

1045 Yokely Rd
Franklin, LA 70538



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\$254,600

INVESTOR ALERT!! 6.76 ACRES OF PRIME REAL ESTATE IN CLOSE PROXIMITY TO US HWY 90 (FUTURE I-49 CORRIDOR) WITH US 90 ENTERING TEXAS AT THE STATE LINE OVER THE SABINE RIVER AS A PART OF I-10, THIS AREA IS A MAJOR THROUGHWAY FOR SOUTHERN LOUISIANA MAKING FOR AN EXCELLENT BUSINESS OPPORTUNITY. PROPERTY ALSO BACKS UP TO THE RAILROAD FOR ANOTHER MEANS OF SHIPPING AND RECEIVING. LOCATED IN HISTORIC FRANKLIN LA AND ONLY ABOUT 45 MINUTES OUTSIDE OF LAFAYETTE THIS PROPERTY IS AMONG MANY DIFFERENT TYPES OF INDUSTRY INCLUDING BOAT MANUFACTURING, 2 SUGARCANE MILLS, CARBON BLACK MANUFACTURING, RUBBER & POLYURETHANE MANUFACTURING, AS WELL AS, THE OIL & GAS INDUSTRY. THE LAFAYETTE REGIONAL AIRPORT AND THE PORT OF WEST ST MARY ARE ALSO CLOSE BY. DON'T LET THIS AMAZING INVESTMENT OPPORTUNITY SLIP AWAY! ALL MEASUREMENTS, ZONING, AND RESTRICTIONS TO BE VERIFIED BY BUYER.



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