

**1816 Hwy 311**  
Schriever, LA 70395



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**MLS# 2026005653**



**\$590,000**

Strategic investment opportunity in one of the area's most active GROWTH zones. This 2.21 acre cleared and ready-to-build tract offers prime visibility with direct frontage along Highway 311, making it an ideal site for a variety of commercial, industrial or investment uses. Positioned alongside Rebecca Truck Plaza and surrounded by established industrial and commercial operations, the property benefits from consistent traffic flow and a strong business presence. Located directly across from Fletcher Technical Community College, BP and Hunting Energy, and just seconds from Highway 90, this location provides both convenience and accessibility in a rapidly developing corridor. The property has been recently surveyed and professionally staked, offering a clear path forward for development. Access is available via Rebecca Plantation Boulevard, the side street bordering the property, allowing for flexible entry and layout options. Offered below current appraised value, this is a compelling opportunity to secure land in a high-demand area. Restrictive Covenants are in place and copies available upon request. The previous seller retains a right of first refusal, and mineral rights are reserved. If you are looking to position yourself in a growing, high-traffic location with long-term upside, this one deserves your attention.



**Molly Usie**

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**KELLER WILLIAMS REALTY BAYOU P**

For full listing details, please scan:

