

35354 Highway 1
Donaldsonville, LA 70346



LOGO COMING
SOON

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MLS# 2026017912



\$295,000

4 Bedrooms | 1 Bathroom | 2,261 Sqft

Unique opportunity in Donaldsonville offering approximately 2.47 acres across two tracts being sold together as one complete property. Seller will not sell the tracts separately. The property includes land on both sides of the highway, with a portion extending toward the Mississippi River, creating a layout that offers several possibilities for future use. The property is served by public sewer and includes an existing 4-bedroom, 1.5-bath home with approximately 2,261 sq. ft. of living area. This property may be especially appealing to investors looking for additional land and development potential. Depending on zoning, parish requirements, access, utilities, and other approvals, the additional property could potentially accommodate mobile homes, additional homesites, or subdivision into separate lots for resale or future development. Buyer to verify all intended uses, zoning, subdivision requirements, restrictions, utilities, and permitting with the appropriate authorities. Both tracts are included in the sale and will convey together as one transaction. Great opportunity for someone looking for a residence with additional acreage or an investment property with future possibilities.



Drake Eschete

Phone: (985) 226-7885

KELLER WILLIAMS REALTY BAYOU P

For full listing details, please scan:

