

**Tbd Island Rd**  
Jarreau, LA 70749



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**MLS# 2026007694**



**\$1,070,000**

Direct water access to FALSE RIVER!!! Bayou Chenal directly accesses False River!!! Unlock the potential of this rare opportunity in New Roads, Louisiana! Seize an 8.98-acre tract already divided into eight expansive 1+ acre lots, each boasting an impressive 131-foot frontage on the scenic Chenal Bayou. Imagine developing modern river dwellings where luxury meets nature a place where cleared, oversized lots provide the perfect canvas for innovative design, and False River serves as your exclusive playground. Real estate developers and builders, now is your moment to create a standout community that harmonizes contemporary living with the timeless allure of Louisiana's waterways. Transform this coveted location into a destination where residents enjoy serene water views, unparalleled access to recreational activities, and the prestige of owning a piece of historic beauty. Contact us today to schedule a private tour and explore how you can be at the forefront of this transformative development. Don't miss your chance to make a lasting mark on one of the state's most desirable waterfront properties!



**Sherry Tucker**

Phone: (225) 603-4994

Elevate Real Estate Services

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