

+/- 14.93 Acres next to Walmart on LA-3089

1500 Marchand Dr., Donaldsonville, LA

Prime Location Opportunity

Position your project at the heart of Donaldsonville's main retail corridor. This 14.93± acre tract sits on the 1500 block of Marchand Drive (LA Hwy 3089), directly adjacent to Walmart and surrounding Taco Bell and Burger King, delivering immediate visibility, brand adjacency, and daily destination traffic. With flexible acreage and strong regional draw along LA-3089, the site is uniquely suited for anchor big-box, grocery or general merchandise, a multi-tenant retail center with outparcels, select-service hotel, or medical/office campus.

Developers will appreciate the frontage along Marchand/LA-3089 and the natural pad site potential near national quick-service neighbors. The tract's size supports a phased master plan—think primary anchor with outparcel pads—or a single-user concept, with subdivision potential (subject to approvals). Proximity to established national brands and daily needs retail creates a powerful ecosystem for both soft-goods and service users, while the corridor's traffic and rooftops support hospitality and medical office demand.

Deliver the concept your tenants want: large-format box, junior anchors, restaurant lineup, hotel, urgent care/clinic, or professional office—this location puts you in the middle of the action.



Property Highlights

- **Adjacency:** Directly next to Walmart; site surrounds Taco Bell & Burger King
- **Use Potential:** Anchor big-box, retail center with pads, hotel, medical/office
- **Visibility/Brand Synergy:** Premier placement in Donaldsonville's primary retail corridor
- **Concept Flexibility:** Pads + anchor, or single-user campus; ideal for phased development
- **Access:** Multiple curb-cut opportunities subject to DOTD/local approvals
- **Utilities:** Public utilities believed available—buyer to verify

Property Listing Price:

\$775,000



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Contact us today for more information!

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