

3459 S Hwy 1
Port Allen, LA 70767



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MLS# 2025014170



\$1,800,000

Prime 3.65-acre commercial site located just off LA-1 near Walmart, fast food chains, and other national retailers. This site offers excellent visibility, consistent traffic flow, and strong development potential in a high-demand growth corridor. Comprised of four adjacent lots (three at 0.675 acres, one at 1.64 acres), the property is ideally positioned just 1.5 miles south of I-10 and minutes from Baton Rouge. Easy access via Hwy 1 and Beaulieu Lane. Cleared, mostly level, with utilities and a survey available. Perfect for office, warehouse, industrial, flex space, or retail development. Build-to-suit potential.



Trey Willard

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The W Group Real Estate LLC

For full listing details, please scan:

