

**11545 Burgess Ave**  
Walker, LA 70785



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**MLS# 2026007937**



**\$325,000**

Calling all developers, investors, and visionaries this is one of those rare properties that checks every box. Located inside the city limits of Walker, this 12.56-acre tract offers unmatched flexibility with RC (Residential-Commercial) zoning, allowing for subdivision, mixed-use, or commercial projects all in one location. With approximately 1,117 feet of road frontage on Burgess Avenue, the site delivers exceptional visibility and access ideal for a new residential community, multi-family project, retail strip, or combination of both. Its location directly across from Northshore Technical Community College brings built-in demand and daily traffic, while being less than two miles from Juban Road and I-12 connects you easily to Denham Springs, Baton Rouge, and Hammond. What truly makes this property stand out is its position along the Denham Springs and Walker line a growth corridor in one of Louisiana's fastest-expanding parishes. Livingston Parish continues to see strong population and business growth, creating steady demand for both housing and commercial space. This property sits right where that growth is happening, making it an ideal long-term investment or immediate development play. Whether your vision is to design a residential subdivision, build a mixed-use project, or hold for future appreciation, this land offers endless potential and



**Justin England**

Phone: (225) 588-3165

Kaizen Home Sales and Services, LLC

For full listing details, please scan:

