

# Photo not available

## 179 Sam Houston Jones Parkway, Lake Charles, LA, 70611

Offered at \$6,800

With traffic counts nearing 29,000 on any given day at the busiest intersection on Highway 171 in the Moss Bluff area, this 4+/- acre tract is loaded with potential and can be accessed from Highway 171 or the busy Sam Houston Jones Parkway. An existing driveway already exists on Highway 378 and services thru traffic for the Tractor Supply shopping center. Some neighboring businesses include Wendys, Tractor Supply, JD Bank, Exxon and Walgreens. The exposure in the area is bar none and a rare find. This property is all cleared, lies in flood zone X and is not susceptible to flooding or draining issues. Owner will negotiate a ground lease with no terms set in stone. All reasonable offers will be entertained and terms negotiated based on qualifications of proposed tenant, length of lease, etc. Call today for additional information on this prime piece of Real Estate.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
4 acre (lot size)
Built: Unknown year



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