

3808 Gloria Switch
Church Point, LA 70525

 **LOGO** COMING
SOON

Powered by homes.theacadianaadvocate.com

MLS# 2600001757



\$140,000

Approximately 5.6 total acres comprised of two separate lots being sold together. Property offers two sewer systems and two installed city water meters. City water lines extend toward the rear portion of the property, and an established driveway provides access from the roadway. There is an acre after the bridge that crosses the coulee. With no zoning restrictions (buyer to verify permitted uses with parish authorities), the property presents flexibility for a variety of potential development opportunities. Suitable for possible commercial, investment, multi-unit, mobile home, mixed-use, or residential applications. The dual-lot configuration allows for phased development, resale potential, or separate improvements, subject to parish approvals. Conveniently located just minutes from I-10 and the Scott area, providing strong accessibility for business, tenants, or future occupants. All measurements, utility availability, subdivision potential, and intended use to be verified by buyer.



Deedra Comeaux
Phone: (337) 296-7656
eXp Realty, LLC

For full listing details, please scan:

