

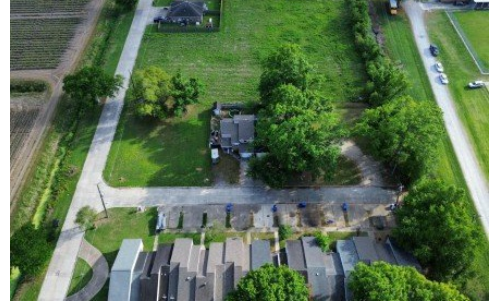
**109&111 Wolfe Street**  
Thibodaux, LA 70301



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SOON

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**MLS# 2026006993**



**\$40,000**

Opportunity awaits with this residential lot tucked away at the end of a quiet dead-end street! Offering added privacy and minimal through traffic, this property is ideal for building your next home or investment property. The lot is partially cleared, giving you a head start while still allowing flexibility to customize the space to your needs. Zoned to allow for duplex construction, this property presents a fantastic opportunity for investors or buyers looking to generate rental income. Conveniently located just minutes from Nicholls State University, the Thibodaux Fair Grounds, and local shopping, dining, and amenities. Property is being offered at \$40,000 as-is, or \$50,000 if seller clears the lot prior to closing; giving buyers the option to choose what works best for their plans. Come see it for yourself!



**Jordan Parr**

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**KELLER WILLIAMS REALTY BAYOU P**

For full listing details, please scan:

