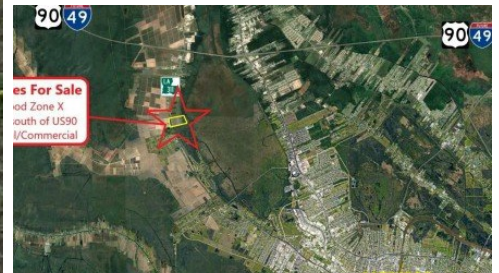


**2601 Hwy 311**  
Schriever, LA 70395



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**MLS# 2025008467**



**\$2,500,000**

Unique opportunity to buy a large tract of land on Highway 311 between Houma and US Highway 90! This ~71 acre tract is located less than 2 miles South of U.S. Highway 90 and has a vast majority of the acreage in Flood Zone X. Currently with about 50 acres in cane production, it lies tucked away behind a tree lined front to give privacy. This tract could be residential or commercial in use. Looking for a great location for an estate lot? This is a short distance from Ellendale Country Club and also has Ouski Bayou running along the back, offering a multitude of opportunities to enjoy recreational activities from golf, tennis, swimming, kayaking, fishing, etc. And with the area behind Ouski Bayou currently being considered for State Park status, you won't be far from future jogging and bike trails. Looking for a tract of land for commercial purposes? Given its short distance to Highway 90 and Houma, this property offers convenience and access to prospective employees and all amenities. However, the Seller (an adjacent homeowner) will be restricting its use against heavy industrial and potentially noxious trade. The property is currently being subdivided out of the larger tax assessment parcel. A finalized map will eventually accompany the listing with exact acreage and dimensions. The address being used in the listing is estimated to assist in geolocation.



**Hank Babin**

Phone: (985) 804-9991

**KELLER WILLIAMS REALTY BAYOU P**

For full listing details, please scan:

