Commercial Property Listing Text (LACDB Optimized)

Listing Headline / Title

Prime US Highway 90 Commercial Land | 264' Frontage | ±24,552 SF (~0.56 AC) Site | St. Charles Parish

Property Overview

High-visibility commercial development site featuring **264 feet of prime frontage along the US Highway 90 corridor** in Paradis, Louisiana. Situated on a rectangular ±24,552 SF (~0.56 Acre) site measuring 264' x 93', this lot offers maximum visual exposure and seamless access along one of South Louisiana's busiest commercial and industrial thoroughfares.

Positioned in fast-growing St. Charles Parish—just minutes from Interstate 310 and I-10—this site offers convenient regional connectivity to Metropolitan New Orleans, Houma/Thibodaux, and the River Parishes industrial belt.

Key Site & Location Attributes

- **Exceptional Exposure:** 264 linear feet of continuous direct frontage on US Highway 90.
- **Dimensions:** ~264' W x 93' D (Rectangular parcel).
- **Utilities:** Utilities available to the site.
- **Corridor Demand:** Located in an area driven by strong economic fundamentals and industrial expansion from major employers, including Shell, Valero, Dow, Entergy, and surrounding petrochemical and manufacturing hubs.
- **Scarcity:** Limited commercial land inventory along the US Highway 90 corridor in St. Charles Parish.

Ideal Development & Flexible Commercial Uses

With strong daily traffic counts and flexible commercial site dynamics, this land is ideally suited for:

- Retail, Quick-Service Restaurant (QSR), or Convenience Development
- Professional / Medical / Administrative Office Building
- Contractor Yard, Equipment Sales, or Service-Related Business Staging
- Automotive Repair, Wash, or Fleet Services
- Speculative Commercial or Industrial Investment Development

Recommended LACDB Property Data Fields

Populate these backend fields to ensure your listing ranks in specific broker filters and keyword searches:

Field Name	Input Value
Property Type	Commercial Land / Vacant Land / Industrial Land
Secondary Type	Retail / Office / Service / Contractor Yard / Flex
Total Land Area	24,552 SF (~0.564 Acres)
Frontage	264 Feet (US Highway 90)
Depth	93 Feet
Zoning Class	C-3 / Commercial (Highway Commercial)
Parish / County	St. Charles Parish
Submarket	Highway 90 Corridor / West Bank / River Parishes
Utilities	Water Public, Public Sewer Available
Topography / Lot Shape	Rectangular Lot / Level / Highway Frontage

Commercial Land Opportunity | 15207 US Highway 90, Paradis, Louisiana

Prime commercial land opportunity located along the highly traveled US Highway 90 corridor in Paradis, Louisiana, within St. Charles Parish. This approximately 24,552 square foot site measures 264 feet of frontage on US-90 by 93 feet deep, offering exceptional visibility and direct highway exposure in one of the region's busiest commercial and commuter corridors.

Positioned just minutes from Interstate 310 and providing convenient access to New Orleans, Houma, and the River Parishes, the property is ideally suited for a wide range of commercial development opportunities including retail, office, restaurant, service-related businesses, contractor yard, automotive uses, or investment development.

The site benefits from strong daily traffic counts and excellent accessibility, making it an ideal location for businesses seeking maximum exposure and customer convenience. Utilities are available, and the surrounding area continues to experience steady commercial and industrial growth driven by major regional employers including Shell, Valero, Dow, Entergy, and other petrochemical and manufacturing operations throughout St. Charles Parish.

With limited commercial land inventory along US-90, this property presents a rare opportunity to secure a strategic highway frontage location in a growing market with strong economic fundamentals and continued development activity.

Property Highlights

- ±24,552 SF commercial site
- 264' frontage on US Highway 90
- Approx. 93' depth
- Excellent highway visibility and access
- Minutes from Interstate 310
- Strong traffic counts and regional connectivity
- Utilities available
- Located in growing St. Charles Parish commercial corridor
- Ideal for retail, office, service, or investment development