



# FOR SALE (VACANT LAND) US 61 Saint Francisville, LA 70775



#### PROPERTY HIGHLIGHTS

The subject property is vacant land (Excess Land) adjacent to and in between the Circle K Store and Dem Co. The property is located in the Baton Rouge Metropolitan Statistical Area in West Feliciana Parish, 25 miles north of Baton Rouge, LA. Located on US-61, the property has +/- 123' of frontage.

BUILDING SF	N/A
LAND SF	22,259
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	15,286 VPD

NONE
1,909
3,708
\$51,994
Retail / Medical



### JEFF SCHEIDEGGER

Account Contact +1 314 384 8662 jeff.scheidegger@cushwake.com

#### Cade Bogan

Agent – Beau Box CRE +1 225 333 9807 cbogan@beaubox.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.





# FOR SALE (VACANT LAND) US 61 Saint Francisville, LA 70775

## **Neighboring Sites**

- Circle K
- Sonic
- McDonald's
- Chevron
- Audubon Market
- Anytime Fitness
- West Feliciana Hospital



### **LEGAL INFORMATION**

TAX PARCEL ID	11041400
2020 RE TAXES	\$1,818.47
ZONING	CH Commercial Highway



### **RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

**JEFF SCHEIDEGGER** 

Account Contact +1 314 384 8662 jeff.scheidegger@cushwake.com Cade Bogan

Agent – Beau Box CRE +1 225 333 9807 cbogan@beaubox.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.