

## Tract Mm-1-g Florida Blvd Livingston, LA 70754



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**MLS# 2025011074**



**\$99,000**

Prime commercial opportunity on a corner lot 1.43 acres zoned C-1, boasting dual road frontage, 184 feet of frontage along high-traffic Highway 190 (Florida Blvd) & 334' of frontage on Joe Albin Rd in Livingston. Offering excellent visibility & accessibility, this cleared parcel sits in Flood Zone X ready for development with minimal prep. Need more space? Multiple adjoining lots are available, allowing for additional frontage or a larger tract to suit your vision. Just 3.2 miles from I-12 & only 1 mile from the heart of Livingston, this location offers unmatched convenience & connectivity. The flexible C-1 zoning allows for a wide array of potential uses including retail, office, indoor recreation (trampoline parks, laser tag), storage, churches, laydown yards, escape rooms, mini golf, & more. Whether you're a developer, business owner, or investor, this versatile site delivers the exposure, space, & zoning potential to support a wide range of commercial ventures in one of Livingston Parish's most accessible corridors.



**Justin England**

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Kaizen Home Sales and Services, LLC

For full listing details, please scan:

