



FOR SALE

# 0.59 ACRES AVAILABLE DONALDSONVILLE, LA

## Key Features

- Parcel size: 25,831 sq. ft. / 0.59 Acres
- 210' of frontage on Highway 1
- The site is directly across the street from a 63,000 square foot retail center, Donaldsonville High School with 426 students and less than a mile east of Lowery Middle School with 272 students
- 25 miles southwest of Baton Rouge, LA

## Property Highlights

- Use: the property is land owned by national convenience/fuel brand
- Great opportunity for QSR user, auto repair, office/medical, laundromat, etc.
- \*\*Site may be restricted against uses competitive with C-Store/Fuel\*\*

Tax Parcel ID	2025 RE Tax	Zoning	Asking Price
396800	\$866.17	C-1(A): Limited Commercial Modified District	\$75,000



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