

**9576 Grand Caillou Road**  
Dulac, LA 70353



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**MLS# 164444**



**5.4 Waterfront Acres on HNC**  
• Large, private slip  
• On HNC inside Bubba Dove lock  
• Steel Bulkhead on South Side  
• Wood Bulkhead on North Side  
• Concrete & Rock along docks



**\$2,500,000**

**WATERFRONT ACREAGE WITH BULKHEAD & SLIP ON HNC INSIDE THE LEVEE AND LOCK SYSTEM!** This listing includes 15.385 acres of waterfront property just north of the Bubba Dove Lock Complex on the Houma Navigational Canal (HNC). The property has 3,716 LF of frontage on multiple waterways (~2,400 LF along the HNC). A wide, private slip separates the property. The slip depth is estimated to be ~10' now but could be made deeper with dredging. There is about 800' of steel bulkhead south of the slip plus another 326' of wooden bulkhead to the north. Property has some concrete area plus some fresh rock stabilization around the HNC waterfront and slip. The property was improved with some small buildings from a previous tenant. Older online aerial images will show them. The property is now cleared as evidenced by drone images in the listing pictures. **OWNER-AGENT:** Listing agent is a stockholder in the company that owns the property.



**Hank Babin**

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**KELLER WILLIAMS REALTY BAYOU P**

For full listing details, please scan:

