

Tbd Veterans Memorial Kaplan, LA 70548



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MLS# 2600009652



\$515,970

Commercial corner lot for sale in Kaplan, LA: 1.52 acres with 210 ft of LA Highway 14 frontage in FEMA Flood Zone X, next door to Dollar General on W. Veterans Memorial Drive. This 210 x 315 ft highway frontage lot covers 66,150 sq ft of level, cleared, mowed land inside Kaplan city limits at the City of Kaplan welcome sign, with direct highway access, overhead power along the frontage and a drainage swale along LA 14. Looking for land for sale near SpaceX Starbase Louisiana? This corner is about 33 miles from the Pecan Island launch site by way of LA 35 and LA 82, putting it on the route for new workforce, contractor and supplier traffic heading into Kaplan. The lot sits at the west entrance to town, with Dollar General, the Kaplan Post Office and Larry's Super Foods all within a few hundred feet. Ideal uses for this commercial lot include a convenience store, gas station, restaurant, drive through, coffee shop, bank branch, medical or professional office, auto service, retail strip or contractor office. Ochsner Abrom Kaplan Memorial Hospital and the LA 14 commercial corridor are nearby, Abbeville is a short drive east and Lafayette is about 30 minutes north. Need more room? The adjoining 3.25 acre rear lot is also for sale (MLS# 2600009650), or buy the entire 4.77 acre tract with 210 ft of Highway 14 frontage (MLS# 2600009649). A high visibility highway



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Keaty Real Estate Team

For full listing details, please scan:

