

SUMMARY

FLOOD ZONE

RETAILER MAP

DEMOGRAPHICS

FOR SALE

SALE PRICE

- \$299,000

PROPERTY DETAILS

- +/- 2.3 Acres
- Zoning: S-1
- Flood zone: AE
- Wetlands: Unknown
- Frontage:
 - Three Rivers Rd: +/- 290'
 - Monga Dr: +/-275'
 - Tchefuncte River: +/-310'

OVERVIEW

This ±2.3-acre waterfront property along the Tchefuncte River presents a rare opportunity to establish a private riverfront retreat in one of the Northshore's most desirable recreational corridors. Located on Three Rivers Road, the site offers direct proximity to a public boat launch, providing convenient water access and enhancing the overall lifestyle appeal for boating and outdoor enthusiasts.

Currently zoned S-1 (residential), the property is ideally suited for a custom home, private estate, or family retreat. Its size and natural setting allow for a thoughtfully designed residence with potential for additional structures such as guest accommodations, outdoor entertaining areas, or a multi-generational compound—all centered around riverfront living.

The land is currently undeveloped with no utilities in place, offering a blank canvas for a buyer to design and build to their exact specifications. With its combination of privacy, water access, and scenic surroundings, this property offers a unique opportunity to create a legacy residential retreat along the Tchefuncte River.



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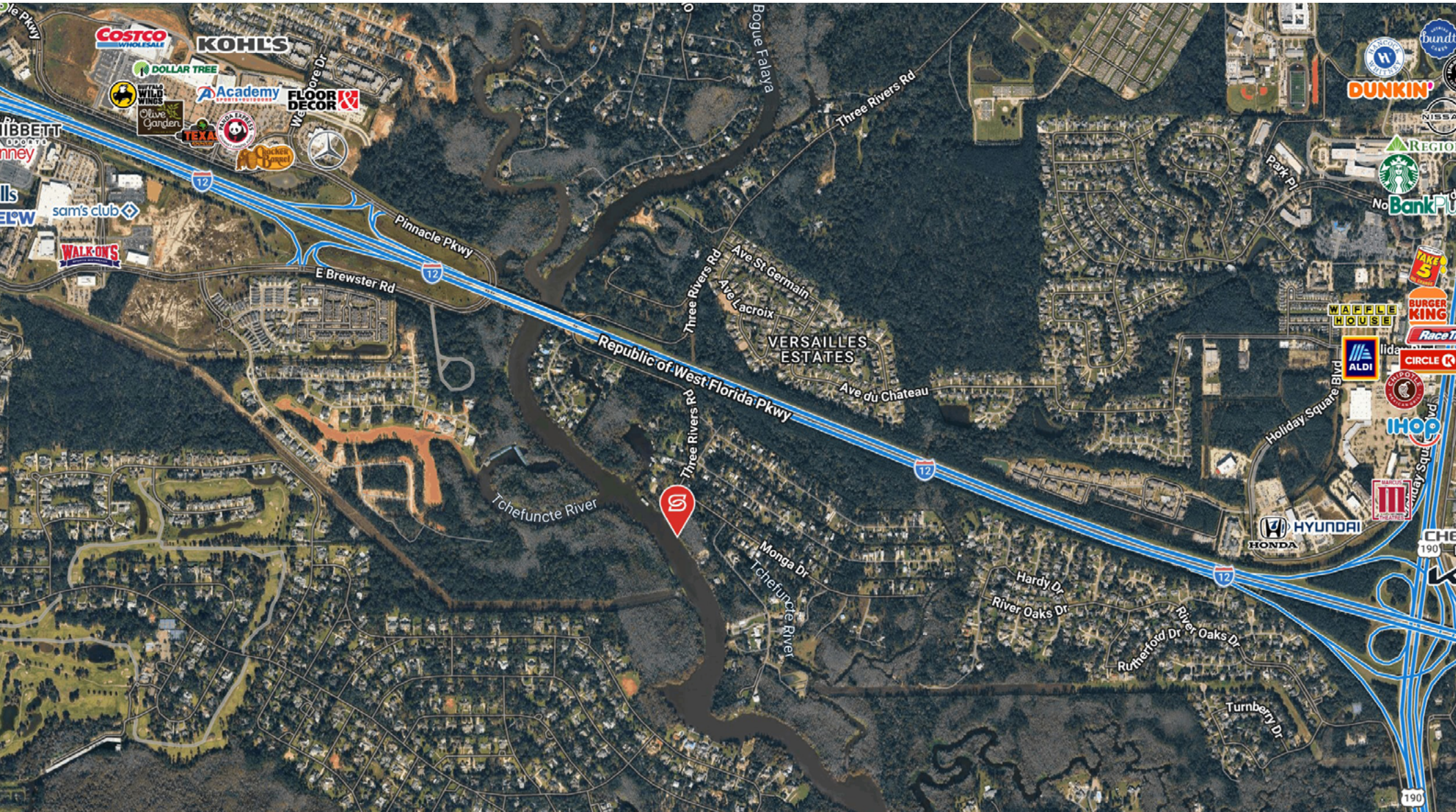


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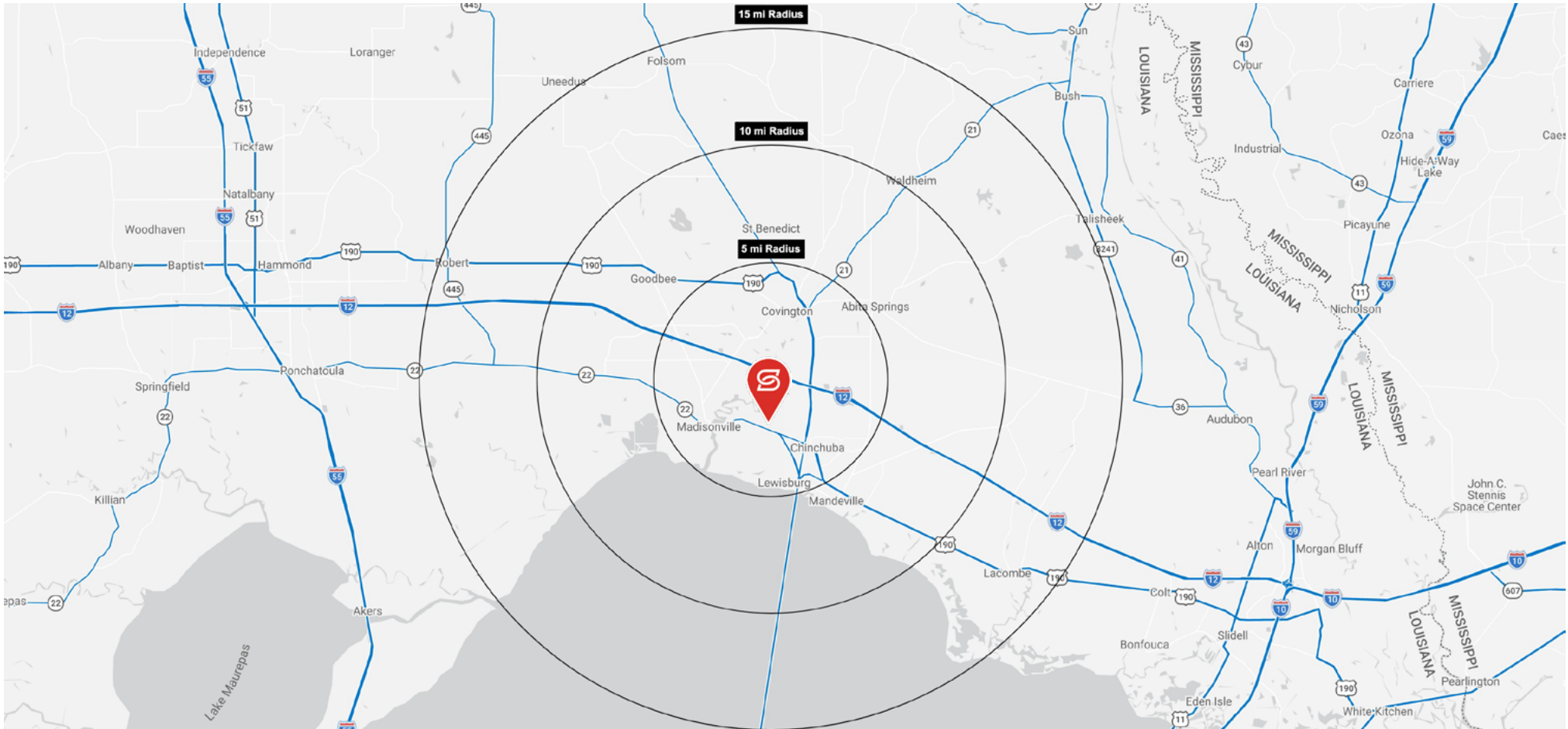


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2025 DEMOGRAPHICS

POPULATION

5 MILE	10 MILE	15 MILE
84,021	144,685	172,304

AVG. HH INCOME

5 MILE	10 MILE	15 MILE
\$127,966	\$128,594	\$122,872

HOUSEHOLDS

5 MILE	10 MILE	15 MILE
33,658	56,035	66,751