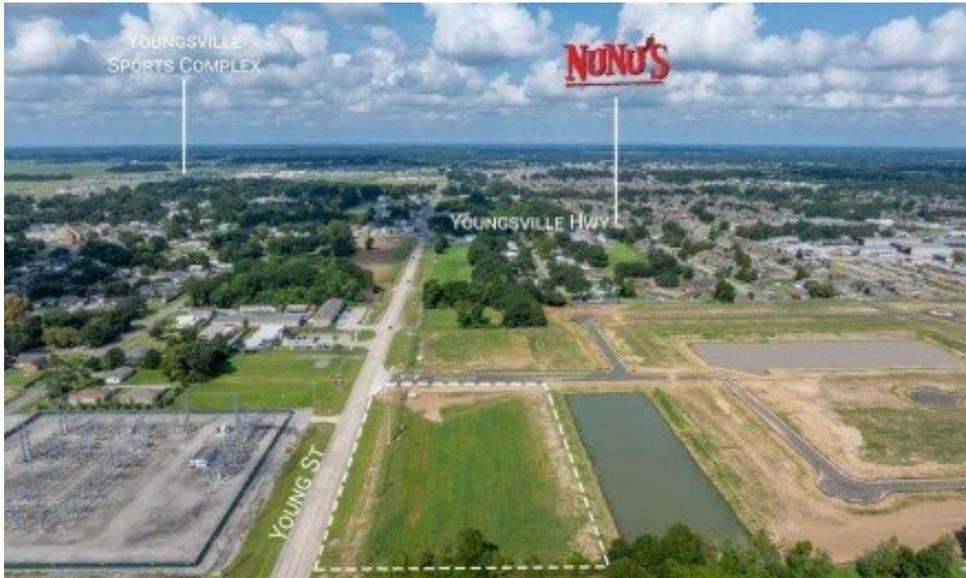


Lot 185 Young Street
Youngsville, LA 70592

LATTER & BLUM

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\$1,420,000

Presenting a unique opportunity for a new commercial build-out on a prime 3.26-acre parcel, ideally positioned at the entrance of the Southern Trail subdivision. This rapidly growing residential community features 183 planned homes, with over half of lots already sold - underscoring strong demand and continued development momentum. Residential home construction is set to begin in Winter 2025. Strategically located along Highway 92, this site offers outstanding visibility and accessibility, making it an ideal location for retail, service-oriented businesses, or professional offices aiming to serve the expanding Southern Trail neighborhood and surrounding areas. Capitalize on this rare chance to establish your business in a high-growth corridor with built-in customer potential and excellent traffic exposure.



Kelly Streva
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