

**20211 Perrilloux Rd**  
Livingston, LA 70754

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**MLS# 2025017654**



**\$417,900**

This 11.7-acre tract offers a prime opportunity just minutes from I-12. The property consists of six individual tracts ranging from 1.71 to 2.16 acres, giving buyers the flexibility to purchase the entire acreage or select smaller parcels to suit their needs. With a total of 839 feet of road frontage and over 600 feet of depth, the layout provides excellent accessibility and potential for a variety of uses. Formerly a manufactured home park, the property already has electricity poles and water utilities available, making development easier and more cost-effective. Whether you're looking for the full 11.7 acres or a smaller tract, this property presents an exceptional opportunity in a convenient location with utilities on site and located in Flood Zone X no flood insurance requirements.



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Keller Williams Realty Premier Partners

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