

\$799,900 - I-49, Natchitoches

MLS® #2512958

\$799,900

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 23.83 Acres

N/A, Natchitoches, Louisiana

23+ commercial acres with 589 feet road frontage on Hwy LA-504. Prime location East of Natchitoches, at I-49 & University Parkway exit. Neighboring business is newly built Hebert Jeep Chrysler Dodge Ram. Perfect location for retail, restaurants, offices & more. Inside city limits & zoned Commercial B3. Utilities at street include SWEPCO electric, Atmos gas, city water & sewer. Income producing billboard at West property line visible from I-49 - brings in \$3,000 a year. Minerals will transfer to the buyer. This property is not in a flood zone. Can be purchased with 2 neighboring commercial lots totaling 5.24 acres - increasing road frontage another 557 feet.



Essential Information

MLS® #	2512958
Price	\$799,900
Bathrooms	0.00
Acres	23.83
Type	Commercial Sale
Status	Active

Community Information

Address	I-49
Subdivision	N/A
City	Natchitoches
County	Natchitoches

State	Louisiana
Zip Code	71457

Amenities

Parking	Parking Lot
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Exterior

Lot Description	Acreage, City Lot
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Additional Information

Zoning	B3
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