

11530 Texas
Many, LA 71449



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MLS# 2001CJ



\$450,000

Commercial Development Opportunity in the Heart of Toledo Bend Lake Area! Position your business in one of the fastest-growing commercial corridors surrounding Toledo Bend Lake. Situated on 1.77 acres with excellent frontage on Texas Highway, this property offers outstanding visibility in an area experiencing continued commercial growth. The lake of Toledo Bend is a premier destination for anglers, outdoor enthusiasts, and families, hosting nationally recognized fishing tournaments and attracting thousands of visitors throughout the year. Growing tourism and new commercial development make this an ideal location for your next business. Surrounded by thriving businesses including El Patio Restaurant (under construction), Toledo Spirits, Toledo Health, Toledo Town & Tackle, Market Basket, Best Stop, and the new Fish & Fuel development with a Quiznos, bait shop, 10 cabins, and 32 RV sites, this property is positioned in a great location of Toledo Town's expanding business district. The 40' x 60' engineered commercial building is Fire Marshal approved and includes Styrofoam insulation with DC-315 fire-retardant spray, LED lighting, underground utilities, two 50-amp RV hookups, covered canopies, and a laser-leveled site with room for future expansion. Perfect for a laundromat, boat or RV dealership, marine supply, retail



Debbie Greene
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Compass

For full listing details, please scan:

