



BEST SITE AVAILABLE IN FRANKLINTON, LA



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



PROPERTY OVERVIEW

Site Area: 1.206 acre (52,533 sf) retail site, situated as an out-parcel to the Winn-Dixie in Franklinton, LA. Site **can be subdivided** and owners will entertain offers for ground lease.

Zoning: C-2, Heavy Commercial. Zoning allows for fast food restaurant, bank branch, retail goods establishment, tractor supply, catering kitchen, arts studio, public market, and many more!

Pricing: The entire lot (52,533 sf) is for sale at \$450,000. Site can be subdivided at \$8.57/sf. Owner will entertain offers for ground lease. Contact Agents for more information.

AERIAL VIEWS

Winn-Dixie



53,533 SF



Highway 25



Save
a lot
food stores

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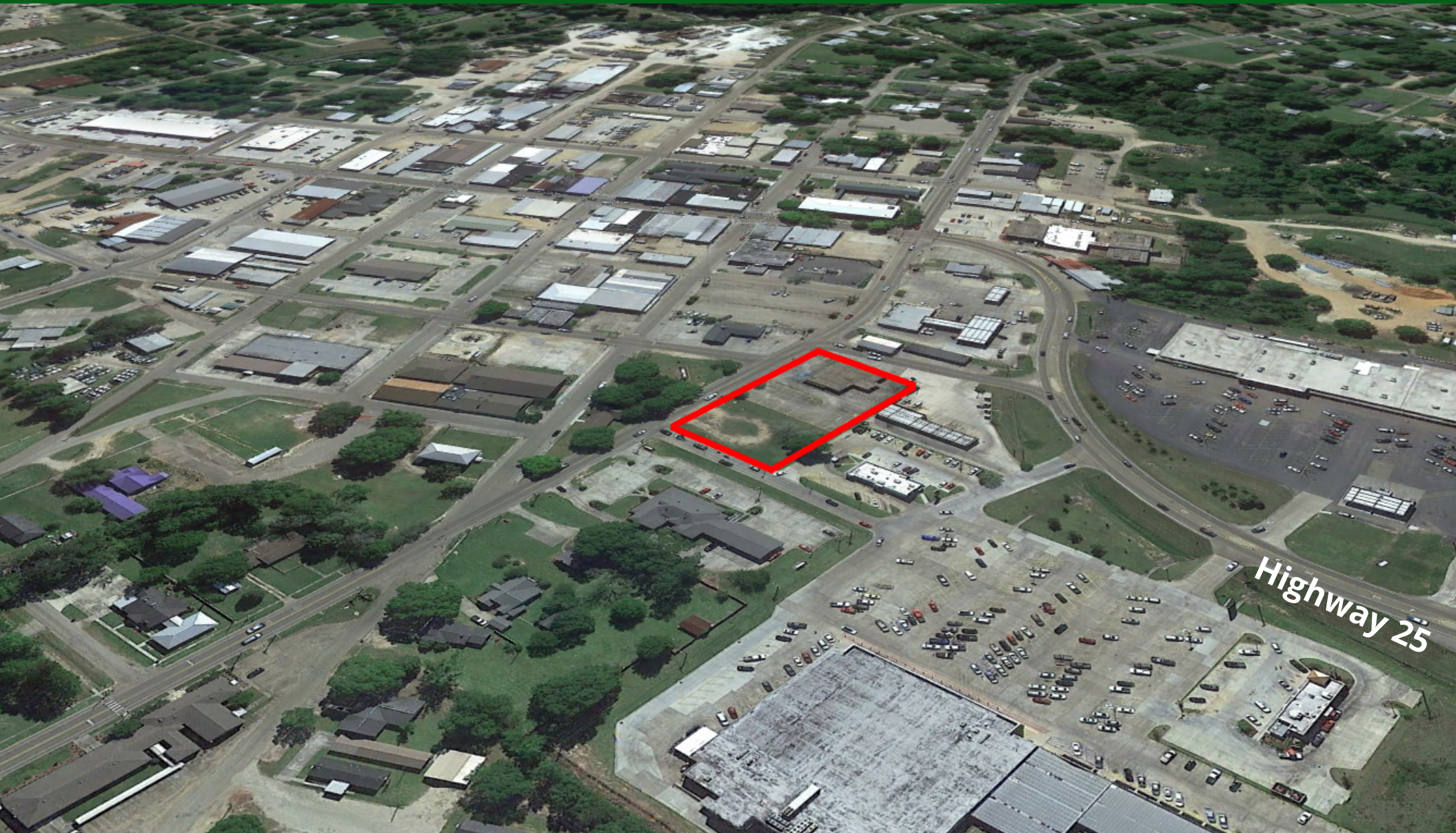
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LISTING AGENTS



SEPH BABINGTON
PRODUCER
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SEPH BABINGTON HAS BEEN ACTIVE IN THE REAL ESTATE INDUSTRY SINCE 2009. HE IS A LICENSED REAL ESTATE AGENT IN THE STATE OF LOUISIANA WITH EXPERIENCE IN SALES, LEASING, AND PROPERTY MANAGEMENT. AS A CERTIFIED APPRAISER TRAINEE AND TOP PRODUCER AT THE MCENERY COMPANY, SEPH HAS DEVELOPED A FAMILIARITY WITH MANY MARKETS THROUGHOUT THE SOUTHEAST REGION. HIS VALUATION EXPERIENCE COVERS VARIOUS COMMERCIAL ASSETS INCLUDING RETAIL, OFFICE, INDUSTRIAL, HOSPITALITY, MULTI-FAMILY, INSTITUTIONAL, MEDICAL, AND HISTORIC PROPERTIES. IN HIS FREE TIME, HE ENJOYS PLAYING SOCCER, EXPLORING NEW ORLEANS, AND SPENDING TIME WITH HIS FAMILY AND FRIENDS.

