

Tbd Jake
Opelousas, LA 70570

 **LOGO** COMING
SOON

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MLS# 2600009065



\$294,000

LAND!! Development opportunity awaits with this 2.463 acre tract recently surveyed, with 150.72 ft of frontage offering excellent potential and a variety of possible uses in Opelousas La. adjacent to Sterling Automotive. The property is currently zoned R-3 Mixed Housing Residential District/Conditional Commercial Uses, providing flexibility for residential development with certain commercial uses potentially available through conditional-use approval. R-3 zoning allows for uses including single-family and two family dwellings, townhomes, modular homes, guest houses as accessory use, and Class 1 home occupations, with additional uses potentially available subject to applicable conditional use approval. The property benefits from its location near I-49 and surrounding commercial development, while remaining convenient to established residential areas. It's size, accessibility and flexible R-3 zoning make this an interesting opportunity for a buyer, builder, developer, or investor looking for land with multiple possibilities. Verify zoning uses and permits through St Landry Parish planning & zoning. City of Opel, Cleco, Atmos, Spectrum are the utility providers. Assessor map outline is being corrected to include the left front corner.



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For full listing details, please scan:

