

Donaldsonville, LA

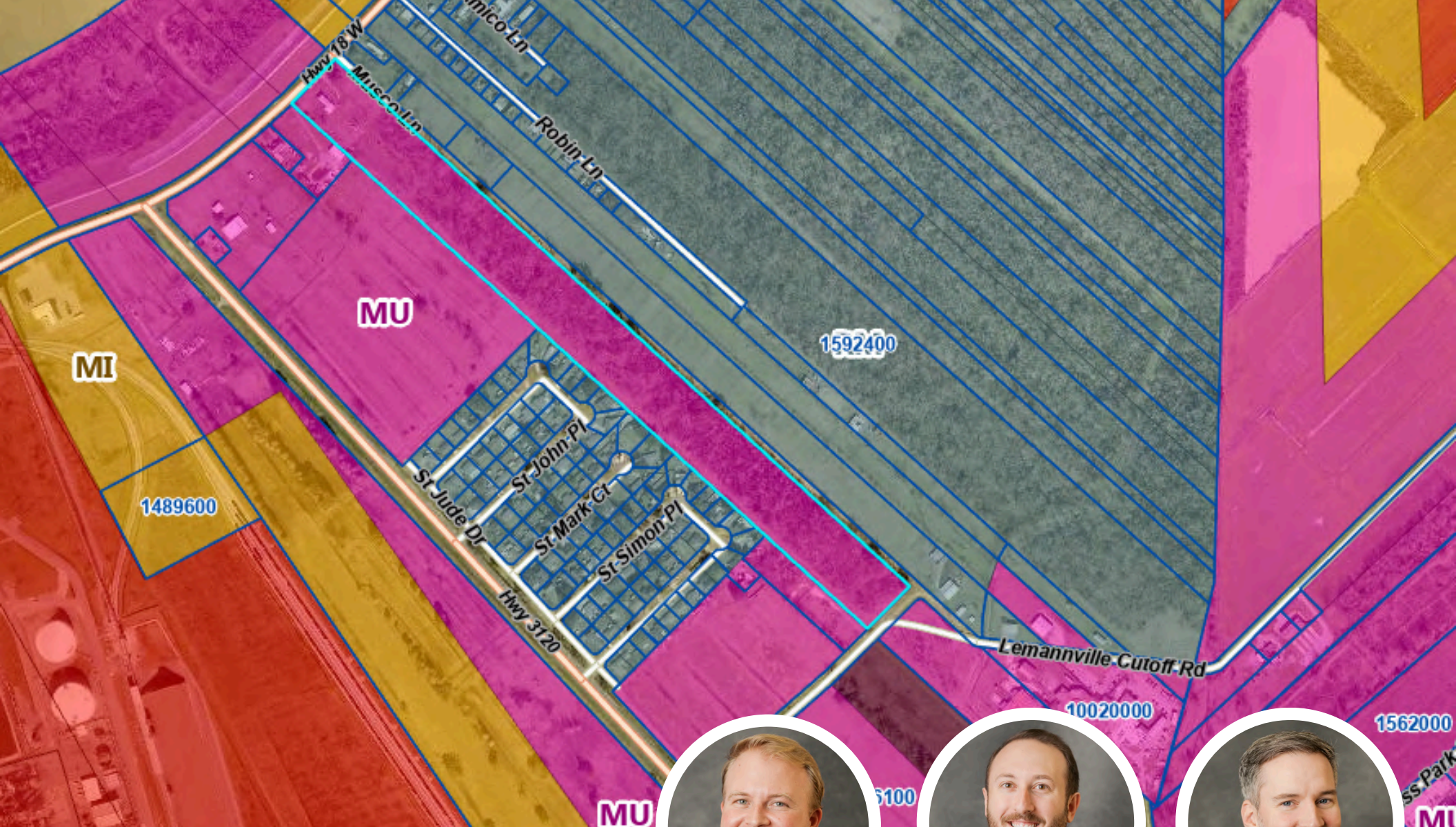
3090 Highway 18 W

19.40 Acre Developable Lot



Offering Memorandum

Bridgewater Realty Advisors
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**3090 HIGHWAY 18 W
DONALDSONVILLE, LA**

Development Site - Zoned MU



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OFFERING

Situated along the historic Great River Road (Louisiana Highway 18) in Ward 4 of Ascension Parish, this 19.40-acre± residential acreage tract offers a rare opportunity to acquire a substantial land holding in one of Louisiana's most storied riverfront corridors. The property is located within Section 4.1, Township 11S, Range 15E, and carries a legal description bounded by the Viola Plat and the Pedesclaux tract, reflecting its deep roots in the region's traditional Creole land survey system. The site is conveniently accessible from Donaldsonville and sits within the broader Baton Rouge / New Orleans metropolitan corridor.

Improvements on the property include an existing single-family residence, lending immediate utility while preserving the tract's significant development potential. The expansive acreage provides ample room for a variety of uses, subject to applicable Ascension Parish zoning and development regulations. The parcel currently benefits from a homestead exemption, and the combined assessed market value is reflected at \$54,300 per parish records.

Ascension Parish has emerged as one of Louisiana's fastest-growing parishes, driven by its strategic location along the Mississippi River industrial corridor and its proximity to major employment centers. The Great River Road setting offers both scenic character and strong connectivity, making this property an attractive prospect for buyers seeking rural residential acreage, estate development, or long-term land investment in a high-growth Louisiana market.

SUMMARY

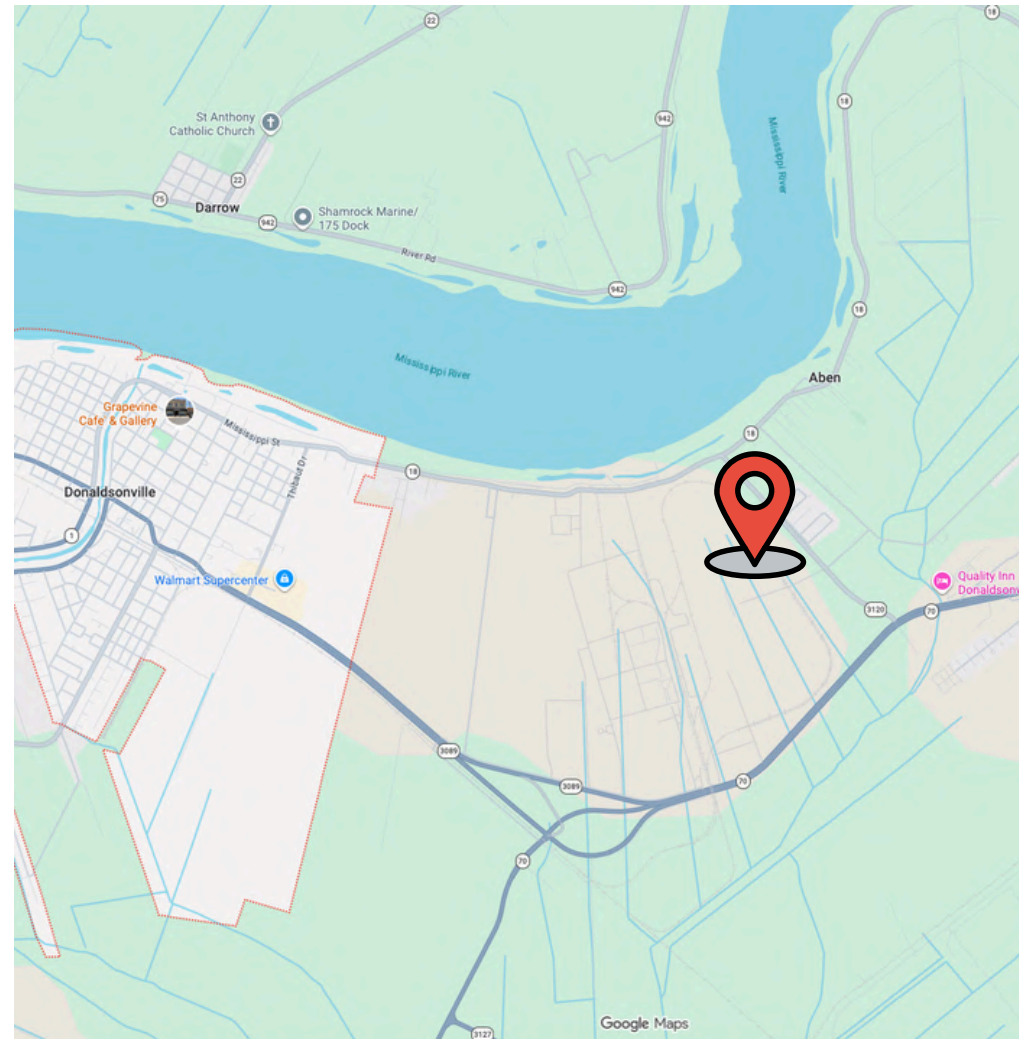
ASKING PRICE: \$485,000

LOT SIZE: 19.40 Acres

FLOOD ZONE: X

PRICE PER ACRE: \$25,000 / acre

ZONING: MU



BASEMAPS >

MAP LAYERS >

- Wetlands 1 ?
- Riparian 1 ?
- Riparian Mapping Areas 1 ?
- Data Source 1 ?
 - Source Type
 - Image Scale
 - Image Year
- Areas of Interest ?
- FWS Managed Lands 1 ?

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Measure









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USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

<p>PIN</p> <ul style="list-style-type: none">  Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none">  Selected FloodMap Boundary  Digital Data Available  No Digital Data Available  Unmapped 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none">  Without Base Flood Elevation (BFE) Zone A, X, AGP  With BFE or Depth  Regulatory Floodway Zone AE, AO, AH, VA, AR <ul style="list-style-type: none">  0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X  Future Conditions 1% Annual Chance Flood Hazard Zone X 	<p>OTHER FEATURES</p> <ul style="list-style-type: none">  20.2 Cross Sections with 1% Annual Chance  17.5 Water Surface Elevation  Coastal Transect  Base Flood Elevation Line (BFE)  Limit of Study  Jurisdiction Boundary  Coastal Transect Baseline  Profile Baseline  Hydrographic Feature
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Layer List Legend

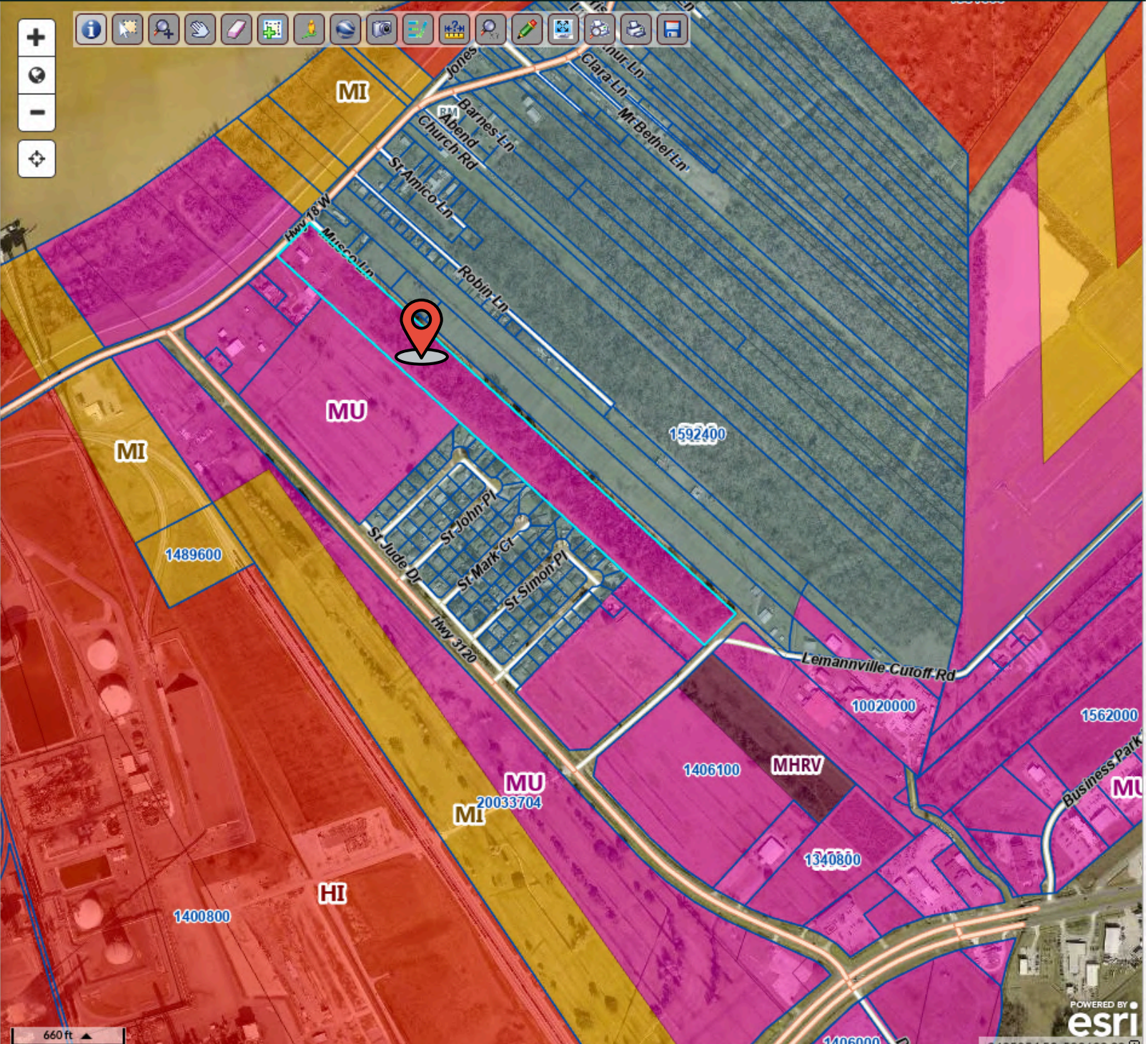
- Quick Links:
- Property Search
 - View Map

Layers:

- General Layers
 - Parcels
 - Parcel Numbers
 - Yearly Sales
- Boundaries
 - Section Township Range
 - Zoning Districts
 - Primary School Boundaries
 - Middle School Boundaries
 - High School Boundaries
 - Flood Zones
 - Levee Districts
 - Lighting Districts
 - Fire Districts
 - Precincts
 - Wards
 - Municipal Boundaries

- Roads
 - Parish Outlines
 - 2023 Aerial Imagery

Restore Layer Defaults



CONTACT DETAILS

For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.



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