

**111 Marcello Boulevard**  
Thibodaux, LA 70301



**LOGO** COMING  
SOON

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**MLS# 2026002414**



**\$75,000**

Rare Opportunity Lot at 111 Marcello Blvd, Thibodaux, LA, just past Laurel Valley off of Hwy 308! Flood insurance is NOT required (Zone X)!!! Welcome to the last available gem in this highly sought-after, well established, neighborhood of Beaujolais Acres! This 100' x 166' ft +/- lot is a prime canvas awaiting your dream home. Seller already put dirt for a house pad, a professional survey marking, and a completed set of house plans, your vision can easily become a reality. The Land is Cleared, Dirt Hauled and Ready to Build: This spacious lot has already had the trees removed, providing you with a clean slate for your custom masterpiece. Measuring approximately 100' x 166' ft (+/-), this generous lot offers ample space for your creative architectural ideas, outdoor amenities, and landscaping desires. With a Full Set of House Plans: Your journey towards building your dream home is simplified with a full set of house plans included in the package, saving you valuable time, money, and resources. Established and Desired Neighborhood: Beaujolais Acres is renowned for its charm, tranquility, and friendly community atmosphere. This is your opportunity to be a part of this thriving, sought-after locale near NSU just past Laurel Valley off of Hwy 308, Shopping, Hospital and Restaurants!



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For full listing details, please scan:

