

Tbd Veterans Memorial Kaplan, LA 70548

LOGO COMING SOON

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MLS# 2600009649



\$1,240,000

Looking for commercial land for sale in Kaplan, Louisiana? This 4.77 acre tract (approx. 207, 646 sq ft) on LA Highway 14 (W Veterans Memorial Dr) has 210 ft of highway frontage, a 20 ft concrete drive, and neighbors that include the Post Office, Dollar General and Larry's. Kaplan shoppers and through traffic pass the front of this property every day. The irregular L shaped tract (approx. 560 x 550 ft overall) has two usable parts. The front is a 210 x 315 ft corner lot with highway visibility, a good fit for retail, a restaurant, a gas station, a convenience store or an office. The rear is 3.25 acres, with room for an RV park, workforce housing, a contractor yard or a storage facility. A preliminary engineering concept shows a 32 site RV park with an office on the rear acreage, and layout images are included in the photos. The new SpaceX Starbase Louisiana site nearby is creating demand for commercial land, RV sites and crew housing in Vermilion Parish. This tract lets an investor or developer put a storefront on Highway 14 and income producing use behind it on one site. Only need part of the land? The 1.52 acre front corner lot (MLS# 2600009652) and the 3.25 acre rear acreage (MLS# 2600009650) are also listed separately. Utilities, zoning and permitted uses to be verified by buyer. All measurements are approximate; acreage is per the Vermilion Parish



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Keaty Real Estate Team

For full listing details, please scan:

