

Mixed Use Development Tract - Hwy 42 @ Hwy 44

4.26
ACRES +/-

AVAILABLE

Prairie Rd.

Wal
Neighb

LA
44



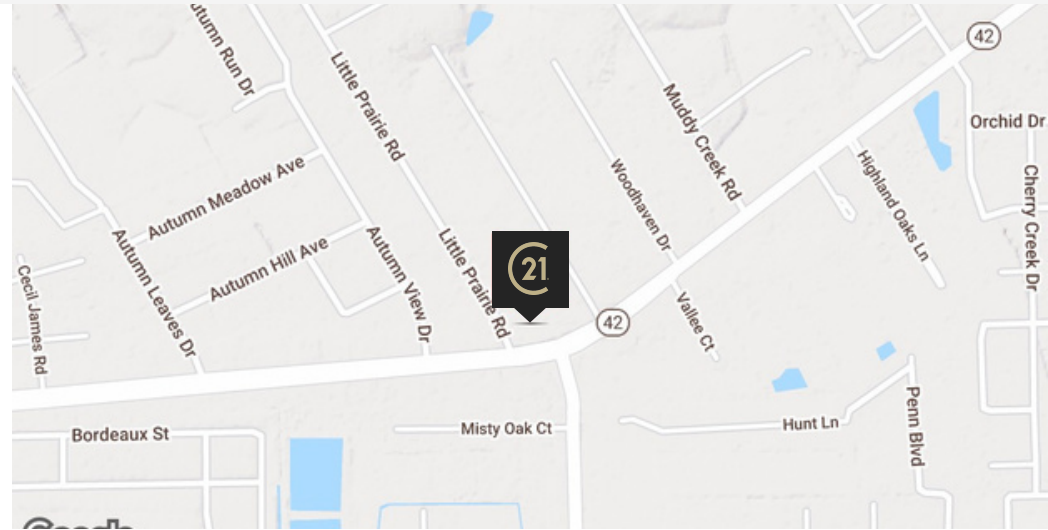
40512 LA-42, Prairieville, LA 70769

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Hwy 42 & Hwy 44 Vacant Land For Sale

40512 LA-42, Prairieville, LA 70769

PROPERTY SUMMARY



Property Highlights

- ± 4.26 acres of mostly cleared land
- Signalized hard corner at LA Hwy 42 & LA Hwy 44
- Directly across from Walmart Neighborhood Market
- Zoned Mixed Use (MU-2)
- Ideal for single-family, multifamily, or mixed-use development
- High-traffic location (27,000+ VPD)
- Flood Zone X

Situated On A Lighted Intersection

Offering Summary

Sale Price:	\$1,099,000.00
Lot Size:	4.26 Acres

- Situated On A Lighted Intersection
- Existing leased residence on site
- Adjacent ± 0.79 acres available

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EXECUTIVE SUMMARY



Offering Summary

Sale Price:	\$1,099,000.00
Lot Size:	4.26 Acres
Traffic Counts:	27,795 VPD
Flood Zone:	X
Zoning:	MU2
Market:	Prairieville

Property Overview

This ± 4.26 -acre, mostly cleared site is located at the signalized intersection of LA Highway 42 and LA Highway 44—one of Ascension Parish’s primary commercial corridors. Positioned directly across from Walmart Neighborhood Market and surrounded by established retail and multifamily development, the property offers exceptional visibility, access, and development potential.

The site is well-suited for both single-family and multifamily residential development, as well as mixed-use concepts. Zoned Mixed Use (MU-2), the property allows for the highest intensity residential and commercial development in areas supported by robust infrastructure and traffic capacity.

The location benefits from strong household incomes, excellent connectivity to multiple state and U.S. highways, and traffic counts exceeding 27,000 vehicles per day. The property is situated in Flood Zone X (no flood insurance required). A residential structure on site is currently leased, providing interim income.

An adjacent ± 0.79 -acre parcel is also available, offering additional flexibility for assemblage or expanded development.

