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MIXED USE DEVELOPMENT
LAND FOR SALE

40512 LA-42, Prairieville, LA

AVAILABLE

- 4.26 acres
- Adjacent +/- 0.79 acre parcel

PROPERTY DESCRIPTION

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.

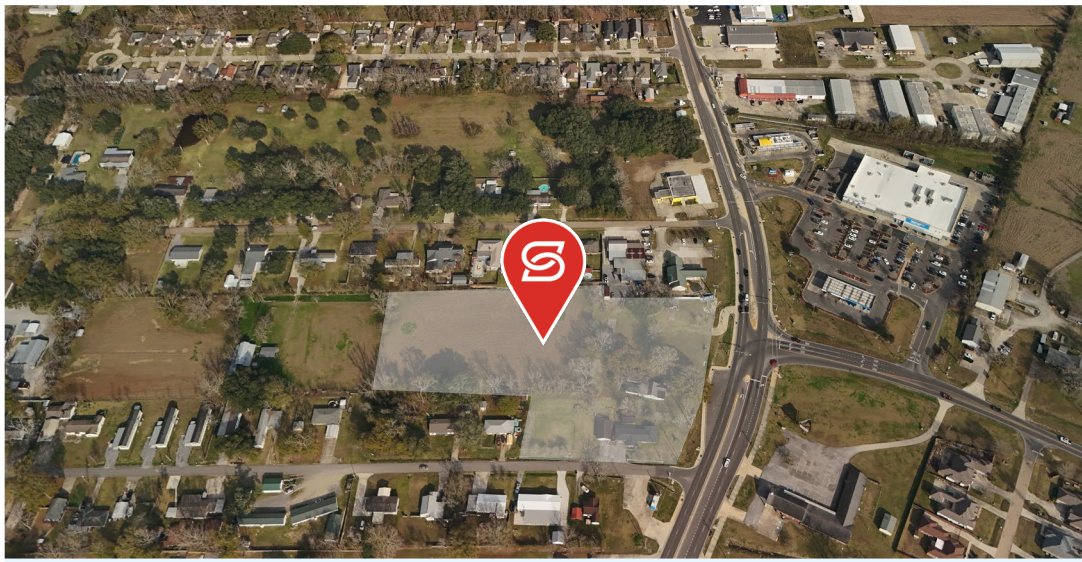
The location benefits from strong household incomes, excellent connectivity to multiple state and U.S. highways, and traffic counts exceeding 27,000 vehicles per day. The property is situated in Flood Zone X (no flood insurance required).

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

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





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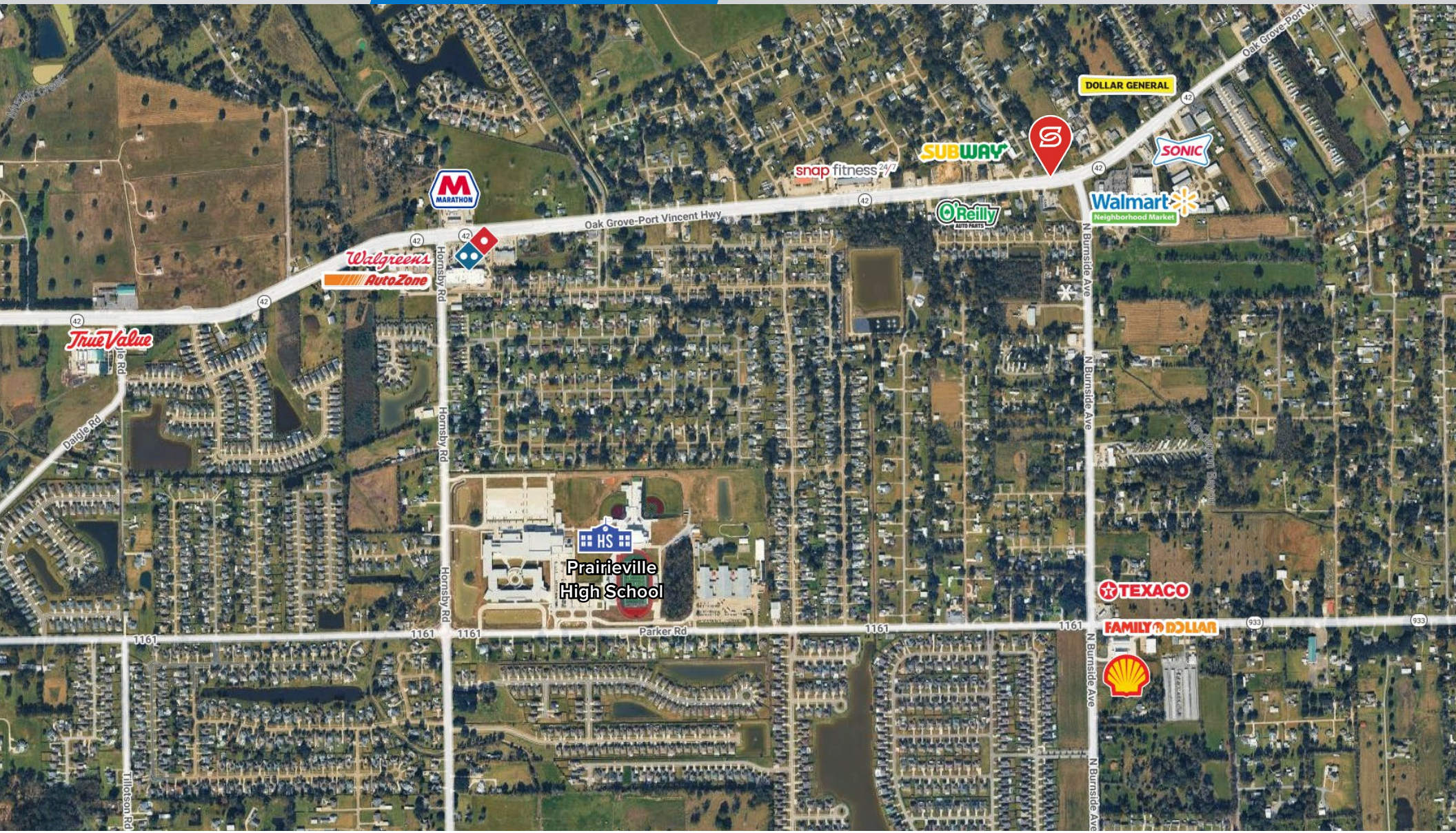

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PRAIRIEVILLE, LOUISIANA

Prairieville's investment market is closely tied to the continued growth of Ascension Parish, with commercial activity concentrated along Airline Highway (U.S. 61) and Louisiana Highway 73. In 2025, Prairieville recorded 25 commercial property transactions totaling approximately $29 million, including continued activity in retail properties and commercial land. Across Ascension Parish, total commercial investment reached $210.7 million across 116 transactions, representing a 50.7% increase in dollar volume from 2024. These trends highlight investor interest in established commercial corridors, development-ready parcels, and properties positioned to serve the area's expanding residential base.

For investors, Prairieville presents opportunities in neighborhood retail, medical office, professional office, service-oriented businesses, and commercial land development. Its growing residential market supports demand for grocery stores, restaurants, healthcare services, and everyday conveniences, while its proximity to Baton Rouge provides access to a larger employment base and regional consumer market. Retail and land opportunities along major thoroughfares may benefit from continued residential expansion, while site selection, traffic exposure, accessibility, and surrounding development remain important considerations when evaluating individual investments.

