

Exceptional Commercial Lot Available

102 Harold Gauthe Rd, Scott, LA

Prime Location Opportunity

Discover a prime development opportunity in the heart of Scott, Louisiana—just off the intersection of Interstate 10 (Exit 97) and Louisiana Highway 93 (LA 93) – featuring 1.96 ± acres comprised of two contiguous parcels at 102 & 104 Harold Gauthe. The site boasts nearly 400 ± linear feet of frontage on Harold Gauthe Road, delivering excellent visibility and access for retail, office, QSR or mixed-use development.



Property Highlights

- Underground utilities already in place: electricity, public water, sewer and fiber – providing a fast-track to development.
- Located in Flood Zone X, offering added peace of mind for lenders and developers.
- Exceptional frontage and access: almost 400 ft of road frontage along Harold Gauthe, connected to the regional corridor of I-10/LA 93.

Property Listing Price:
\$850,000



THE GLEASON GROUP
REAL ESTATE & DEVELOPMENT COMPANY

Contact us today for more information!

Bart Broussard
Peyton Pharr
Nikki Nugier

bart@bartbroussard.com | 337-380-9511

peyton@gleasonla.com | 337-212-6262

nikki@gleasonla.com | 337-351-4060

