

11545 Burgess Ave
Walker, LA 70785



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MLS# 2024017131



\$399,000

This expansive 12.56-acre parcel, located within the city limits of Walker, Louisiana, offers a unique and versatile opportunity for developers. With approximately 1,117 +/- feet of road frontage on Burgess Ave and zoning as RC (Residential-Commercial), this property provides one of the most flexible and desirable development options in the area. Positioned less than 2 miles from Juban Road, this site offers easy access to both I-12 via the Juban Rd & Walker exits, ensuring seamless connectivity to key transportation routes. Its prime location is directly across from Northshore Technical Community College, enhancing its appeal for commercial, residential, or mixed-use development projects. Livingston Parish, where the property is located, continues to be one of the fastest-growing parishes in Louisiana, making this property an excellent long-term investment. The site sits just inside of the Denham Springs/Walker line, placing it at the nexus of thriving communities, business growth, and a rising demand for residential and commercial spaces. Whether you're looking to capitalize on the rapid expansion of Livingston Parish or develop a landmark project in a high-visibility location, this property presents an unmatched opportunity.



Justin England

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