

6312 Hwy 1
Brusly, LA 70719

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MLS# 2025018029



\$999,900

This sector of West Baton Rouge Parish, specifically the Brusly and Addis area, is ready to support a multi-use development offering goods, services, and potentially residential housing to the community. The 14-acre tract offers highway frontage on LA Hwy 1 and with a corner location at the intersection of Famco Road, and additional frontage at the rear of the lot on Stonewall Extension. Tract dimensions are 190 x 3230 x 188 x 1254 . Also situated on the property is a 60 x 125 fully enclosed warehouse with 3 roll-up doors measuring 14 x 16 and a 750 SF office building that could also be utilized, depending on development plans. With the highly visible highway frontage zoned commercially and the rear of the property agriculturally zoned, the possibilities for development are endless. Owner is willing to subdivide the property based on contract terms. Call agent for more details.



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