

40512 Hwy 42
Prairieville, LA 70769



LOGO COMING
SOON

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MLS# 2024018178



\$1,099,000

40512 LA-42 features 4.26 acres of majorly cleared vacant land. Located on the lighted hard corner of LA Hwy 44 and LA Hwy 42 in the growing Prairieville market. This location is ideal for both single family and multifamily developments. Surrounded by multifamily and commercial developments such as Walmart Neighborhood Market, Dollar General, and Sonic. Located in an area with strong average household income and a high traffic area with over 27,000 vehicles that pass this site per day. The Mixed Use (MU2) zoning district is characterized by the most intensive residential and commercial development. These districts are in areas where the road system is most capable of supporting growth. Prairieville Vacant Land For Sale Located at the Intersection of Hwy 42 & Hwy 44 Directly Across The Street From Walmart Ideal Location For Both Single & Multifamily Developments Located On The "Main Artery" Of Ascension Parish Situated On A Lighted Intersection Flood Zone X- No Flood Insurance Required Access To Multiple State & US Highways High Traffic Counts Adjacent 0.79 Acres available as well



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Century 21 Investment Realty

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