

\$1,250,000 - Hwy 165 S Highway, Woodworth

MLS® #2446803

\$1,250,000

0 Bedroom, 0.00 Bathroom,
Land on 20.75 Acres

N/A, Woodworth, Louisiana

Nestled within the charming confines of Woodworth, Louisiana, lies a prime opportunity for development on 20.75 sprawling acres. Boasting an impressive 698.7 feet of frontage along US Highway 165 South, this parcel is not only conveniently located but offers unparalleled visibility for any prospective endeavor. Infrastructure, location & accessibility are key! The presence of underground utilities including a 6-foot water line ensures ample water supply for any project's needs, while utilities, natural gas and sewer streamline the development process, offering a foundation ready for construction. The Caroline Dorman School's expansion mirrors the growing vibrancy of the community, while businesses flock to capitalize on its promising future. Whether envisioning commercial enterprises, residential developments, or innovative mixed-use projects, this parcel stands as a canvas for realizing ambitious visions in a thriving community. Beyond the bounds of development, the area offers a wealth of natural wonders and recreational opportunities. Just moments away, Kisatchie National Forest offers a boundless playground of exploration. From horseback riding to camping, and mountain biking trails to tranquil hikes, nature enthusiasts will find solace amidst its sprawling expanse. Indulge in the splendor of the "Indian Creek Recreation Area" spanning 2,600 acres of forested beauty, this sanctuary boasts a pristine lake great for



camping, swimming, fishing, and boating, inviting residents and visitors alike to embrace the joys of outdoor recreation. Seize the opportunity to shape the landscape of Woodworth's future with this exceptional parcel of land, where infrastructure meets possibility, and growth knows no bounds.

Essential Information

MLS® #	2446803
Price	\$1,250,000
Bathrooms	0.00
Acres	20.75
Type	Land
Status	Active Under Contract

Community Information

Address	Hwy 165 S Highway
Subdivision	N/A
City	Woodworth
County	Rapides
State	Louisiana
Zip Code	71485

Amenities

Utilities	Sewer Available, Water Available
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Exterior

Exterior Features	Fence
Lot Description	Acreage, City Lot, Pasture

School Information

Elementary	Caroline Dorm
Middle	Caroline Dorm

Additional Information

Days on Market	384
Zoning	ResCom



Listing Courtesy of Gulf South Real Estate Information Network

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