

**Tbd Hwy 44**  
Prairieville, LA 70769

 **LOGO** COMING  
SOON

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**MLS# 2024018147**



**\$649,000**

OPPORTUNITY AWAITS ~ proposed 6.8 ACRE Tract - Zoned: MU2 (Mixed Use 2). Ideal for Commercial Development or can be used as Residential. Cleared Land with a Barn & shed ~ Majority of the property is Flood Zone "X" (no Flood Insurance Required), only approximately .5 of an acre is located in flood zone AE. Located near the intersection of HWY 42 & HWY 44 in the rapidly growing Prairieville area, property offers flexibility for a variety of uses including: single family residence, office, town homes, church, medical/dental facility, enclosed car wash, daycare and so much more!! The MU2 Zoning allows for a mix of commercial and residential projects, prime investment for developers looking to capitalize on the areas continued expansion. (\*\*This is a Proposed Lot - measurements are approximate and subject to survey & parish approval\*\*)



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For full listing details, please scan:

