

Tbd I-49 North Frontage Grand Coteau, LA 70541



LOGO COMING
SOON

Powered by homes.theacadianaadvocate.com

MLS# 2500007112



\$350,000

osition your business where visibility and opportunity come together on this 1.78-acre commercial tract on the I-49 North Frontage Road in Grand Coteau, Louisiana. Here is the best part: an existing income-producing billboard conveys with the sale, so your investment can start earning before you even break ground. This cleared commercial property offers outstanding exposure with about 104 feet of frontage along a high-traffic corridor, surrounded by established businesses, restaurants, and retail activity. Whether you are planning a retail center, office space, service business, restaurant, or investment property, this site gives you the flexibility to bring your vision to life. The property's unique L-shaped layout creates multiple possibilities for site planning and traffic flow, and the combined lots preserve strong development potential for future growth. Grand Coteau continues to attract buyers and investors looking for small-town charm with easy interstate access and strong regional connectivity, plus convenient proximity to Lafayette, Opelousas, and Acadiana's growing business corridors. With excellent interstate exposure, flexible development potential, and income production already in place, this property is ready for your next business venture or investment. Opportunities with this level of visibility along I-49 are becoming harder to



Jason Ray

Phone: (337) 230-0664

Keaty Real Estate Team

For full listing details, please scan:

