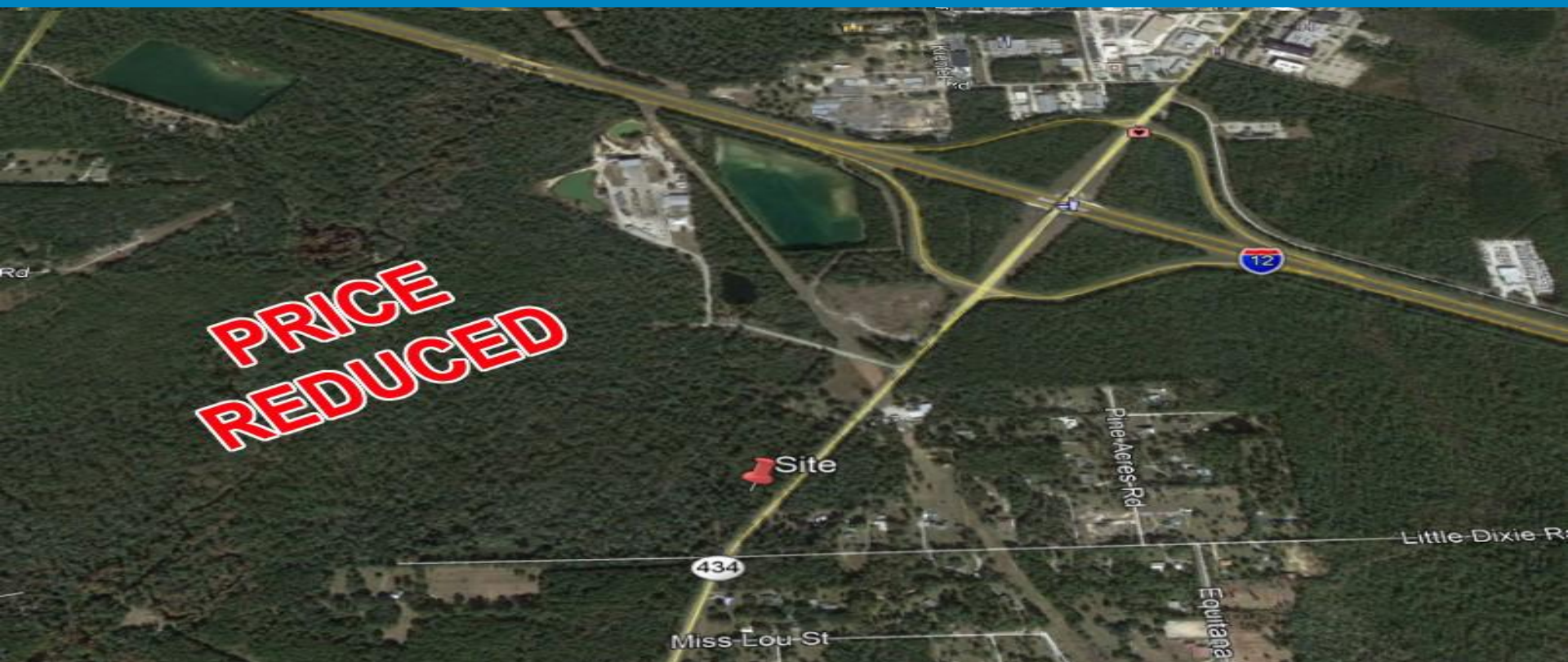




HWY 434 DEVELOPMENT SITE FOR SALE 1/4 MILE FROM I-12 | LACOMBE, LA



LAND AREA

A single development parcel/sites fronting La. Hwy. 434: Lot 8: 7.75+/- Acres
The site is 1/4 mile from Interstate 12

CONDITION

The property is presently unimproved, wooded and has minimal wetlands concerns. All utilities are to Site. State Highway frontage.

