

ALL FIELDS CUSTOMIZABLE



MLS#

Class

Property Type

Address

Subdivision

Lot #

City

Parish

Zip

Area

2024003167

Lots/Land

Commercial

1330 NORTHWEST BLVD

Other

11D+/-

Franklin

ST MARY

70538

76 Franklin

Status

List Price

Acres

Divisible

List Price/Acre

Type Offer

Mobile Allowed

Zoning

Wetlands

Cumulative DOM

Active

\$1,100,000

32.81

33,526.36

Yes

82





LEGAL DESCRIPTION

Legal Description Lot 13Fa, 2Fa, 4Fa, 5Fa, 6F, 9Fb, 12F, 8F, 11D, 7Fb DIANE LUKE NUGENT ET AL PART PER PLAT 27H 206574 DWG NO 6350

DIRECTIONS

Directions HWY 90 HEADING WEST, PROPERTY IS ON THE CORNER OF HWY 90 AND NORTHWEST BLVD

GENERAL

School system	St Mary Parish	Pasture %	
In City Limits		Cleared %	100.00
Lot Dimensions	32.81	Crop %	
Mineral Rights	RESERVED	Wooded %	
Mineral Rights Leased		Timber Value %	
Mineral Rights Owned %		Type Timber	

REMARKS

Remarks INVESTOR ALERT!!! 32.81 ACRES OF PRIME REAL ESTATE!! HIGHLY VISIBLE WITH HIGH TRAFFIC COUNTS DUE TO IT'S LOCATION ON THE CORNER OF US 90 (FUTURE CORRIDOR I-49) 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 LA AND ONLY ABOUT 45 MINUTES OUTSIDE OF LAFAYETTE THIS PROPERTY PROVIDES ACCESS TO MANY OF THE LOCAL AMENITIES AND ATTRACTIONS AND GROWING MEDICAL COMMUNITY INCLUDING THE NEWLY BUILT FRANKLIN FOUNDATION HOSPITAL AND WELLNESS CENTER. AREA DEMOGRAPHICS INCLUDE LAFAYETTE REGIONAL AIRPORT, PORT OF WEST ST MARY, BOAT MANUFACTURING, 2 SUGARCANE MILLS, CARBON BLACK MANUFACTURING, RUBBER & POLYURETHANE MANUFACTURING, AS WELL AS THE OIL & GAS INDUSTRY. ALSO, VIDEO GAMING IS APPROVED IN THIS PARISH! DON'T LET THIS AMAZING INVESTMENT OPPORTUNITY SLIP AWAY! SELLER WELCOMING OFFERS. ALL MEASUREMENTS TO BE VERIFIED BY BUYER.

REALTOR REMARKS

Realtor Remarks ANY AND ALL MEASUREMENTS, ZONING RESTRICTIONS, AND FLOOD ZONE TO BE VERIFIED BY BUYER

FEATURES

FINANCING Cash Fin Conventional Fin	PRESENT ZONING/USE Commercial	RESTRICTIONS Pipeline Restrict	SUBDIVISION AMENITIES Subd Medical Facilities
IMPROVEMENTS None	PRICE INCLUDES Land Incl	ROAD FRONTAGE Interstate RFront State Road RFront	UTILITIES Cable Available Electric Available Gas Available
LOCATION Historic Area	POTENTIAL USE Commercial Res Multi Family Res Single Family	SHOWING Call ShwTime 800-746-9464	WATER/SEWER Public Water Available
LOT DESCRIPTION Corner Lot Level Lot	RESERVED No Resrv		SPECIAL SALES TYPE As Is

SOLD STATUS

Sold Date	Project Close Date
Sold Terms	Pending Date
Sold Price	
Sold Price/Acre 0.00	
Concessions Comments	

ADDITIONAL PICTURES