

3 ACRES +/-

John Broussard Rd.

# FOR SALE

RESIDENTIAL DEVELOPMENT, OFFICE, INDUSTRIAL

## PROPERTY INFORMATION

### PRICE

\$599,000.00

### PROPERTY ADDRESS

17339 JOHN BROUSSARD RD.,  
PRAIREVILLE, LA 70769

### PROPERTY SIZE:

3.0 ACRES

### ZONING:

MU2



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# PROPERTY OVERVIEW

Approximately 3 acres of vacant land zoned MU 2, located in the heart of one of the fastest growing areas of Ascension Parish. This site offers excellent access and visibility with close proximity to LA Highway 42, Airline Highway, Highway 44, and Jefferson Highway, making it well positioned for a wide range of commercial or mixed use developments.

The property is situated near the new Ascension Parish high school currently under development, adding long term demand drivers from both residential growth and increased daily traffic. Prairieville continues to experience strong population and residential growth, with sustained demand for retail, medical, office, and service oriented uses.

The MU 2 zoning allows for higher intensity mixed use development, providing flexibility for developers and owner users looking to capitalize on the area's rapid expansion. With strong surrounding demographics, expanding infrastructure, and multiple major transportation corridors nearby, this site presents a compelling opportunity in a high growth market.

## Highlights:

- Approximately 3 acres of vacant land
- Zoned MU 2 allowing flexible mixed use development
- Located in a high growth area of Ascension Parish
- Close proximity to LA Highway 42, Airline Highway, Highway 44, and Jefferson Highway
- Near the new Ascension Parish high school currently under development
- Strong surrounding residential and commercial growth
- Ideal for retail, office, medical, or mixed use development

