

78403 HWY 21 INDUSTRIAL OPPORTUNITY

Perfect for home or office in front and business in back



78043 LA-21 is a unique opportunity located in Bush, LA. This 18.84 acre property consists of two connected parcels zoned 12 (13.182 acres) and L1 (5.66 acres) which allows for a wide range of possibilities for the new owner.

The Large Residential (L 1) lot is beautifully wooded and has over 1000' of frontage on LA-21. This parcel could be the perfect building site for your home or office building while industrial operations are housed on the back parcel.

The industrial site is equipped with a 40,000 SF former horse training facility that can be converted for a variety of other uses and provides ample space for business or personal projects.

PROPERTY DETAILS:

- 2 Parcels
- 18.84 Total Acres
- Flood X
- Wetlands Estimated +/- 3.5 acres
- Building Approx. 156' X 251'
- Active Cell Tower Lease

PRICE: \$1,372,000

- \$34.22 PSF (Based on Improvements)
- \$72,824 Per Acre (Based on Raw Land)
- Zoning 1-2 (13.182 Acres)
- Zoning L-1 (5.66 Acres)

CONTACT:

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COMMERCIAL

Services

VALUATION AND ADVISORY SERVICES:

At REACH Real Estate Solutions, we go beyond the surface to provide comprehensive market research and analysis, empowering our clients to make well-informed decisions regarding property owner/user acquisitions, investments, or leasing strategies. Our commitment to local market knowledge is paramount, as it allows us to offer tailored recommendations based on both historical trends and present-day market conditions.

Through meticulous research and analysis, we delve into the intricacies of the local market landscape, identifying emerging trends, evaluating property values, and assessing competitive positioning. By understanding the nuances of each neighborhood and sector, we can accurately value and strategically position your properties for maximum returns.

Whether you're considering acquiring a new property, investing in commercial real estate, or refining your leasing strategy, our team at REACH Real Estate Solutions is dedicated to providing you with the insights and guidance needed to navigate the market with confidence. With our expertise and attention to detail, we ensure that every decision is rooted in data-driven analysis and aligned with your overarching objectives.



When it Comes to Real Estate
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