

Tbd Rice Capital
Crowley, LA 70526

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MLS# 2600007176



\$625,000

Prime I-10 Frontage Commercial Development Opportunity Position your business where growth is happening. This 2.79-acre commercial tract is strategically located along Rice Capital Parkway with Interstate 10 frontage, offering exceptional visibility and easy access for both local and regional traffic. The property is rough graded, level, and development-ready, with public water, sewer, electricity, natural gas, and paved road frontage already available. Surrounded by a growing mix of restaurants, retail, hospitality, medical, and service businesses, this location is just minutes from the I-10 interchange and benefits from strong daily traffic and continued commercial expansion. Nearby destinations include Fezzo's Seafood, Steakhouse and Oyster Bar, Rochetto's Pizzeria, Rice City Animal Hospital, the Exit 80 Travel Plaza, and the rapidly developing Rice Capital Parkway corridor. Additional retail and national brands, including Walmart Supercenter, are only minutes away, creating a strong commercial hub for customers and employees alike. Commercial zoning allows for a variety of uses including retail, office, medical, restaurant, industrial, warehouse, recreational, or mixed-use development. Whether you're building your own business or investing in one of Acadiana's most promising commercial corridors, this property offers the location,



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