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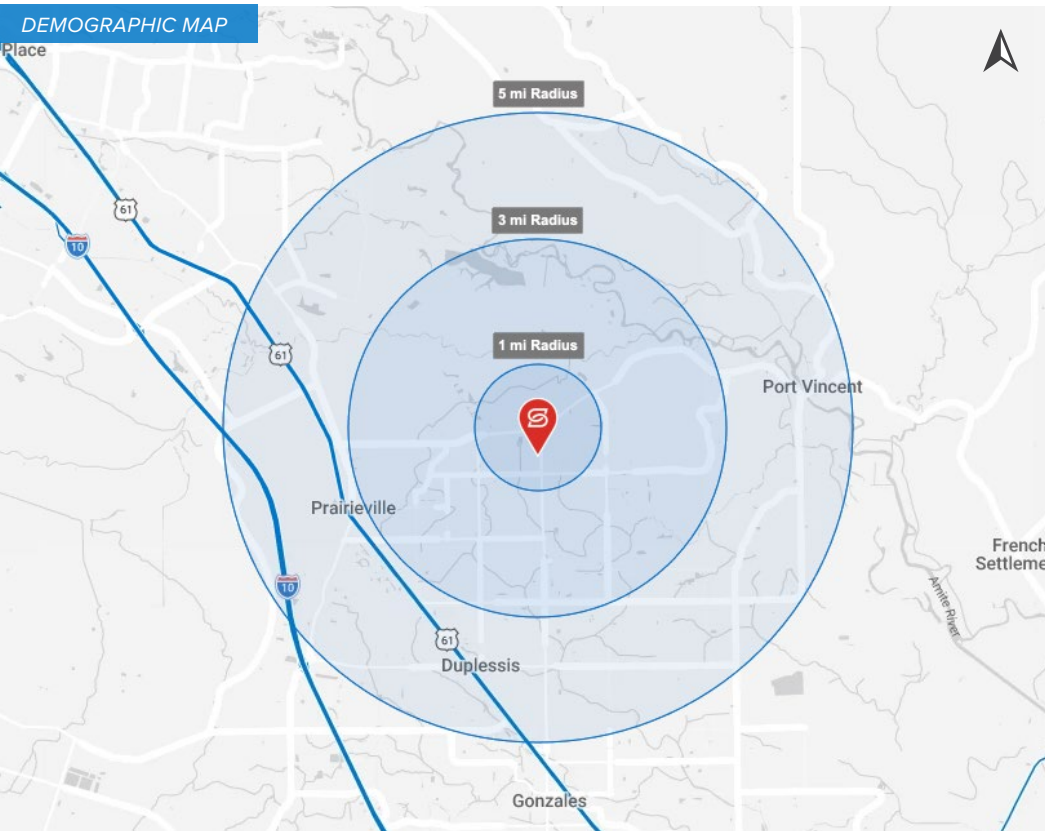
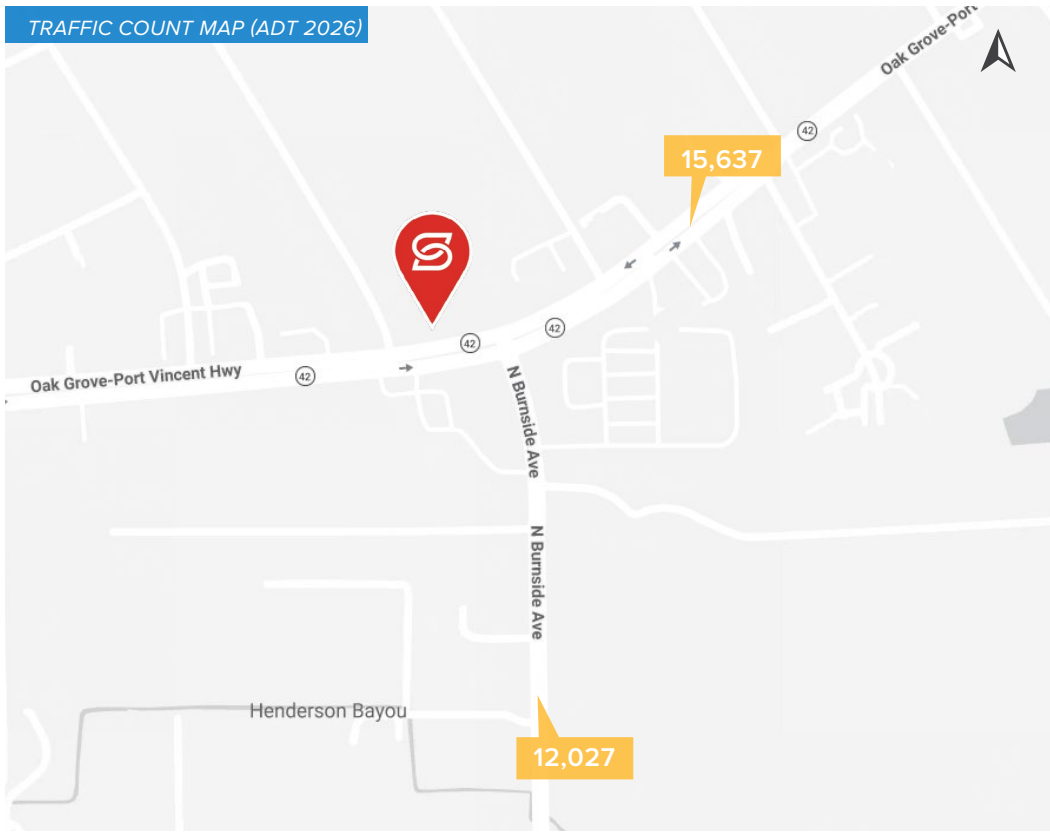
DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2026)



2026 DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	5,081	34,983	75,453
AVG. HH INCOME	$117,255	$126,249	$129,557
HOUSEHOLDS	1,929	12,865	28,341

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