

**804 B Forty Arpent Rd**  
Thibodaux, LA 70301

 **LOGO** COMING  
SOON

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**MLS# 2025006394**



**\$100,000**

**3 Bedrooms | 2 Bathrooms | 1,122 Sqft**

Calling all investors, flippers, or DIY visionaries this nearly acre-sized lot is a blank canvas with big potential! Tucked away behind a gated driveway, this separate parcel includes a mobile home that's been taken down to the studs and is ready for a full interior build-out. With no walls currently in place, you've got the freedom to design and finish the interior exactly how you want it whether that's for a rental, resale, or personal use. Utilities are not currently hooked up, giving you a clean slate to start fresh. This property shares a driveway with the front parcel, which is also for sale and includes a livable mobile home, office shed, and utilities already in place. Buy one or both and take advantage of the opportunity to expand, invest, or build out a small rental setup (with proper approvals). The electric gate at the front of the driveway adds both privacy and security for the entire property. If you're looking for a low-cost entry into real estate investment or a renovation-ready project with long-term upside, this one's worth checking out. Affordable land with space and flexibility doesn't last long come see the possibilities for yourself!



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**KELLER WILLIAMS REALTY BAYOU P**

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