



PRIME DEVELOPMENT LOT IN AIRLINE HWY RETAIL CORRIDOR

17444 AIRLINE HWY PRAIRIEVILLE, LA 70769



SALE PRICE: \$1,300,000

±1.86 ACRES

- ±200 FT of high visibility – ±22,967 daily traffic
- Positioned near Walmart and numerous national retailers
- Located just ±1 minute off of Hwy 42 and Perkins Rd
- Price Negotiable – Owner will consider all offers

CONTACT:

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225.938.3148

800.895.9329 | <https://elifinrealty.com> | September 2025

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for sale, 17444 Airline Hwy presents a prime development opportunity on a ± 1.86 -acre lot positioned for high visibility along Airline Hwy near the Prairieville-Baton Rouge border.
- This property boasts ± 200 ft of frontage along with a daily traffic count of approximately $\pm 22,967$ vehicles, ensuring excellent exposure for any future business.
- Positioned directly on Airline Hwy and near major businesses like the Prairieville Walmart, this location is ideal for retail or office developments.
- The lot is strategically located just one minute from Hwy 42 and Perkins Rd, and about 10 minutes from I-10 at Highland Rd, providing superb access to surrounding areas and major traffic routes.
- MU (Mixed-Use) zoning supports a wide array of development opportunities, from commercial to mixed residential projects, making it an exceptional choice for investors aiming to tap into the area's dynamic growth.
- The property is not within a flood zone.

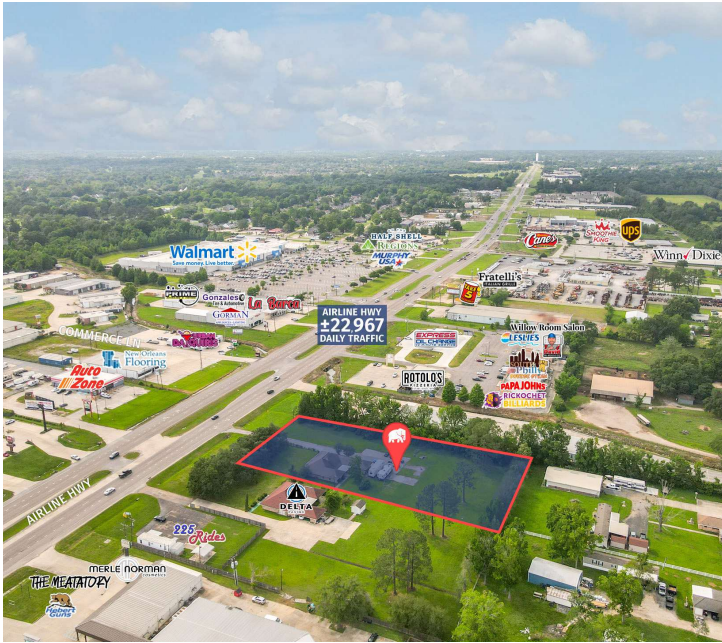
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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	17444 Airline Hwy
City, State, Zip	Prairieville, LA 70769
County	Ascension Parish
Market	LA - Baton Rouge MSA
Subdivision	8.1 R
Location Description	Lot B-1
Township	8S
Range	2E
Section	15
Side Of The Street	Northeast
Road Type	Highway
Nearest Highway	Hwy 61 (Airline Hwy)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Land
Zoning	MU – Mixed Use Corridors
Lot Size	±1.86 Acres
APN #	6329200
Lot Frontage	±200 ft
Lot Depth	±400 ft
Traffic Count	±22.967
Traffic Count Street	Airline Hwy

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ADDITIONAL PHOTOS

**CONTACT:**

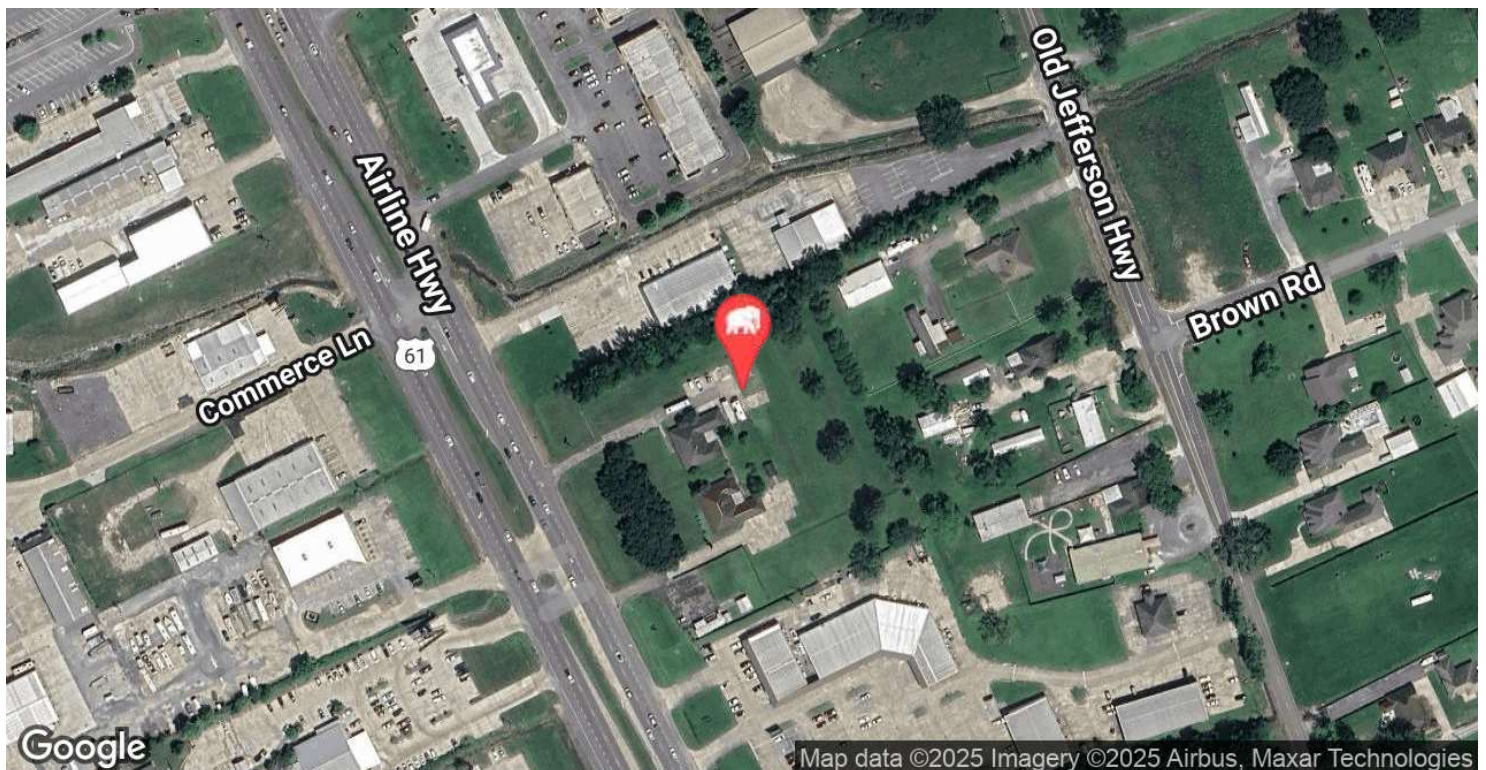
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LOCATION MAP

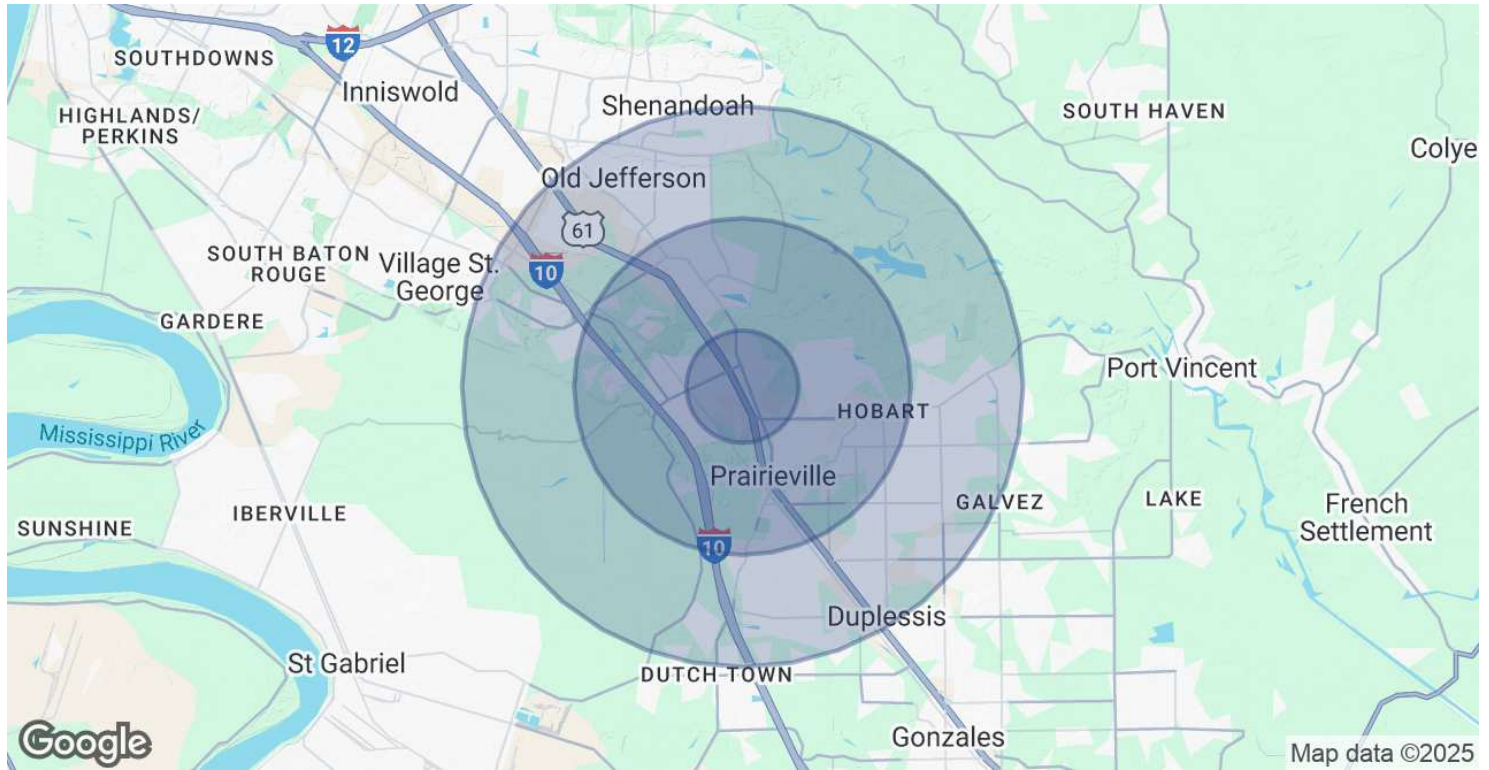
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,951	31,957	82,799
Average Age	36	38	38
Average Age (Male)	36	38	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,739	11,697	30,261
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$126,674	\$139,720	\$135,345
Average House Value	\$363,083	\$354,335	\$352,545

