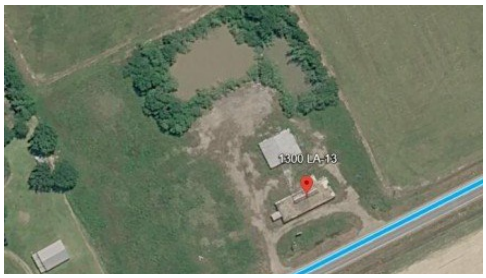
1300 Louisiana 13
Crowley, LA 70526

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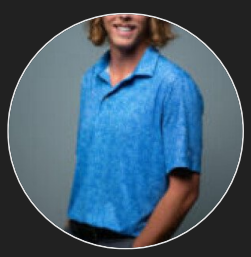
MLS# 200HBF





$195,000

Prime Commercial & Investment Opportunity - Approximately 4 Acres | $195, 000 Positioned along South Highway 13 in Crowley, Louisiana, this approximately 4-acre property offers exceptional potential for investors, developers, and business owners looking to capitalize on a highly traveled highway corridor. Offered at just $195, 000, the property features substantial land with direct highway access and excellent potential for future commercial development. Strategically located along a major north-south route connecting the Crowley area toward Pecan Island, this property presents an opportunity to benefit from potential increases in commercial and industrial activity associated with SpaceX-related development and regional transportation demands. Its highway frontage provides visibility and accessibility for a variety of potential uses, including contractor operations, equipment storage, service businesses, or future redevelopment, subject to applicable zoning and approvals. An existing building is situated on the property and is in need of significant improvements, offering buyers the flexibility to renovate, repurpose, or explore redevelopment options. The primary value lies in the acreage, highway exposure, and long-term investment potential. With approximately 4 acres, a competitive $195, 000 asking price, and a



Matthew Delcambre
Phone: (337) 315-1460

Keaty Real Estate Team

For full listing details, please scan: