

2.6± ACRES
CALDWELL PARISH, LA
\$40,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

THE CALDWELL 2.6

PROPERTY PROFILE

LOCATION:

- US Highway 165
Kelly, LA 71441
- Caldwell Parish
- 12± Miles SW of Columbia
- 43± Miles S of Monroe
- 53± Miles NE of Alexandria

COORDINATES:

- 31.96235, -92.1741

PROPERTY USE:

- Commercial
- Investment

PROPERTY INFORMATION:

- 2.6± Acres
- Building Pad
- Level Terrain
- Highway Frontage
- Consistent Traffic
- High Visibility
- Small Creek

TAX INFORMATION:

- 2025 Taxes: \$177.43



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BART ATTAWAY

LAND SPECIALIST

C: 318-992-3787

O: 318-974-8185

bart@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CALDWELL 2.6

INTRODUCING THIS OUTSTANDING 2.6± ACRE COMMERCIAL PROPERTY IDEALLY SITUATED ALONG THE HIGHLY TRAVELED US HIGHWAY 165 CORRIDOR IN CALDWELL PARISH, LOUISIANA. Offering exceptional visibility and easy access, this versatile tract in Kelly presents an outstanding opportunity for commercial development in one of northeast Louisiana's most well-traveled locations. Whether you're looking to establish a retail business, office space, restaurant, storage facility, or service-oriented operation, the Caldwell 2.6 provides the space and exposure needed to help your business succeed.

Conveniently located between Columbia and Grayson, the property's location benefits from consistent daily traffic and excellent accessibility while serving both local residents and travelers throughout the region. Its level terrain and generous highway frontage provide flexibility for a wide range of commercial uses, with ample room for future expansion, parking, or additional improvements. Whether you're an investor seeking a prime commercial location or a business owner ready to build, this highly visible highway property offers outstanding potential in the heart of Caldwell Parish.

Contact Bart Attaway today to schedule a private showing and experience #TheSmallTownWay.



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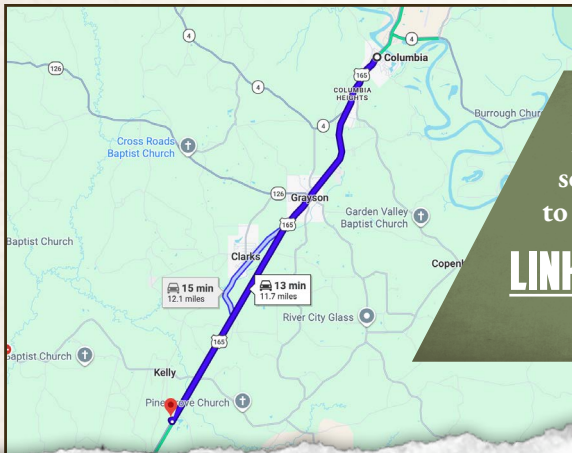
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CALDWELL PARISH, LOUISIANA

land id. LINK



Directions From Columbia, LA: Travel south on US Highway 165 for 11.6 miles to the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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