

**Tbd Northside Rd**  
New Iberia, LA 70563



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**MLS# 2026005347**



**\$800,000**

Land available for development! Discover a rare investment and development opportunity with this fully planned subdivision offered at \$800,000 priced at the owner's out-of-pocket cost. This unique property features a total of 13 spacious lots, including eleven 1+ acre homesites and two expansive 4-acre parcels, providing flexibility for a variety of residential builds. The subdivision is thoughtfully designed with a paved, hard-surface street, complete with street lighting for added safety and appeal. All utilities are installed underground, preserving the clean aesthetic and enhancing long-term reliability. Situated outside of the flood zone and elevated approximately 18 feet above sea level, this property offers peace of mind and strong development potential. Recorded restrictions are already in place to help maintain quality and consistency throughout the community. Aerial imagery is available upon request, offering a clear view of the layout and surrounding area. This is an exceptional opportunity for developers, builders, or investors looking to bring a ready-to-go subdivision to life. Call or text Landon - 225-329-2294 [becnel.landon@gmail.com](mailto:becnel.landon@gmail.com) OR Vivian - 225-502-9568 [southernprestigegroup@gmail.com](mailto:southernprestigegroup@gmail.com) for more details.



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