POSSIBLE FUTURE USES

Retail, Industrial, Hi Tech, Fuel/C-store, Mechanic Shop, Self Storage, Medical Offices

ZONING

A-1
Easily changed to AMD (Advanced Manuf. & Distribution)

SALE PRICE PSF

\$2.40 psf

SALE PRICE

\$810,000

Max J. Derbes, Inc.
REALTORS ■

CONTACT

BERT DUVIC, CCIM, SIOR

OFFICE

504.733.4565
bertd@maxderbes.com

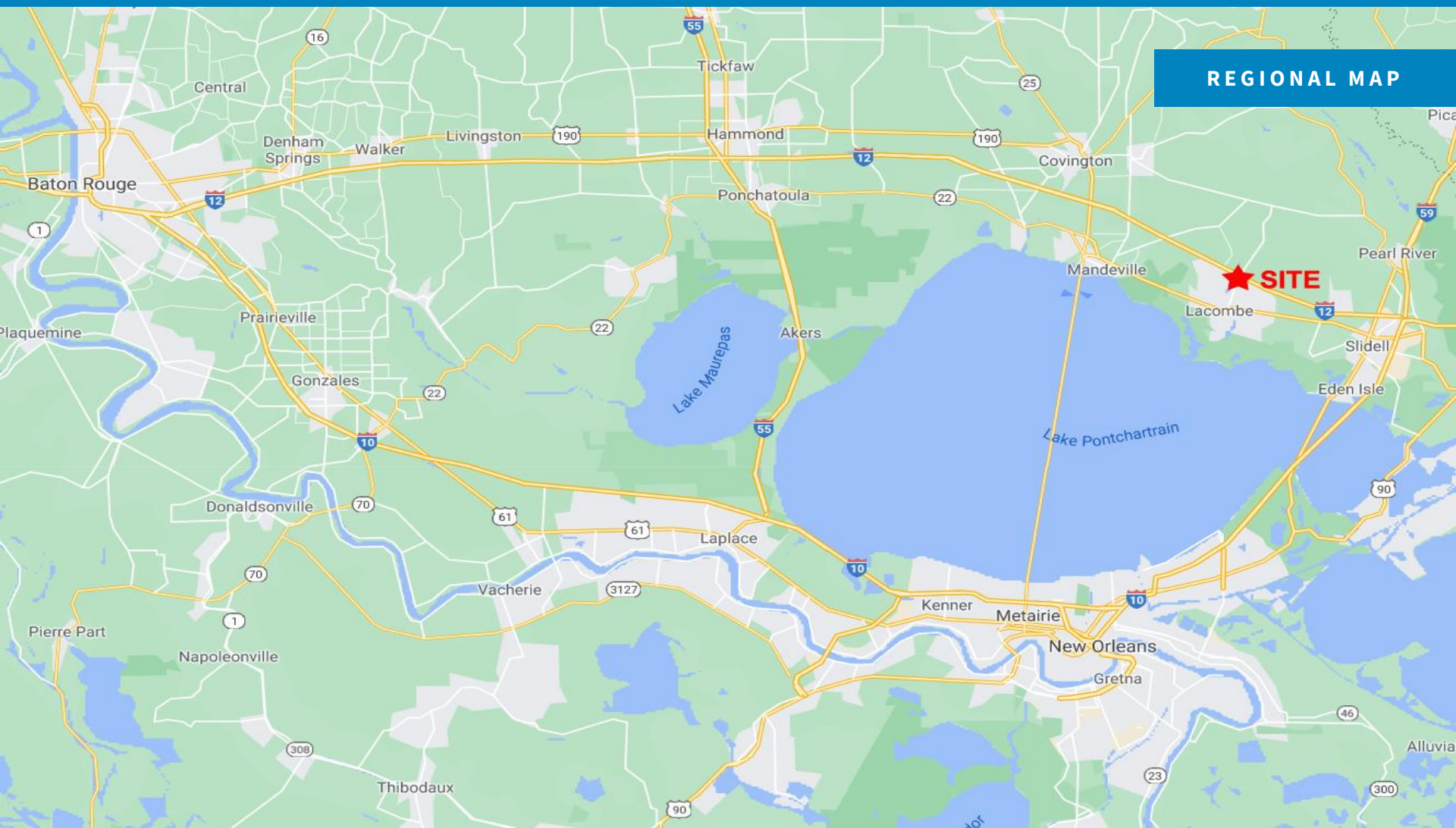
Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





HWY 434 DEVELOPMENT SITE FOR SALE

1/4 MILE FROM I-12 | LACOMBE, LA



REGIONAL MAP

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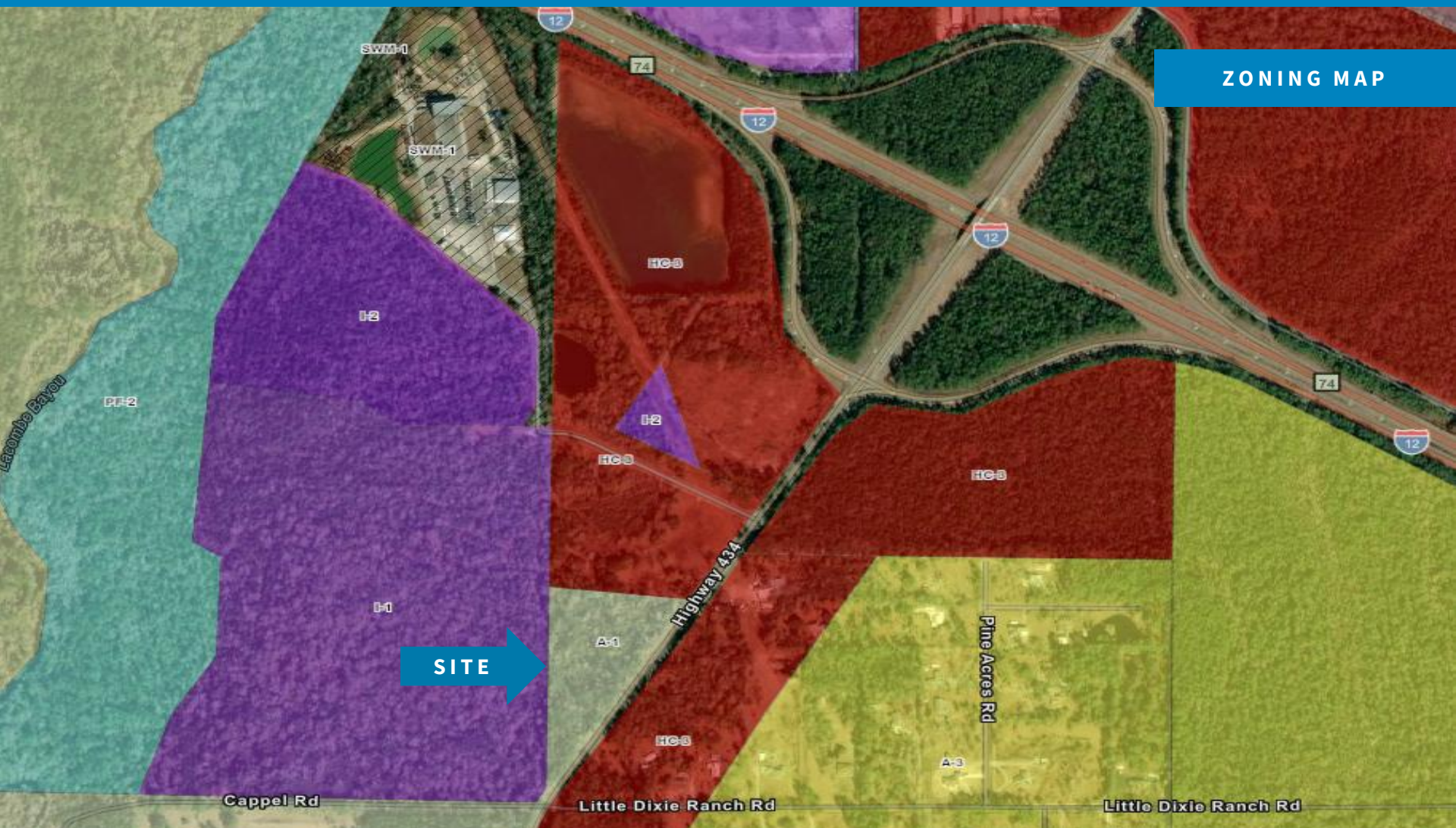
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HWY 434 DEVELOPMENT SITE FOR SALE 1/4 MILE FROM I-12 | LACOMBE, LA

ZONING MAP



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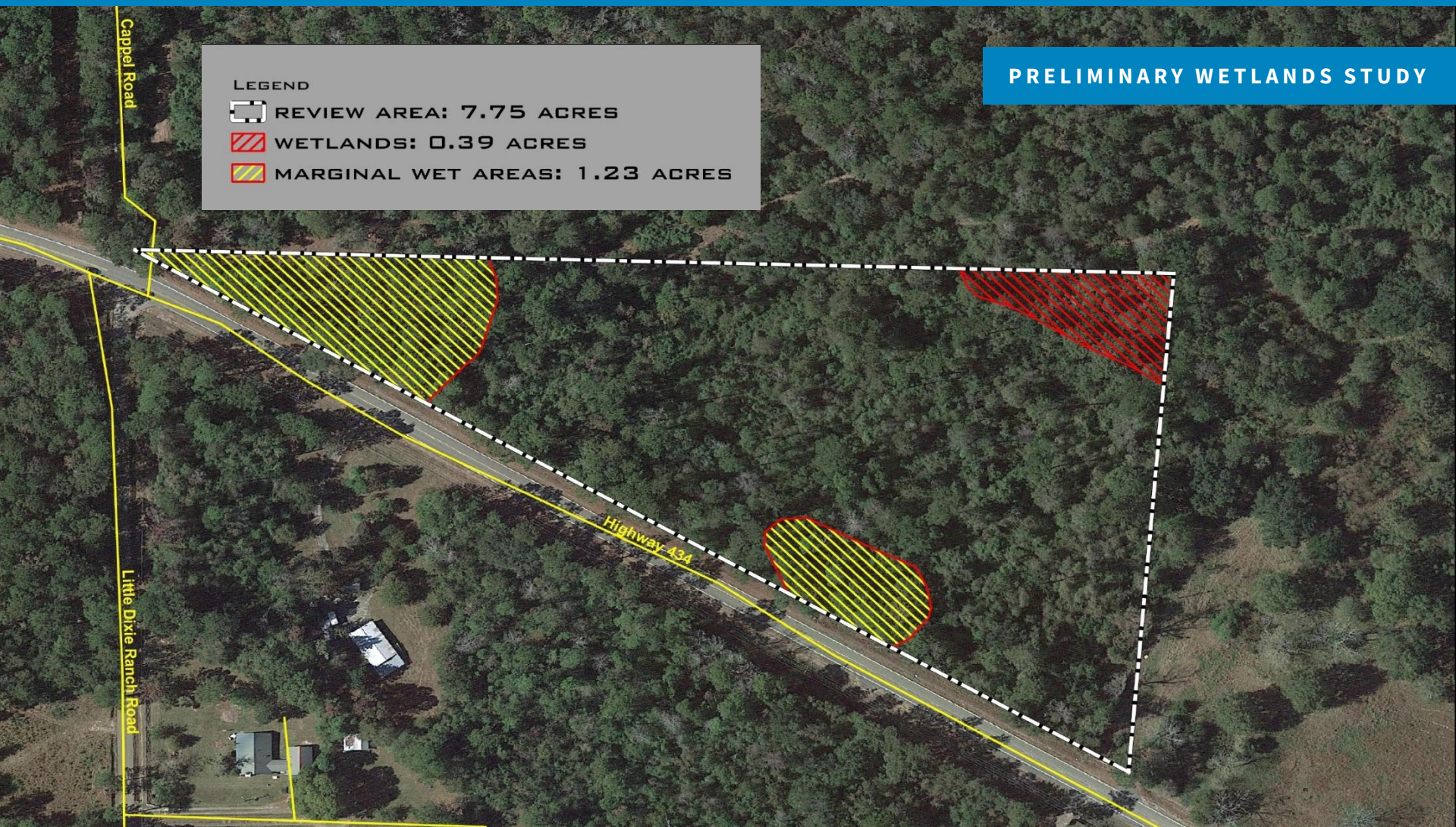
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PRELIMINARY WETLANDS STUDY

LEGEND

- REVIEW AREA: 7.75 ACRES
- WETLANDS: 0.39 ACRES
- MARGINAL WET AREAS: 1.23 ACRES

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