

814 Forty Arpent Rd
Thibodaux, LA 70301



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MLS# 2025022113



\$215,000

This exceptional lot presents a rare opportunity for builders or homeowners seeking a development-ready property in Thibodaux. The generous lot size provides ample space for your dream home construction, complete with existing improvements that set it apart from your typical vacant land offerings. The property features a substantial concrete slab measuring 50x107 ft, footings extending approximately 30in deep, along with existing utility access (plumbing and electrical installed when the previous home that sat on the slab was built). Located in flood zone X, this lot requires no flood insurance. Extra dirt is available on-site for additional adjustments to suit your construction preferences. A convenient shop structure at the rear of the property adds valuable storage or workspace potential. Seller has a temporary home on the property that will be removed prior to closing. The lot also includes a utility right-of-way along the left boundary. Buyer to verify all measurements and zoning.



Kaci Bergeron
Phone: (985) 413-0946
Canal & Main Realty

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