

2450 Hwy 1
Raceland, LA 70301



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MLS# 2025011715



\$625,000

Acreage!!! Discover a remarkable opportunity with this sprawling 81-acre property, boasting exceptional visibility and accessibility thanks to its coveted frontage along Highway 1, conveniently located just outside the town limits. The offering includes not one, but two distinct batture lots, specifically identified as 2449 Highway 1, measuring 77 feet by 60 feet, and 2455 Highway 1, which offers even more space at 154 feet by 60 feet. In addition to these valuable batture parcels, the property also features two expansive tracts of land. These significant tracts collectively provide an impressive 461 feet of direct highway frontage, extending an extraordinary 40 arpents deep into the property. The unique combination of location, acreage, and highway access presents an unparalleled opportunity for a wide range of development possibilities, making this a truly exceptional investment. This sizable property is perfectly positioned for numerous ventures given its considerable dimensions and strategic placement.



Lisa Thibodaux
Phone: (985) 438-1844
Canal & Main Realty

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