

29602 S Frost Rd
Livingston, LA 70754



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MLS# 2026017643



\$575,000

Excellent commercial opportunity in the growing Town of Livingston! This approximately 2.16-acre tract offers an attractive combination of location, infrastructure, and existing site improvements for a variety of potential commercial and business uses. Measuring approximately 247' x 420', the property is cleared, fully fenced with chain-link fencing, and a majority of the site has already been stabilized, providing a substantial head start toward future development. Three-Phase Electrical Service is another valuable improvement that can accommodate a wide range of business needs. Location is a major benefit! Situated approximately one mile from I-12, the property offers convenient interstate access and is strategically positioned between Baton Rouge and Hammond. Livingston is approximately 28 miles from Baton Rouge and 21 miles from Hammond, providing convenient access to two major employment, retail and commercial markets. The Livingston/I-12 corridor continues to benefit from new development and investment. Several companies have announced significant investments and expansions throughout Livingston Parish. Continued residential growth has also helped bring additional restaurants, retail, services and employment opportunities to Livingston and surrounding communities. The site provides flexibility for



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