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RETAILER MAP



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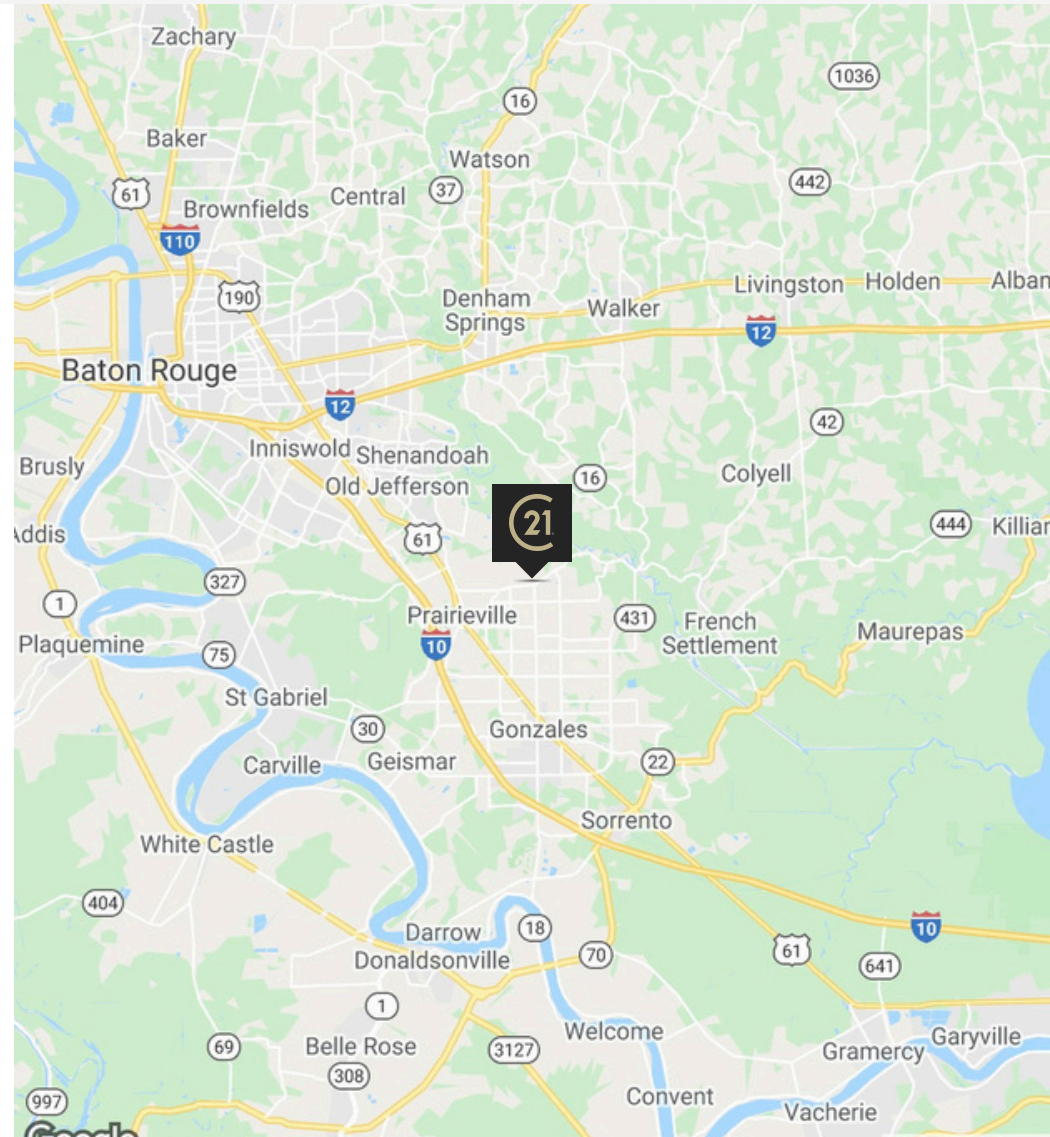
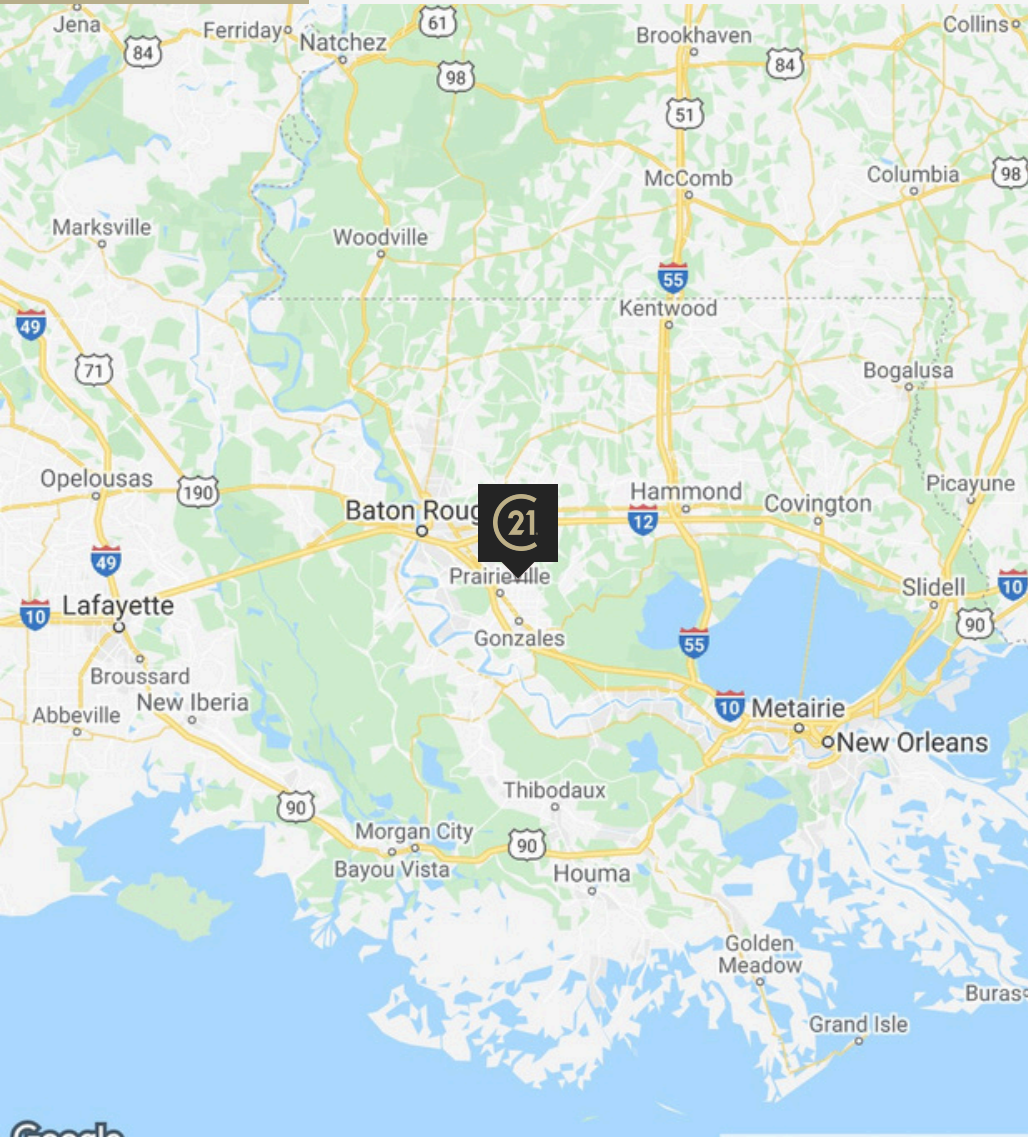
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LOCATION MAPS



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DRONE PHOTO



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ASSESSOR MAP

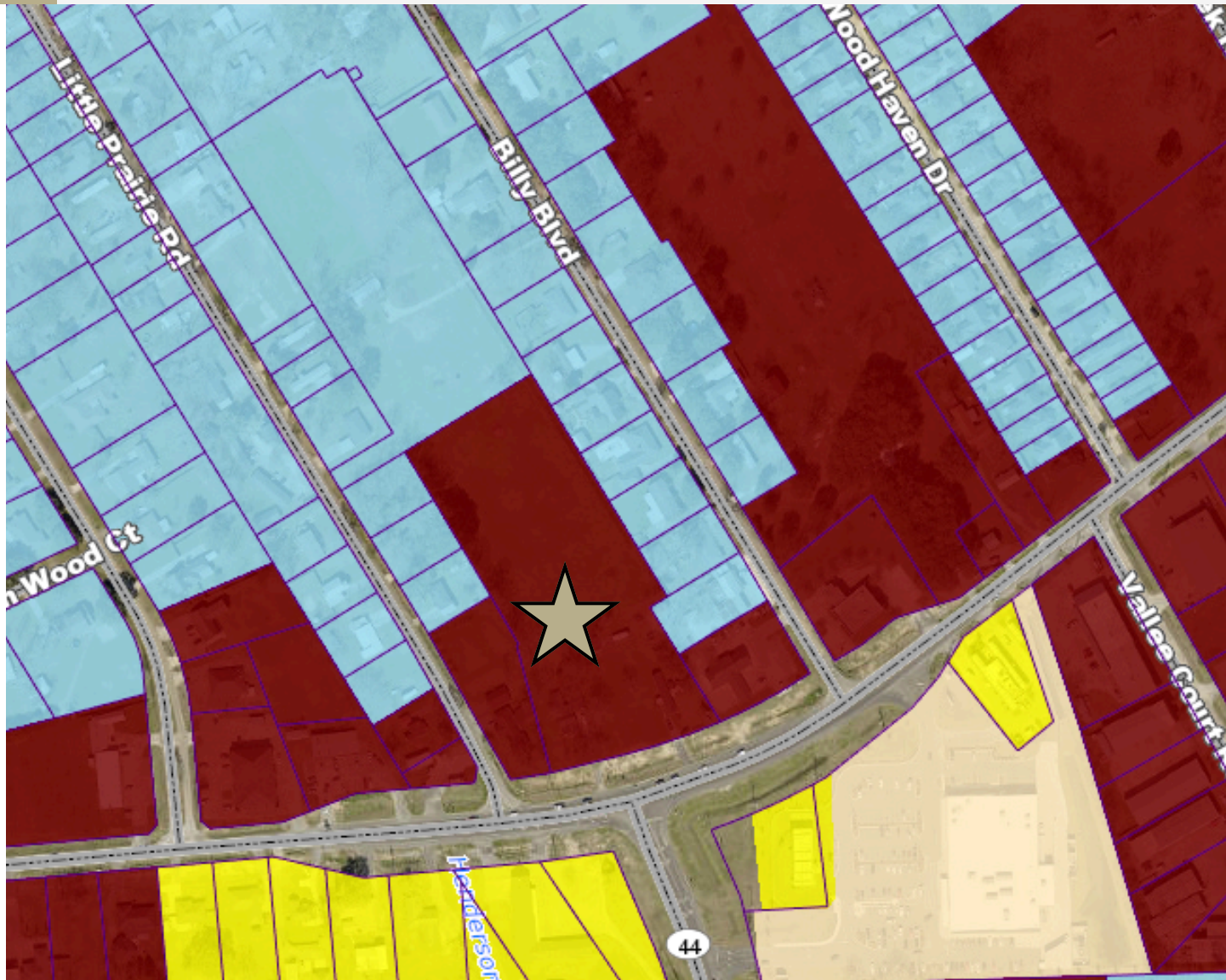


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ZONING MAP



AscensionGeneralLayers

Zoning Districts

- A
- C
- CC
- CIT
- CITY
- HI
- LI
- MHRV
- MI
- MU
- MU2 ★
- PUD / SPUD
- R
- RM
- SPUD
- TND

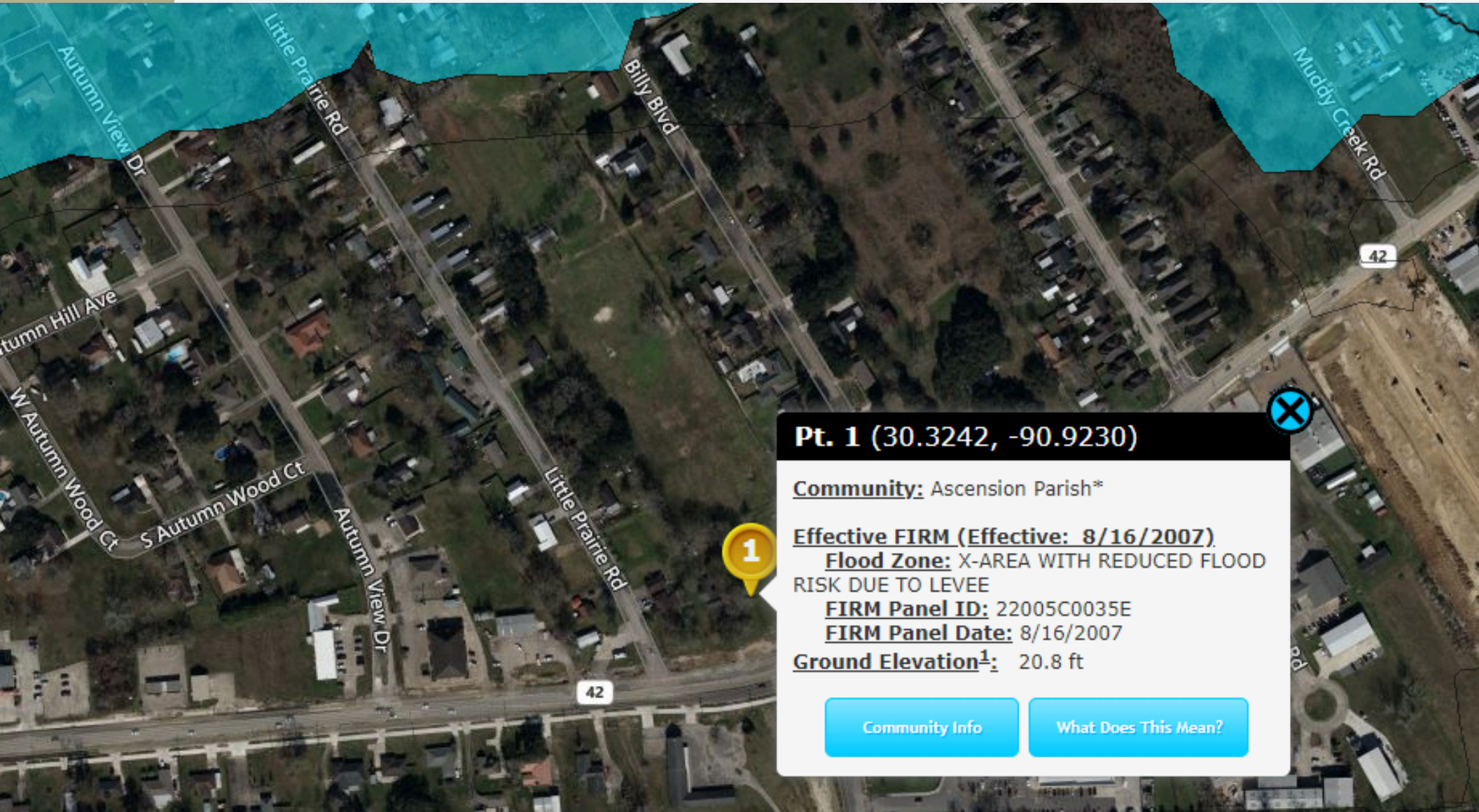
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FLOOD MAP



