

Otbd Highway 1 Batchelor, LA 70715



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MLS# 2026005649



\$35,000

Dream it. Build it. Own it. This nearly 3-acre rectangular lot on LA Highway 1 in Batchelor is your blank canvas and it's priced to move at just \$35,000! Spanning approximately 2.98 acres (214 x 605 ft) with dual road frontage on both LA Hwy 1 AND Dixon Street, this property offers rare accessibility and flexibility. With NO zoning restrictions in this area of Pointe Coupee Parish, the possibilities are wide open build your custom home, place one or more mobile homes, or hold as a long-term investment in a growing rural corridor. Public electricity, gas, and water are all available at the site. Paved road access, minimal flood risk (Zone C), and a level rectangular lot make this one of the most build-ready opportunities in the area. Ideal for: first-time homebuyers ready to build equity from the ground up, buyers seeking affordable land with mobile home potential, or investors looking to add acreage to their portfolio in Pointe Coupee Parish. Located approximately 50 miles NNW of Baton Rouge with schools, parks, and essential services within reasonable distance. Don't miss this rare chance to own nearly 3 acres at an unbeatable price!



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