

17339 John Broussard Rd
Prairieville, LA 70769



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MLS# 2026001586



\$499,000

Approximately 3 acres of vacant land zoned MU-2, located in the heart of one of the fastest-growing areas of Ascension Parish. The site offers excellent access and visibility with close proximity to LA Highway 42, Airline Highway, Highway 44, and Jefferson Highway, positioning it well for a wide range of commercial or mixed-use developments. The property is situated near the new Ascension Parish high school currently under development, providing long-term demand drivers from continued residential growth and increased daily traffic. Prairieville continues to experience strong population growth with sustained demand for retail, medical, office, and service-oriented uses. MU-2 zoning allows for higher-intensity mixed-use development, offering flexibility for developers and owner-users seeking to capitalize on the area's rapid expansion. With strong surrounding demographics, expanding infrastructure, and access to multiple major transportation corridors, this site presents a compelling opportunity in a high-growth market. Highlights: Approximately 3 acres of vacant land Zoned MU 2 allowing flexible mixed use development Located in a high growth area of Ascension Parish Close proximity to LA Highway 42, Airline Highway, Highway 44, and Jefferson Highway Near the new Ascension Parish high school currently under



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