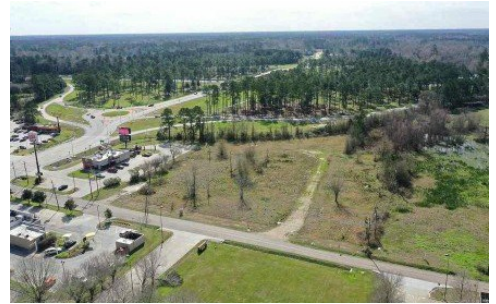


**13346 Pendarvis Ln**  
Walker, LA 70785

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**MLS# 2021006280**



**\$2,250,000**

Seller says bring him offers to buy the land, or NNN long term ground Lease the land, or a combination of both. Located in a Louisiana Opportunity Zone. 2004 Army Corps study show almost (98%) wetland free. Prime Commercial Tract of 3.996 Acres adjoining the DOTD's west-bound on-ramp property on the south, and fronting by Pendarvis Ln on the north, and with neighboring Burger King on the East. Zoning is C-3 Heavy Commercial which includes C-1 and C-2 commercial uses: bank, offices of professional services, commercial storage, new and used car sales, amusement, hospitality, commercial retail, service station, theater, table waited restaurant, Mobile home/RV sales, or combination of uses. (no mobile home park) Email offers or questions Motivated Seller \*Seller cannot represent the Buyer as Buyer's agent since he is the Owner and a licensed realtor in the State of Louisiana



**Danny Achord**  
Phone: (225) 931-3292  
Supreme

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