

**6455 Hwy 1**  
Brusly, LA 70719



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SOON

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**MLS# 2025019105**



**\$1,500,000**

Located in a fast-growing corridor of West Baton Rouge Parish, this 2.16-acre site is perfectly situated for the next development in Brusly. The property has 188 feet of frontage on the service road of LA Highway 1, is 506 deep, and zoned C.1-2. The tract is level and offers high traffic counts and visibility, and is located within a 1-mile radius of newest WBRP Library, ever growing subdivisions, apartment complexes, grocery stores, gas stations, banks, churches, schools, daycare centers, and the local hardware store. Put your vision to work with the possibilities that await this area. West Baton Rouge Parish has experienced a population growth of approximately 20% over the past 10-15 years and the employment rate continues to rise. The parish is investing in new schools and improved roadways to accommodate this pattern of expansion. Vacant land, especially land already commercially zoned, is limited. Call the agent for more details and allow your vision to come to fruition!



**Aimee Blount**

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RE/MAX Professional

For full listing details, please scan:

