

**3261 West Park Avenue**  
Gray, LA 70359



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**MLS# 2026003014**



**\$275,000**

This property is located within a mile of Highway 90, a major thoroughfare connecting west and east Louisiana. With 92 feet of frontage on Hwy 20 and less than 500 Feet from a UPS site, it is an ideal location for retail and light industrial. This property is unrestricted, thus can be used for commercial or residential developments. It could also be subdivided for single family, multi-family, or mobile home lots. Approximately 2.5 acres are cleared, the wooded area extends to the canal.



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