

LAND - COM

**MLS#:** L07154216md  
**Status:** ACTIVE  
**Address:** 2095 REES ST  
 BREAUX BRIDGE, LA  
**Zip:** 70517  
**Parish:** ST MARTIN  
**MainArea:** M ST. MARTIN  
**MapPage:** 562 **Key:**F  
**Subdiv:** NONE  
**ParcelID:**  
**ElemSch:** BREAUX BRIDGE **Middle:** BREAUXBRIDGEJH **High:** BREAUX BRIDGE  
**Dir:** I-10 TO BREAUX BRIDGE EXIT 109, GO SOUTH, PROPERTY ON RIGHT, ON BOTH SIDES OF MAPCO AND BEHIND WAFFLE HOUSE.  
**Lot:** SEE LEGAL DESC  
**Legal:** 34.32+/- ACRES(LOTS A,B,D,E-1,E-2,E-3,E-4 & F) IN SEC.38,T9S, R5E, BREAUX BRIDGE, ST. MARTIN PARISH, LA

Click photo to enlarge or view multi-photos.



NEW PRICE!! \$2.45/SQ.FT. LOCATED ON FIVE LANE STATE HIGHWAY, PROPERTY IS METICULOUSLY MAINTAINED AND SHOWS VERY WELL. THIS SITE IS THE FIRST RIGHT HAND PROPERTY FROM I-10. REAR OF PROPERTY HAS FRONTAGE ON BAYOU TECHE. ZONING ALLOWS FOR RETAIL STORES, BUSINESS & PROFESSIONAL OFFICES, BUSINESS & TRADE SCHOOLS, PERSONAL SERVICE SHOPS, RESTAURANTS, RETAIL MANUFACTURING, GAS STATIONS, PARKING GARAGES AND LOTS, STUDIOS, AMUSEMENT PLACES, FIX IT SHOPS, LAUNDROMATS & SUCH ESTABLISHMENTS AS MAY CATER TO THE CONVENIENCE OF NEIGHBORS, BUS DEPOTS, TOURIST COURTS, CAMPER TRAILER PARKS, NEW & USED CAR SALES LOTS, DRIVE IN THEATERS & SIMILAR HIGHWAY COMMERCIAL ESTABLISHMENTS. PROPERTY IS PRICED TO SELL @ APPROX. \$106,760/ACRE; TRACT ACROSS THE STREET SOLD FOR APPROXIMATELY \$148,000/ACRE. AN ADDITIONAL CONTIGUOUS 3 ACRES ON BAYOU TECHE WITH BEAUTIFUL HOME, WHARF, OUTDOOR KITCHEN & WORKSHOP IS AVAILABLE SEPARATELY WITH PURCHASE OF 34.32 ACRES. PLATS ATTACHED AND AVAILABLE. APPOINTMENT NEEDED TO ENTER PROPERTY, LISTING AGENT TO ACCOMPANY AT SHOWING.

<b>MobileAllowed:</b> N	<b>MinSqFt:</b>	<b>Pct. Cleared:</b>
<b>Pct. Wooded:</b>	<b>Pct. Pasture:</b>	<b>Pct. Crop:</b>
<b>TimberValue:</b>	<b>TimberType:</b>	<b>Easements:</b>
<b>Divisible:</b> N	<b>MineralRightsDesc:</b>	<b>MineralRightsPctOwnd:</b> 100%
<b>MineralRightsLsed:</b>	<b>IncomeFromOper.:</b>	<b>Wetlands:</b>
<b>AssnFee:</b> /	<b>AssnFeeAmt:</b>	
<b>EnvironmentalHaz:</b>		

<b>PriceIncls:</b> Land	<b>PresentUse:</b> Other	<b>PotentiUse:</b> Business, Office, Comm, Other
<b>LotDesc.:</b> AddnlLndAvail, WaterFront, Level	<b>RoadFront:</b> Paved, State Road	<b>Location:</b> Urban
<b>Improvemnts:</b> Curb&Gutter, CurbCuts	<b>Buildings:</b> None	<b>FarmEquip:</b>
<b>Utilities:</b> Electric, Gas, Phone	<b>Water/Sewer:</b> CommSewer, CommWater, PublicSewer, PublicWater	<b>Restrictns:</b> Other
<b>Waterfront:</b> Bayou	<b>Amenities:</b>	<b>Reserved:</b> Other
<b>Fencing:</b> Partial	<b>Documents:</b> Land Survey	<b>Financing:</b> Cash, Conv
<b>Misc:</b>		

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Prepared by Jeni Guidry of GUIDRY & CO. REAL ESTATE, INC. on 4/14/2011 12:41:48 PM