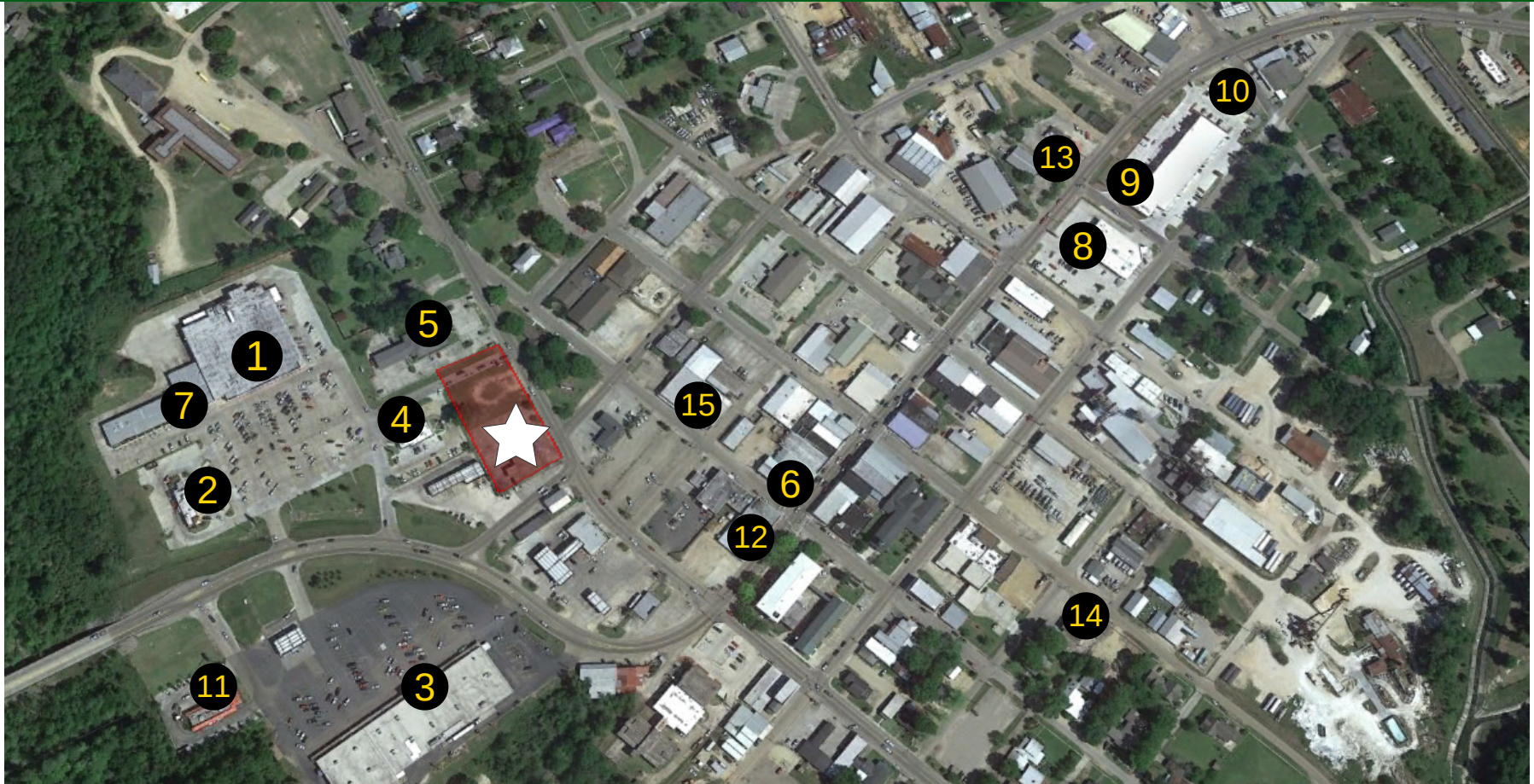


MASON MCCULLOUGH
PRODUCER
CELL: 504-298-8631
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MASON MCCULLOUGH IS A LICENSED AGENT FOR THE MCENERY COMPANY. MASON JOINED THE MCENERY COMPANY IN 2019 TO ASSIST THE BROKERAGE TEAM WITH MARKETING AND PROJECT RESEARCH, AND EXPAND HIS KNOWLEDGE OF THE MULTI-FAMILY AND SHORT-TERM RENTAL MARKET. HE HAS STRONG CONNECTIONS IN BATON ROUGE, NEW ORLEANS, MISSISSIPPI, AND MOBILE. MASON PLANS ON USING HIS BACKGROUND IN FINANCE & ACCOUNTING TO ASSIST HIS CLIENTS IN MAKING SMART INVESTMENT DECISIONS AND IMPROVING THEIR PORTFOLIOS.



POINTS OF INTEREST MAP



- | | | | | |
|--------------|-----------------|-----------------|-------------------------|---------------------|
| 1 WINN-DIXIE | 4 BURGER KING | 7 FAMILY DOLLAR | 10 TACO BELL | 13 DON JUAN MEXICAN |
| 2 WENDY'S | 5 CITIZENS BANK | 8 CVS | 11 MCDONALDS | 14 AKITA SUSHI |
| 3 SAVE A LOT | 6 SUBWAY | 9 PIZZA HUT | 12 HANCOCK WHITNEY BANK | 15 PIZZA PETES |

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