



**41+/- AC For Sale -
Haughton Hwy 3227 and
Hwy 164 Intersection
\$4,110,000**

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Offering Summary

Sale Price:	\$4,110,000
Lot Size:	41 Acres
Price / Acre:	\$100,244

Property Highlights

- Located in the high-growing Haughton area- intersection of LA Hwy 3227/164
- Ideal for land or other investment opportunities

Location Overview

Located less than 3.5 miles from the I-20 Haughton/Fillmore Exit and just under 3 miles from the intersection of LA Hwy 3227 and Hwy 157, this property sits at the heart of Haughton's rapid growth corridor. Surrounded by new commercial developments and a multimillion-dollar LA DOTD infrastructure project, the area is primed for increased traffic, visibility, and long-term investment.



This 41± acre tract offers a rare development opportunity at the intersection of LA Hwy 3227 and Hwy 164. Comprising three parcels with excellent frontage and access on both highways, the property currently features timber and overgrown raw land and is zoned RA (Residential Agricultural). Given its strategic location and proximity to expanding commercial and residential development, the property is well-positioned for rezoning and commercial or mixed-use development. Haughton's continued growth, highlighted by new schools and retail establishments, further emphasizes the site's potential for retail, office, or service-based projects.

11.46± Acres – Northwest Corner of Hwy 3227 & Hwy 164: Excellent visibility and corner positioning ideal for high-traffic retail or service business use.

20± Acres – East Side of Hwy 164: Largest tract with significant frontage, suitable for larger-scale development or phased projects.

9± Acres – Southwest Corner of Hwy 3227 & Hwy 164: High-exposure corner location, ideal for a standalone business or mixed-use pad sites.


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