

LAND FOR SALE

±1.8-ACRE COMMERCIAL DEVELOPMENT TRACT

Waywood Drive , Zachary, LA 70791

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	1.8 Acres
Price / Acre:	\$194,444
Year Built:	2008
Zoning:	Neighborhood Commercial
Flood Zone:	AE

PROPERTY HIGHLIGHTS

- ±1.8-acre tract in thriving Zachary, Louisiana, near the intersection of Highway 964 and Highway 64
- Excellent accessibility and visibility adjacent to an established office park, retail center, and business park
- Zoned Neighborhood Commercial with flexible potential for office, retail, mixed-use, and other development opportunities
- Ample acreage in a high-demand market supported by a robust economy and top-rated schools
- Owner is willing to demise the site and sell individual lots, subject to offer.

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	152	528	1,856
Total Population	452	1,550	5,335
Average HH Income	\$119,672	\$115,510	\$111,195

CONTACT

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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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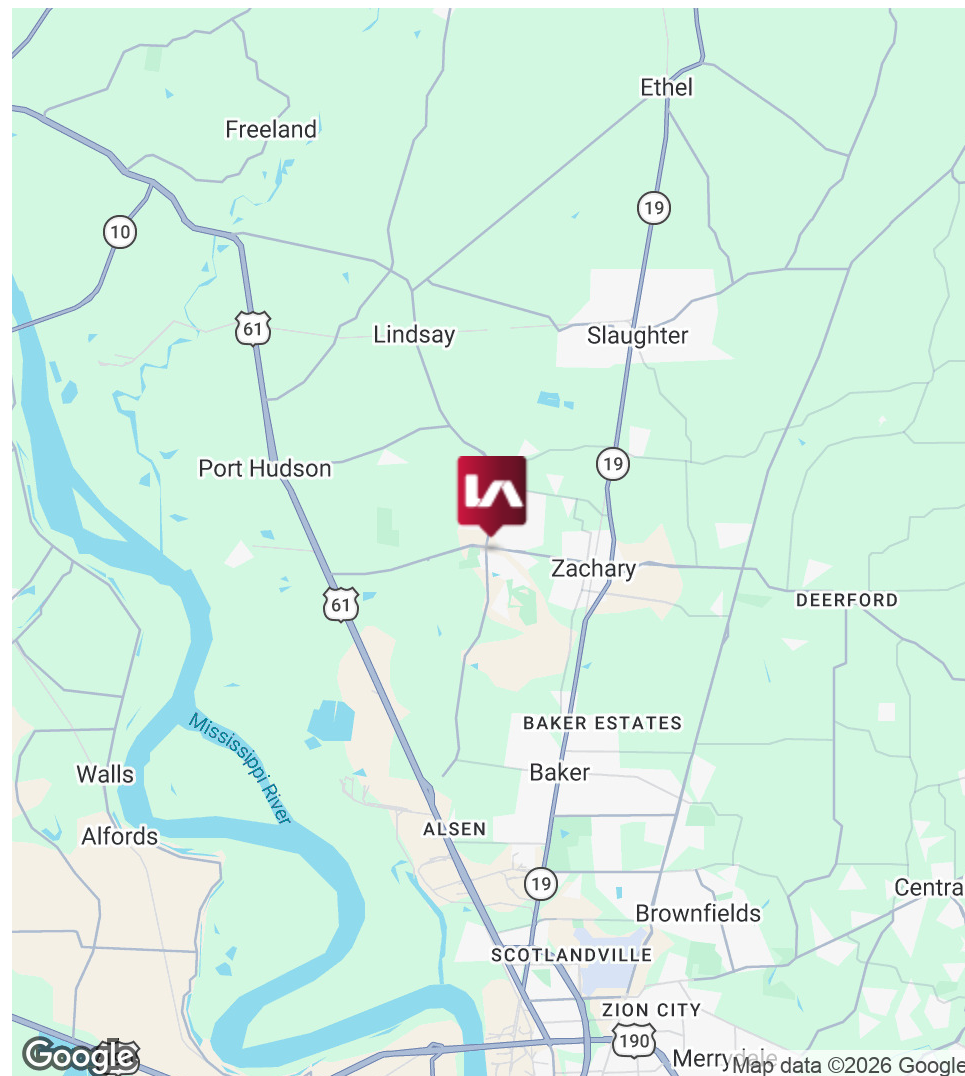


LOCATION OVERVIEW

This ±1.8-acre tract presents an exceptional development opportunity in the growing city of Zachary, Louisiana. Conveniently located near Highway 64 and Highway 964, the property offers excellent accessibility and visibility for a variety of commercial uses.

Adjacent to an established office park and thriving retail center, the site benefits from a dynamic, high-traffic commercial environment surrounded by a strong mix of businesses. Its location is well suited for office, retail, or mixed-use development.

With ample space and flexibility, this tract provides a blank canvas for bringing a range of development concepts to life. Situated in one of Louisiana's most desirable suburban markets, the property offers significant growth potential and long-term value.



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