

13660 Ball Park Rd
Walker, LA 70785



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MLS# 2025022684



\$140,000

This C-3 zoned heavy industrial lot offers exceptional flexibility for your next venture. Whether you're launching a new operation or expanding an existing one, this versatile zoning supports a wide range of commercial and industrial uses. With room to create, grow, and customize, the possibilities truly are endless. Be sure to review the attached documents for a full list of permitted uses and ideas to help you envision the potential of your future build. As an added benefit, the property sits near a local ballpark at the end of the road, bringing steady traffic flow during baseball season, a valuable boost for visibility and potential customer reach. Your next big opportunity starts right here!



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