

1330 Northwest Blvd
Franklin, LA 70538



LOGO COMING
SOON

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MLS# 2024003167



\$1,100,000

INVESTOR ALERT!!! 32.81 ACRES OF PRIME REAL ESTATE!! HIGHLY VISIBLE WITH HIGH TRAFFIC COUNTS DUE TO IT'S LOCATION ON THE CORNER OF US 90 (FUTURE I-49 CORRIDOR) AND NORTHWEST BLVD. 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. LOCATED IN HISTORIC FRANKLIN LA AND ONLY ABOUT 45 MINUTES OUTSIDE OF LAFAYETTE THIS PROPERTY PROVIDES ACCESS TO MANY OF THE LOCAL AMENITIES AND ATTRACTIONS AND GROWING MEDICAL COMMUNITY INCLUDING THE NEWLY BUILT FRANKLIN FOUNDATION HOSPITAL AND WELLNESS CENTER. LOCAL AMENITIES AND INDUSTRY INCLUDE LAFAYETTE REGIONAL AIRPORT, PORT OF WEST ST MARY, BOAT MANUFACTURING, 2 SUGARCANE MILLS, CARBON BLACK MANUFACTURING, RUBBER & POLYURETHANE MANUFACTURING, AS WELL AS THE OIL & GAS INDUSTRY. ALSO, VIDEO GAMING IS APPROVED IN THIS PARISH! DON'T LET THIS AMAZING INVESTMENT OPPORTUNITY SLIP AWAY! SELLER WELCOMING OFFERS. ALL MEASUREMENTS TO BE VERIFIED BY BUYER.



Christine Foret

Phone: (985) 856-7787

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