPERTY WITH FULL WAIVER OF WARRANTY & REDHIBITION RIGHTS AT THE ACT OF SALE PER LAC.C. ART. 2520 AND LAC.C. ART. 254...

List Agent 17_19 Christine Foret - Cell: 985-856-7787 Lic#: 77725

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CENTURY 21 Action Realty Inc

Show Anytime

Co-LstAgt

Limited Service N List Type ER

DATE HISTORY

Listing Date

8/14/2024

Buyer

Lender

Sold Terms

Expiration Date

BuyerAgt

Pending Date **PriClsDate**

Prepared By:

Sold Date

Christine Foret

Sold \$

Sold \$/Acre 0.00

Conc

DOM/CDOM 114 Sold Date

"-Information deemed reliable but not guaranteed- The property's listed/sales price is based on the value as whole, which includes many factors and it's not based upon the square footage of the property. Copyright: 2024"

CoByrAgt

12/6/2024, 1:17 PM