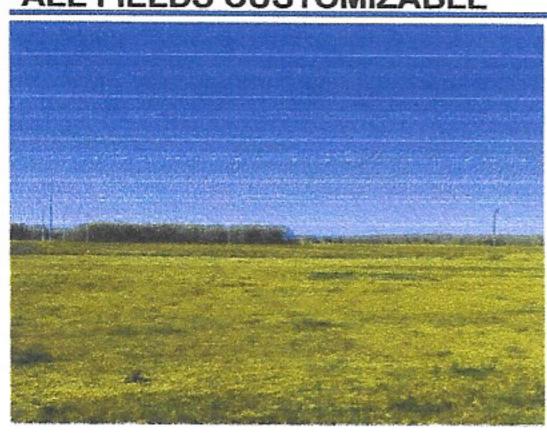
ALL FIELDS CUSTOMIZABLE



MLS# 2024003167 Class Lots/Land Property Type Commercial Address **BLVD**

Subdivision

Lot#

Parish

City

Zip

Area

1330 NORTHWEST Other 11D+/-Franklin ST MARY 70538 76 Franklin

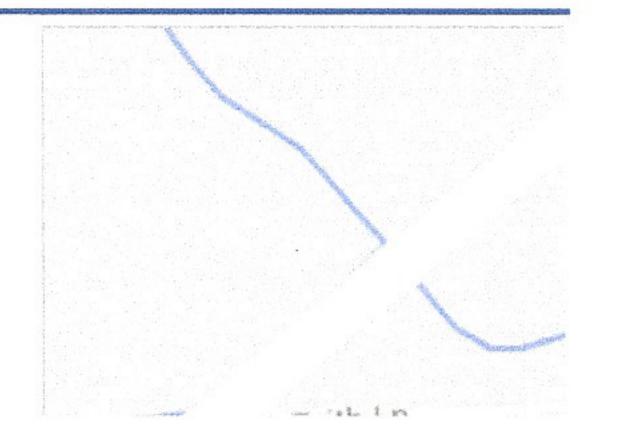
Status Active **List Price** \$1,100,000 Acres 32.81 Divisible

List Price/Acre 33,526.36 Type Offer

Zoning Wetlands

Mobile Allowed

Cumulative DOM 82











Yes













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

In City Limits

Lot Dimensions 32.81 Mineral Rights RESERVED

Mineral Rights Leased Mineral Rights Owned % Pasture %

Cleared % 100.00

Crop % Wooded % Timber Value % 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 **IMPROVEMENTS** None LOCATION Historic Area LOT DESCRIPTION Corner Lot Level Lot

PRESENT ZONING/USE Commercial PRICE INCLUDES Land Incl POTENTIAL USE Commercial Res Multi Family Res Single Family **RESERVED** No Resrv

RESTRICTIONS Pipeline Restrict ROAD FRONTAGE Interstate RFront State Road RFront SHOWING Call ShwTime 800-746-9464

SUBDIVISION AMENITIES Subd Medical Facilities UTILITIES Cable Available Electric Available Gas Available WATER/SEWER Public Water Available SPECIAL SALES TYPE As Is

SOLD STATUS

Sold Date **Sold Terms Sold Price**

Sold Price/Acre 0.00 **Concessions Comments**

Project Close Date Pending Date

ADDITIONAL PICTURES