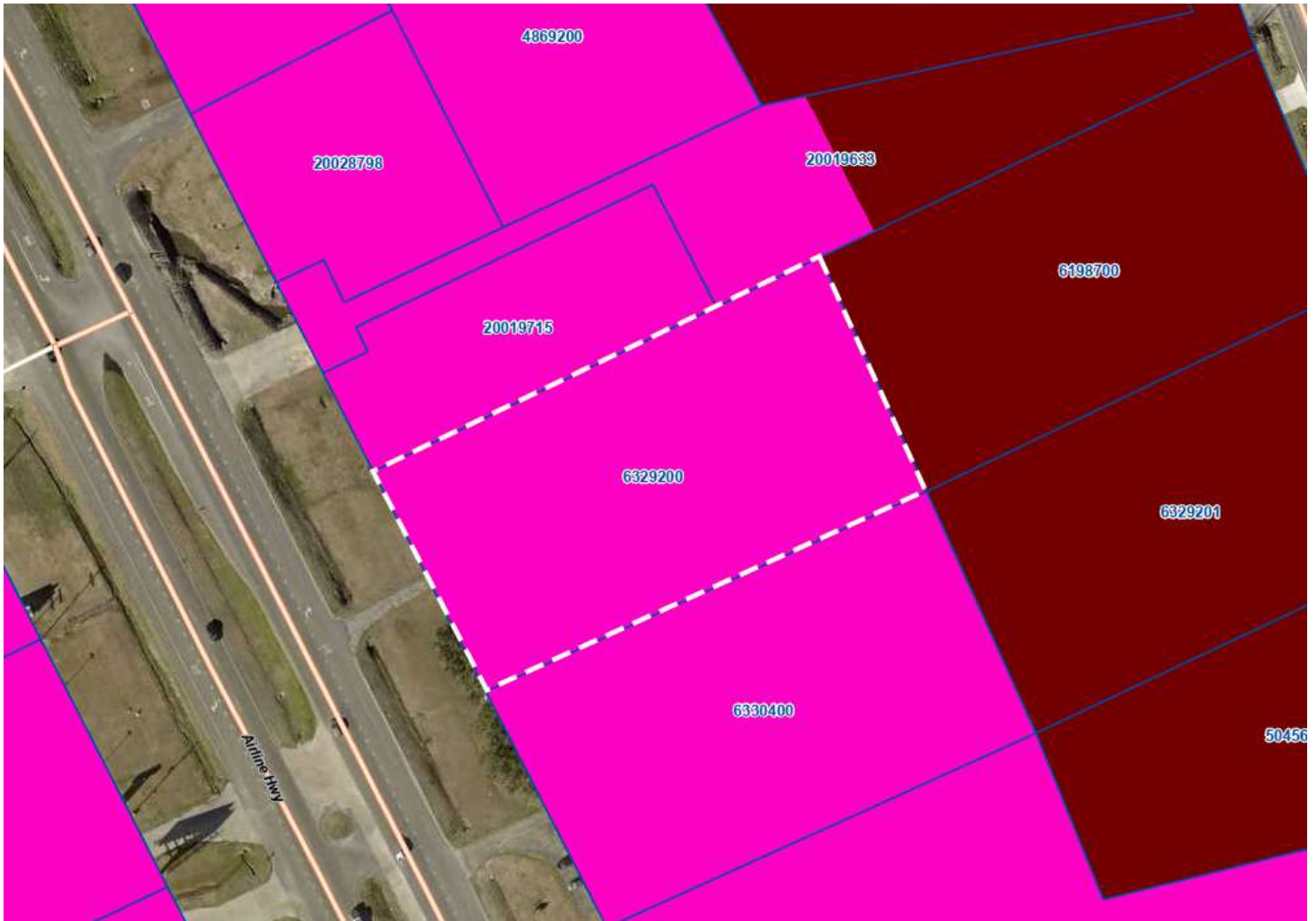
Demographics data derived from AlphaMap

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ZONING MAP



MU – MIXED USE CORRIDORS

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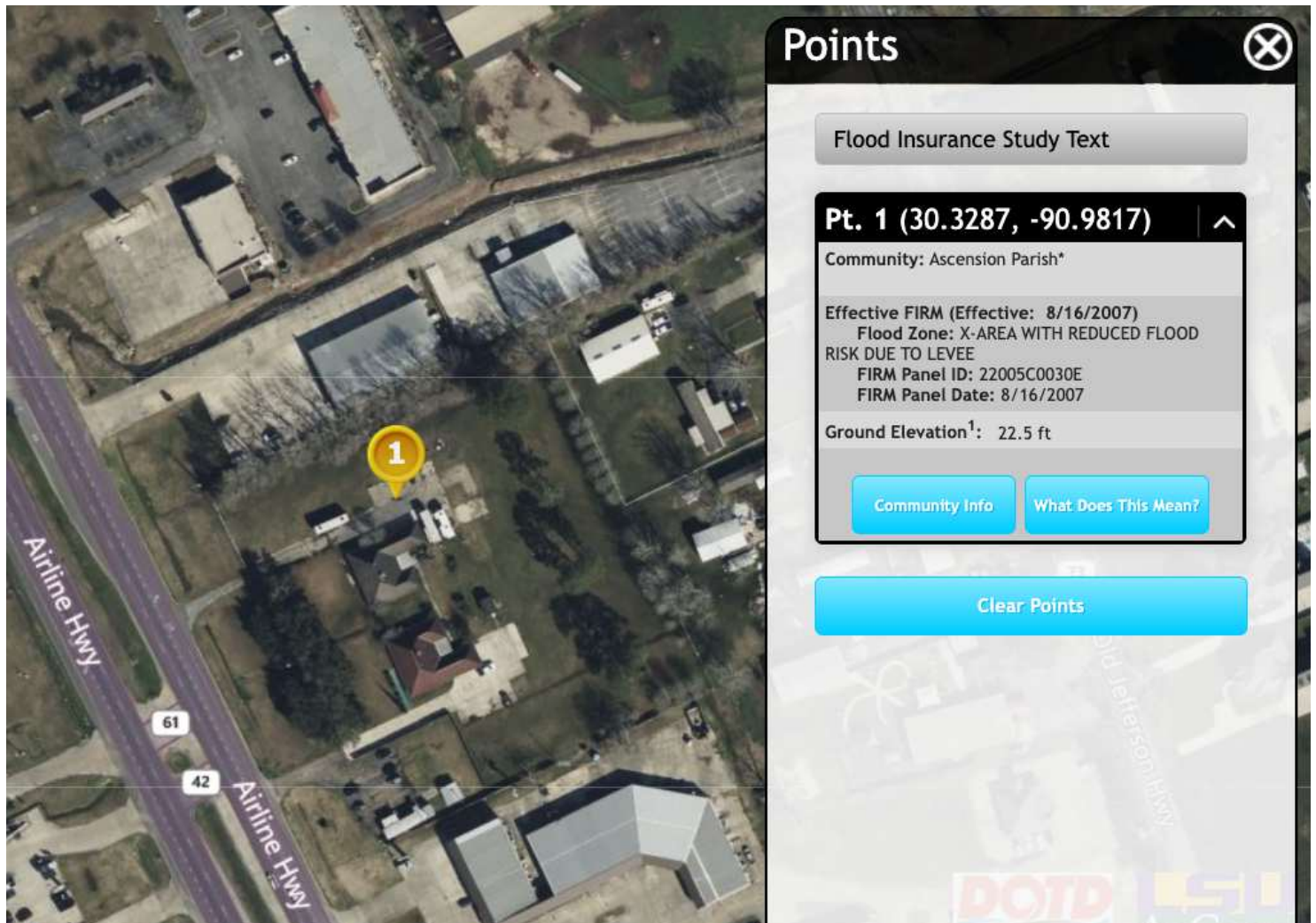
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

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Source: maps.lsuagcenter.com/floodmaps

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