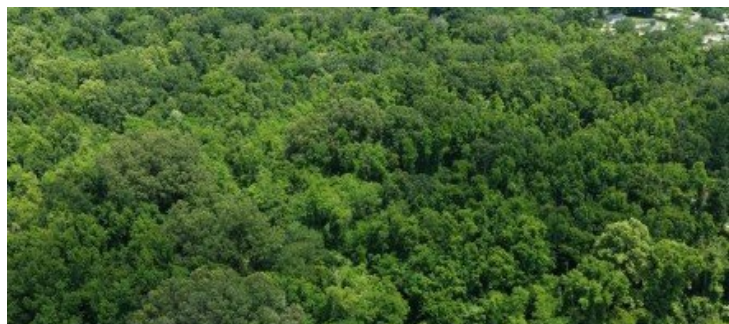


**6-b James Dr**  
Prairieville, LA 70769

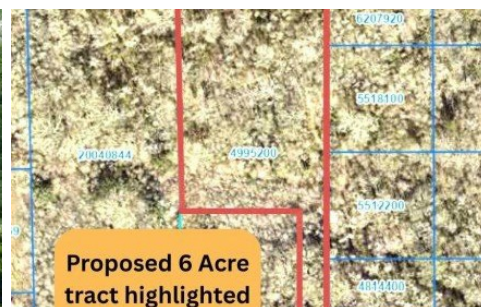
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**MLS# 2026016290**



**6 Acres | Flood Zone X | Prime Prairieville Location**



**\$400,000**

Rare opportunity to own 6 acres in Prairieville! Tucked away for added privacy, this residential property offers the space and peaceful setting that are increasingly difficult to find in the area. Located in Flood Zone X, where flood insurance is generally not required by mortgage lenders, and currently zoned for Prairieville High School. The property also provides convenient access to Airline Highway, I-10, Highway 44, and Lagniappe Centre, offering plenty of nearby dining and grocery options. \*\*Subject to final survey and parish approval.



**Cade Creel**

Phone: (225) 402-7729

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