

FOR SALE

PROPERTY DESCRIPTION

This 56-acre property offers a rare combination of size, visibility, and versatility along the I-12 corridor. With direct frontage on I-12 and access through an adjoining property, the site is well-suited for a wide range of potential uses — from commercial development to recreational enjoyment or long-term investment.

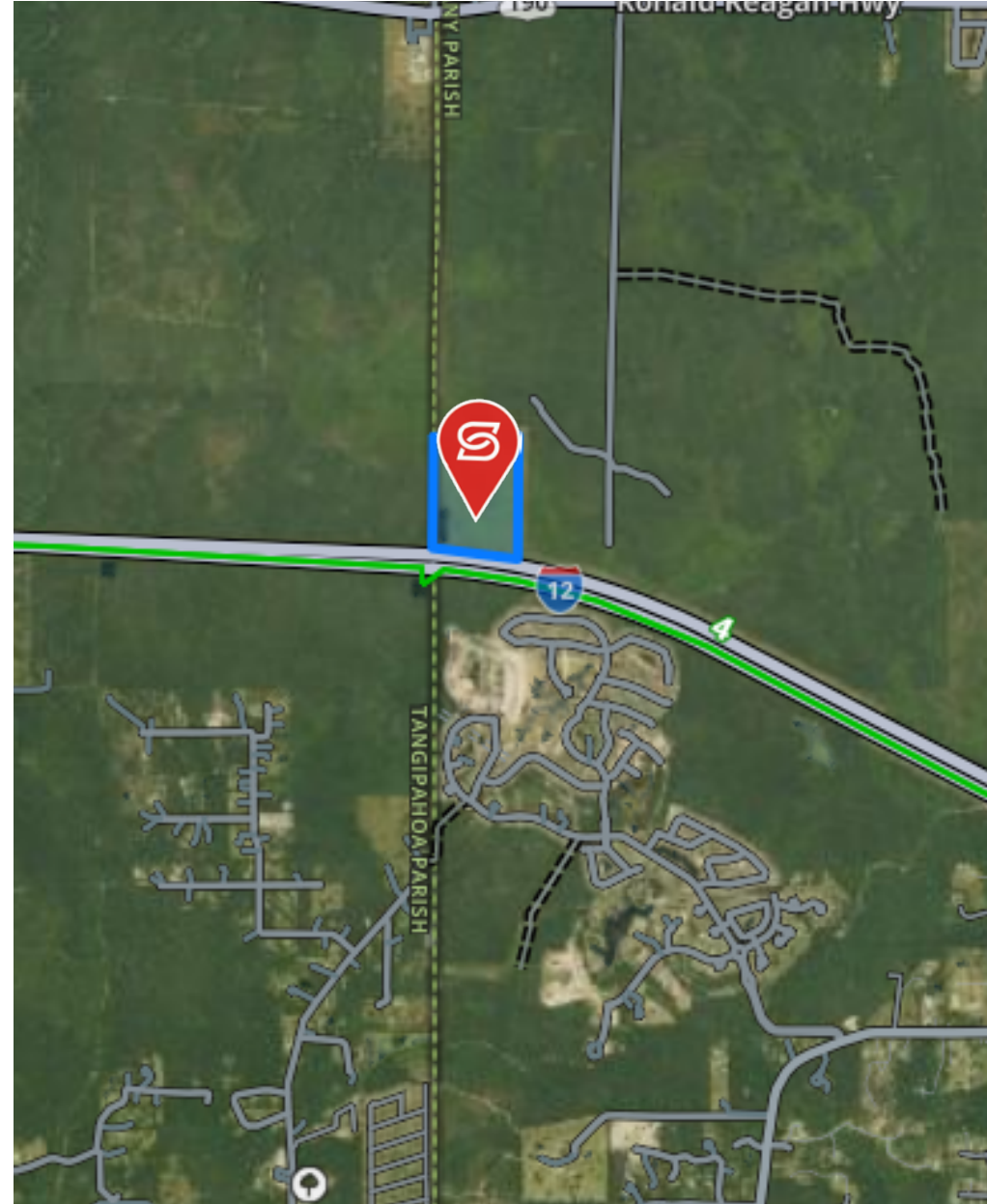
The tract's scale provides flexibility for future development concepts while also serving as a private retreat or land hold today. As growth in the region continues to trend westward along I-12, this property is strategically positioned to benefit from that expansion and increase in demand.

PROPERTY HIGHLIGHTS

- 56± acres with prominent I-12 frontage
- Access through neighboring property
- Flexible for commercial, recreational, or investment use
- Large acreage opportunity in a growing corridor
- Positioned to capture future growth along I-12

SALE PRICE

- \$3,500 Per Acre



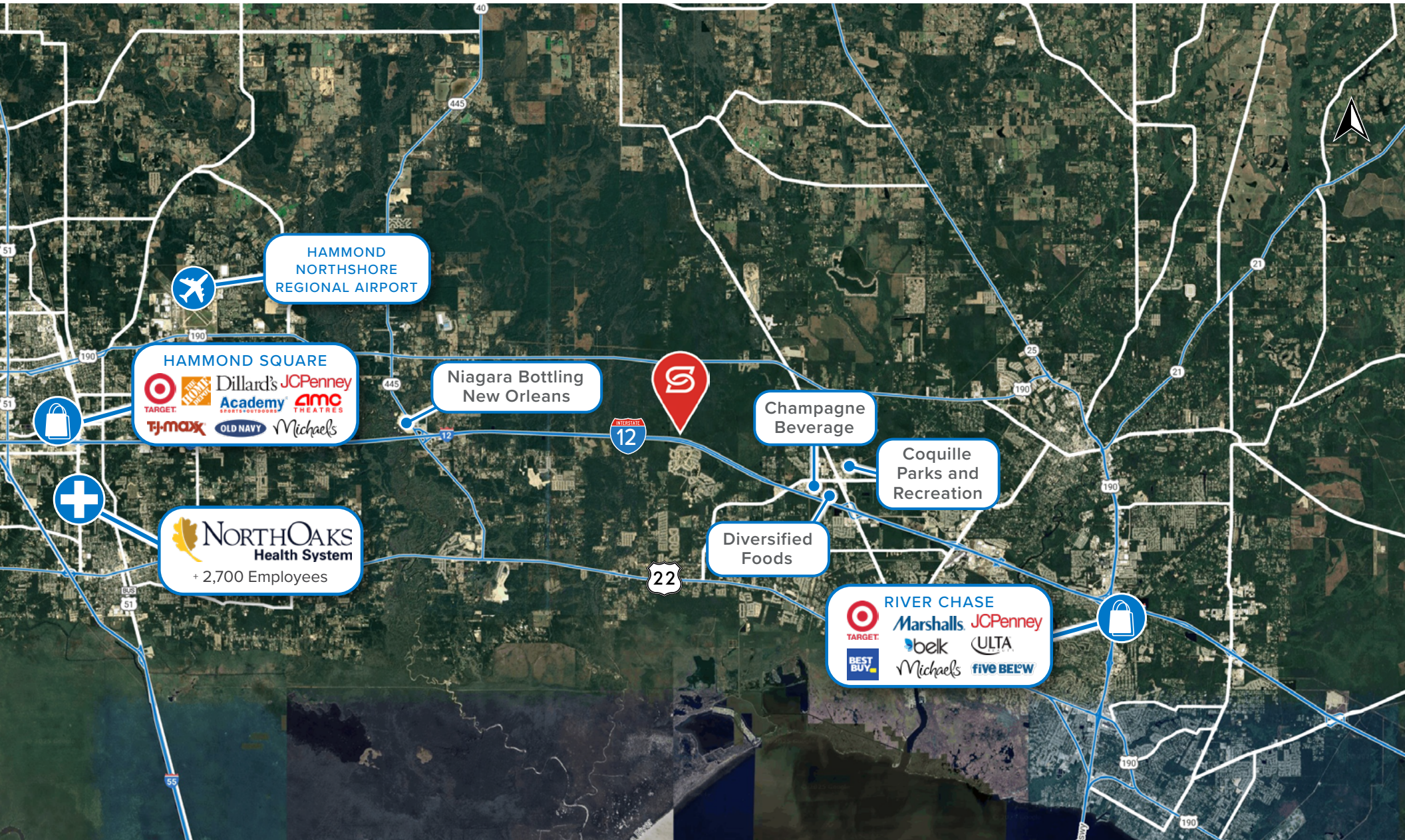
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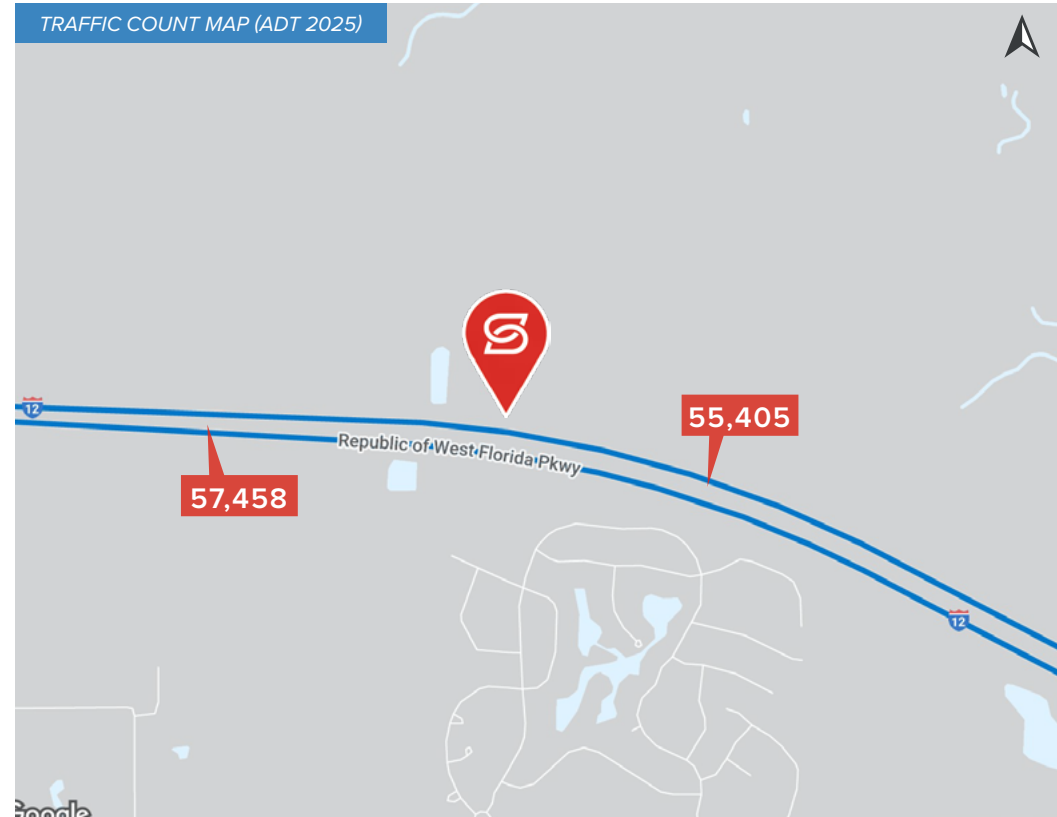
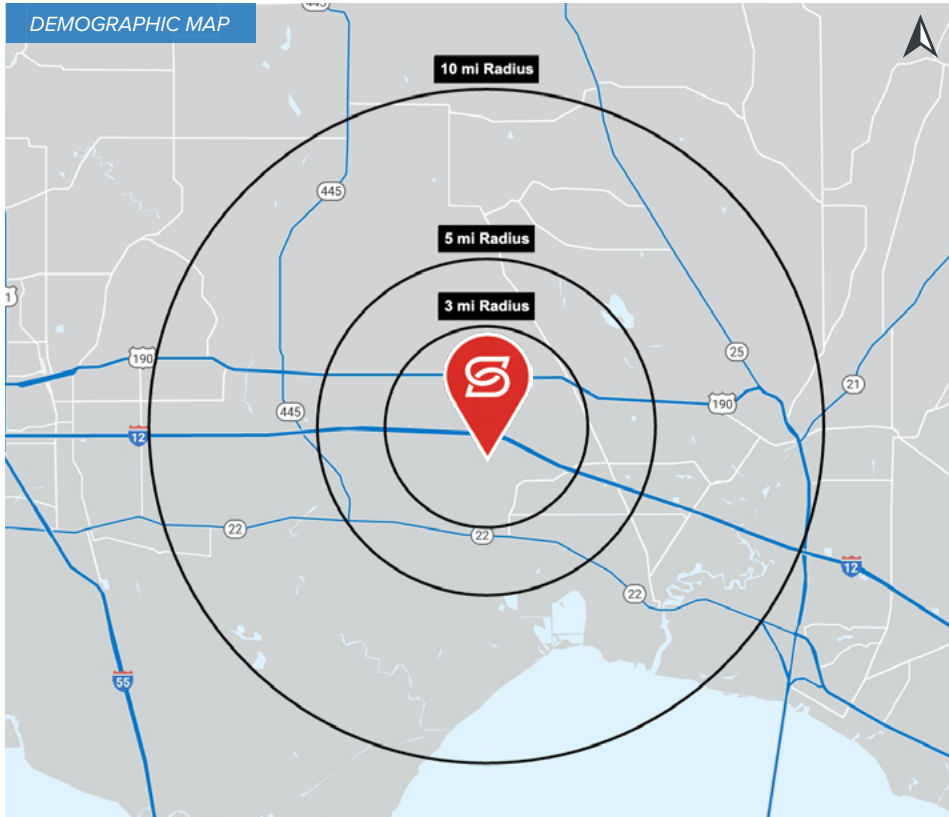
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N I-12 SERVICE ROAD

Robert, LA 70445





2025 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE		3 MILE	5 MILE	10 MILE		3 MILE	5 MILE	10 MILE
 POPULATION	21,841	56,233	106,268	 AVG. HH INCOME	\$95,185	\$82,894	\$83,852	 HOUSEHOLDS	8,685	21,884	41,528