

PROPERTY SUMMARY

This 5.02-acre industrial site in Zachary, LA, presents a rare opportunity in a rapidly growing market where industrial land is scarce. Positioned in an established industrial corridor with access to water and sewer, it offers prime development potential for logistics, storage, or manufacturing operations. The connection between LA-964 (Old Scenic Hwy) and LA-61 provides unimpeded access for transportation and distribution, making it an ideal route for businesses serving major local plants such as Exxon Mobil and Georgia Pacific. With limited M1-zoned land available in the area, this property presents a strong investment for businesses looking to expand in a high-demand industrial market.

OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	±5.02 Acres
Price/SF:	±\$2.75 PSF
Zoning:	M1

PROPERTY HIGHLIGHTS

- 350 feet of frontage and 606-foot depth for flexible development.
- Suitable for laydown yard, build-to-suit warehouse, or storage facility.
- Water and sanitary sewer access available.
- Seller financing available for flexible purchase or development options.

