

8509 Egan
Crowley, LA 70526

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MLS# 2600003979



\$4,990,000

A front row seat to one of Louisiana's most heavily traveled corridors. Prime interstate frontage and exceptional functionality define this 3.61-acre commercial property! Situated along I-10 in Crowley, between Exits 80 and 76, the property has approximately 580 feet of frontage and exposure to an estimated 65,000 vehicles per day. The property is located in Flood Zone X, features a newly installed water well, and majority of the acreage is secured by fencing and gated access. Improvements include a fully renovated office building designed for both professionalism and efficiency, offering a spacious lobby, five private offices, a restroom, and additional storage, including an upstairs area. A well-equipped warehouse with its own office and bathroom enhances operational flexibility, while an attached, fully updated three-bedroom, two-bath apartment provides an ideal option for on-site living or supplemental income. All structures are connected beneath a continuous roofline, complemented by a large covered overhang suitable for equipment, storage, or workspace. Positioned within a rapidly expanding commercial corridor, the property stands to benefit from ongoing service road developments that will further improve accessibility and long-term value. This is a rare opportunity for commercial, industrial, or service-based users.



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