

\$195,000 - Highway 165 Highway, Ball

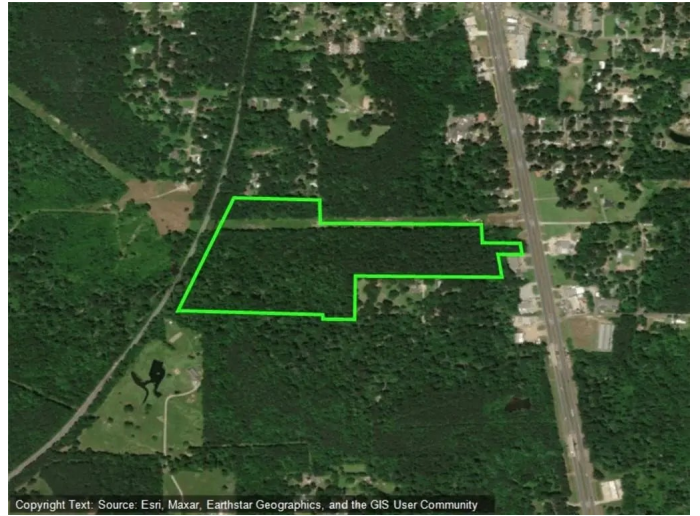
MLS® #2504192

\$195,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 47.81 Acres

N/A, Ball, Louisiana

Seize your chance to own 113 feet of high-visibility Hwy 165 frontage, perfectly positioned by a thriving insurance agency strip mall in Ball, LA. This commercial hotspot is part of a sprawling 47-acre tract of raw land; this is a rare find with endless development potential. Picture This: Establish your business right on the highway for maximum exposure. Build a bridge over the on-site creek to access the full 47 acres. Develop a mixed-use destination: commercial storefronts, residential builds, or even barndominiums. Embrace the outdoors with 15 acres of high ground and 32 acres of scenic lowlands, teeming with white-tailed deer and creekside fishing. Zoned for flexibility — barndominiums and modular homes are welcome (note: mobile homes are not permitted within Ball city limits). Location Perks: (1) Minutes from Ball's growing commercial center (2) Surrounded by local dining, services, and steady traffic on Hwy 165. (3) Additional deeded access via Shelton Drive off Beeson adds value and accessibility. Your Vision Starts Here! Whether you're launching a business, creating a residential retreat, or developing a vibrant live-work community, this land offers the canvas for your boldest ideas. Secure this one-of-a-kind property today and turn potential into profit.



Essential Information

MLS® # 2504192

Price	\$195,000
Bathrooms	0.00
Acres	47.81
Type	Commercial Sale
Status	Active

Community Information

Address	Highway 165 Highway
Subdivision	N/A
City	Ball
County	Rapides
State	Louisiana
Zip Code	71405

Amenities

Parking	None
Is Waterfront	Yes
Waterfront	Waterfront

Exterior

Lot Description	Acreage, City Lot, Irregular Lot
-----------------	----------------------------------

Additional Information

Days on Market	153
Zoning	none



Listing Courtesy of Gulf South Real Estate Information Network

Copyright 2025, New Orleans Metropolitan Association of REALTORS®, Inc. All rights reserved. Information deemed reliable, but not verified or guaranteed. Users are responsible for checking the accuracy, completeness, currency, and status of all information.