

La-14
New Iberia, LA 70560

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MLS# 12239431



\$1,805,000

Discover an incredible commercial opportunity on this expansive 4.36-acre tract located on Highway 14 in New Iberia. With approximately 200 feet of highway frontage, this property is perfectly positioned for maximum visibility and accessibility, making it an ideal location for a variety of commercial ventures. The zoning is C-4, allowing for a wide range of commercial uses. The property features a 75-foot easement from the center of the drainage ditch on the left side, ensuring proper water management and accessibility. Water is readily available on-site, and while sewerage is accessible, it will need to be brought to the site by the purchaser, offering a chance to customize the infrastructure to suit specific business needs. Situated in a thriving area, this tract is surrounded by a mix of local businesses and amenities making it a bustling hub of activity. This prime location offers endless possibilities for development, whether you're considering retail, hospitality, or office space. Don't miss out on the chance to invest in a property with such promising potential in the heart of New Iberia.



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