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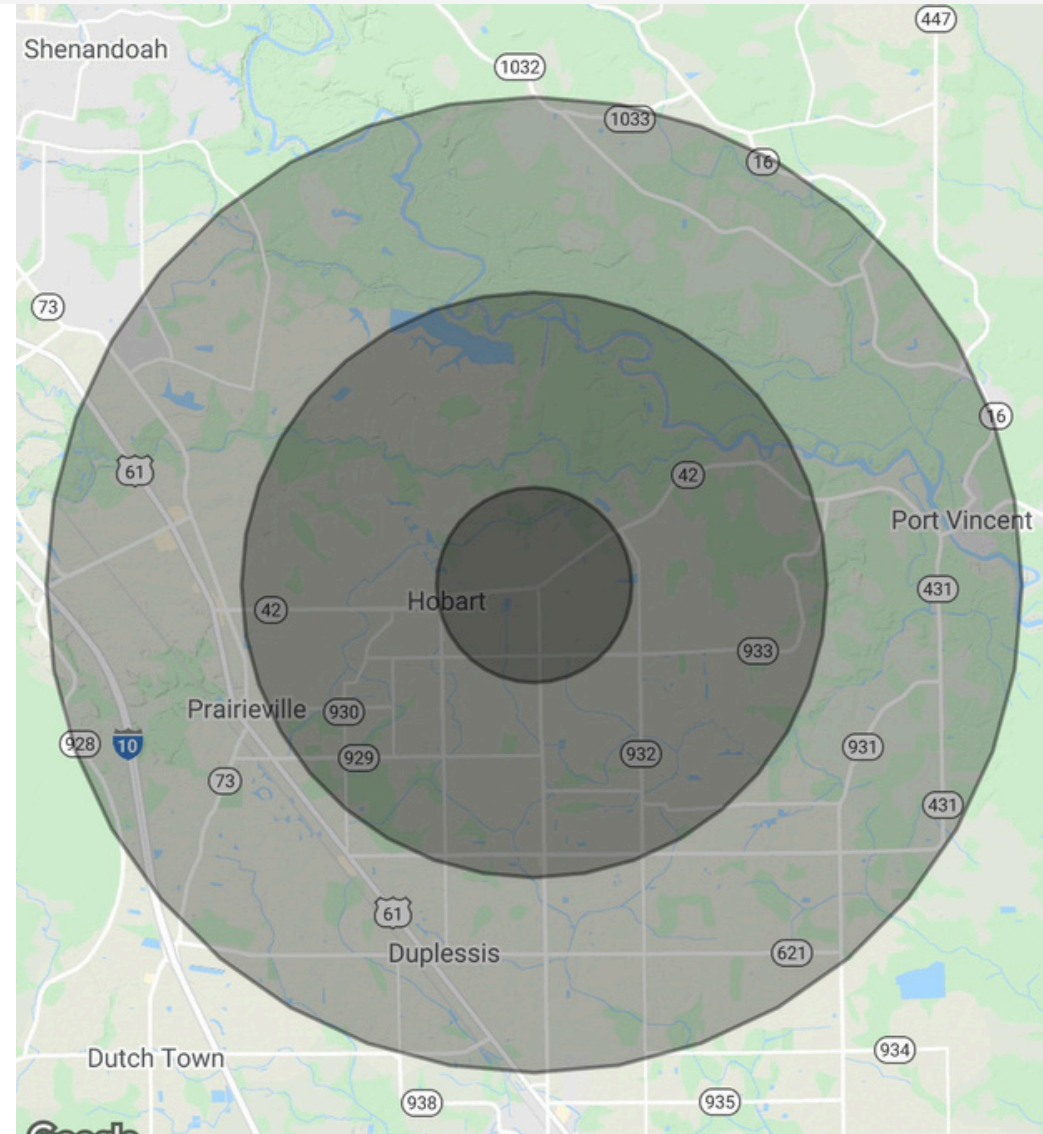
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	3,947	27,581	58,843
Average Age	32.7	33.4	34.1
Average Age (Male)	32.1	32.5	32.7
Average Age (Female)	34.1	34.5	35.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,351	9,466	20,848
# Of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$88,998	\$90,835	\$88,936
Average House Value	\$186,614	\$186,448	\$245,830

** Demographic data derived from 2010 US Census*



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