Tbd David Duboin
New Iberia, LA 70560

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MLS# 2600009687







$421,320

Prime Development Opportunity near the Port of Iberia! Discover the possibilities with this 35.11-acre tract of land strategically located near Port Road and the Port of Iberia! Offering a unique combination of zoning, the front portion of the property is zoned A-1 (Agricultural), while the rear portion is zoned I-1 (Industrial), providing flexibility for a variety of potential uses. Currently utilized for sugarcane production, the property will not be replanted, allowing the next owner to move forward with plans for its intended use. Accessibility is another major advantage, with access available from Avery Island Road, S. Curtis Lane, and S. Lewis Street. The property's convenient location offers quick access to the Port of Iberia, Highway 90, and Highway 14, making it especially appealing for businesses seeking proximity to major transportation routes and industrial activity. With the recent growth and continued development surrounding the Port of Iberia, this property presents an exciting opportunity for investors, developers, or businesses looking to establish or expand their footprint in a growing industrial corridor. Don't miss the opportunity to secure a sizable tract of land in this strategically located area!



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McGeeScott Realty

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