

LAND FOR SALE DEVELOPMENT OPPORTUNITY

5734 Main St, Zachary, LA 70791

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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PROPERTY OVERVIEW

The subject property is an approximately 0.94-acre commercial lot zoned Neighborhood Commercial (NC) within an established corridor along Main Street in Zachary. With approximately 200' of frontage and 250' of average depth, the irregularly shaped parcel offers flexibility for development. The site benefits from strong visibility and traffic exposure on one of the city's primary thoroughfares, surrounded by complementary retail, office, and service uses. Overall, it presents a well-located, versatile site with strong potential for owner-occupant or investor development.

PROPERTY HIGHLIGHTS

- ±0.94 Acre Lot Available
- ±200' of Road Frontage on Commercial Corridor
- Strong Visibility & Excellent Daily Traffic Counts
- Development Opportunity in Prime Area

CONTACT

Elliott Scroggs

elliott.scroggs@lee-associates.com

D 225.427.9200

LOCATION OVERVIEW

Located along the prominent Main Street commercial corridor in Zachary, the property sits within a mixed-use business district featuring restaurants, financial services, specialty retail, and small offices. Typical tenants, such as local eateries, service providers, and professional firms, reflect a community-oriented trade area with steady walk-in traffic.

Louisiana DOTD data indicates Main Street (LA 64) carries an AADT of 20,000–25,800 vehicles, providing strong visibility and exposure. Surrounded by complementary retail, service, and institutional uses, the site is well-positioned for neighborhood-scale commercial development.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	±0.94 Acres

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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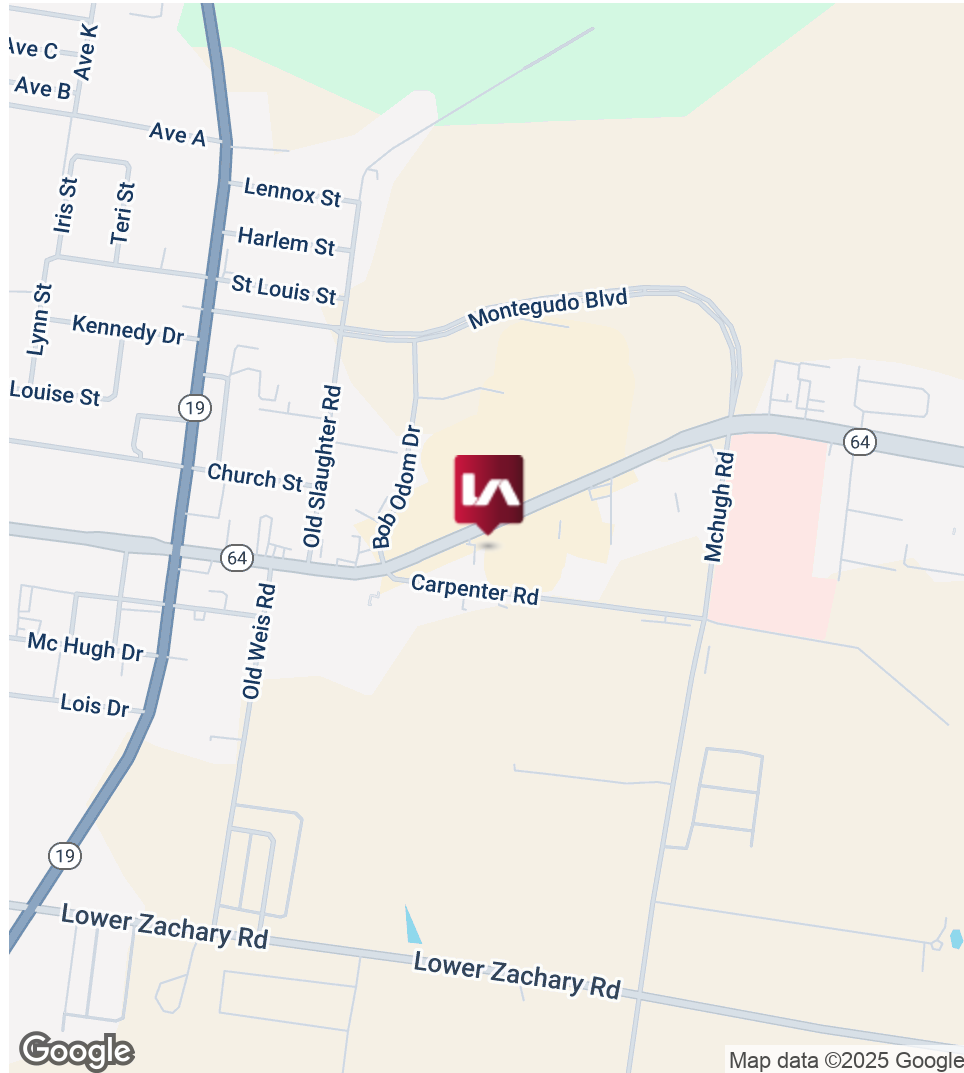
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SouthStar
URGENT CARE

MAIN ST (HWY 64)

Elliott Scroggs
elliott.scroggs@lee-associates.com
Cell: 225.278.1205
Office: 225.427.9200

 LEE &
ASSOCIATES