

24304 Front Ridge
Pecan Island, LA 70548

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MLS# 2600009873



\$525,000

Strategically located at the intersection of Front Ridge Road and Hwy. 3147 in Pecan Island, Louisiana, this tract offers a unique commercial development opportunity approximately 5 miles north of the newly announced Starbase Louisiana, a proposed \$100 billion SpaceX-related project. The property is ideally positioned near the anticipated entrance to a proposed road leading to Starbase Louisiana, offering potential visibility as development progresses. This location could also provide a front-row seat to witness future SpaceX rocket launches, creating a unique opportunity to capitalize on potential tourism and increased traffic in the area. With anticipated growth and activity surrounding Starbase Louisiana, this site could be an excellent fit for a convenience store, fuel station, or other commercial development, subject to all applicable zoning, permitting, and regulatory approvals. Disclaimer: The proposed Starbase Louisiana road alignment is based on currently anticipated plans and is subject to change. Neither the location nor the construction of the proposed road is guaranteed. Buyers should independently verify all proposed infrastructure improvements, project details, permitted uses, and development requirements.



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