

**8730-8760 Pecue Ln**  
Baton Rouge, LA 70809

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**MLS# 2024016154**



**\$1,870,466**

8730, 8760 Pecue Lane, now available for sale, present a unique ground-up development opportunity in an area undergoing major infrastructure upgrades. The lots are situated at the upcoming I-10 Exit at Pecue Lane, promising high visibility and accessibility. Lots 23-A and 23-B, totaling 1.16 acres, will be sold together, while Lot 24, comprising 1.10 acres, can be sold separately. This configuration provides flexibility for numerous development strategies. With approximately 300 feet of combined frontage and the current daily traffic of 107,739 vehicles, (expected to increase following the completion of the project at the end of 2025) these lots are ideally positioned for businesses seeking high exposure. Through the DOTD's \$70mm project, the area is undergoing significant enhancements, including the widening of Pecue Lane, set to transform the area into a major commercial hub and enhancing the lots' potential for retail or other uses. The project is anticipated to ensure improved connectivity / traffic flow and reduced congestion in the area, further enhancing its appeal for development. Situated at the upcoming I-10 Exit at Pecue, ensuring high visibility and accessibility Highly visible with 300 FT of combined frontage currently 107,739 daily traffic Area to become a major commercial hub, potential for retail or other uses



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