

40238 Hwy 42

LAND FOR SALE

Wilkes Dr.

+357'

+110'

HWY 42

40238 Hwy 42, Prairieville, LA

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com



PROPERTY SUMMARY



Property Description

High-visibility 1-acre lot located in the heart of rapidly growing Prairieville. Situated directly on Highway 42 with approximately 110 feet of road frontage, this site offers excellent exposure and accessibility for a wide variety of commercial uses.

Currently operating as Mom’s Bar, the property is positioned within flood zone X – meaning no flood insurance is required – and is zoned MU2 (Mixed Use 2), allowing for flexible development opportunities including retail, office, restaurant, and more. Located adjacent to the 12 Oaks Subdivision, benefiting from strong surrounding residential density and consistent traffic flow.

Property Highlights

- 1 acre of land
- Zoned MU2 – versatile mixed-use zoning
- Located in flood zone X (flood insurance not required)
- Approx. 110’ of frontage on highly trafficked Hwy 42
- Adjacent to the 12 Oaks Subdivision

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Offering Summary

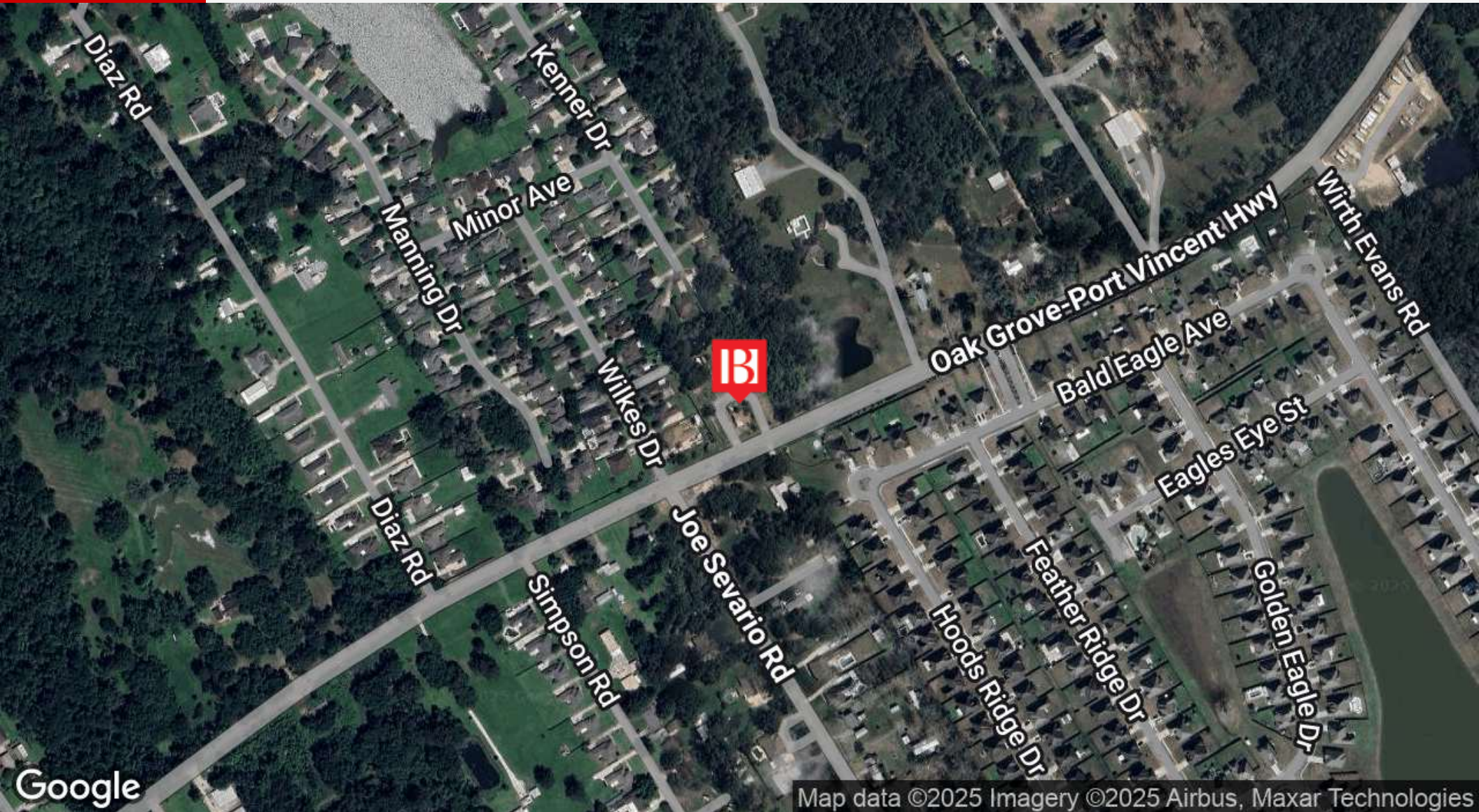
| | |
|-------------|-----------|
| Sale Price: | \$295,000 |
| Lot Size: | 1 Acres |
| Zoning: | MU2 |

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|---------------------|---------------|----------------|----------------|
| Total Households | 2,053 | 12,116 | 29,688 |
| Total Population | 5,657 | 34,152 | 82,390 |
| Average HH Income | \$127,146 | \$118,127 | \$122,070 |



40238 Louisiana 42
Prairieville, LA 70769

LOCATION MAP



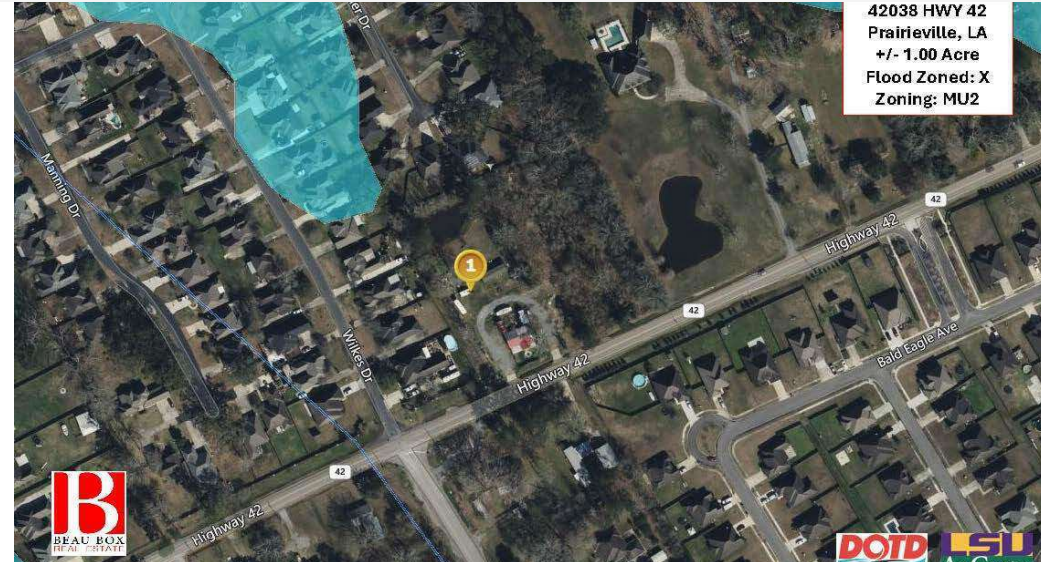
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ADDITIONAL PHOTOS



40238 HWY 42
Prairieville, LA
+/- 1.00 Acre
Flood Zoned: X
Zoning: MU2



40238 HWY 42
Prairieville, LA
+/- 1.00 Acre
Flood Zoned: X
Zoning: MU2

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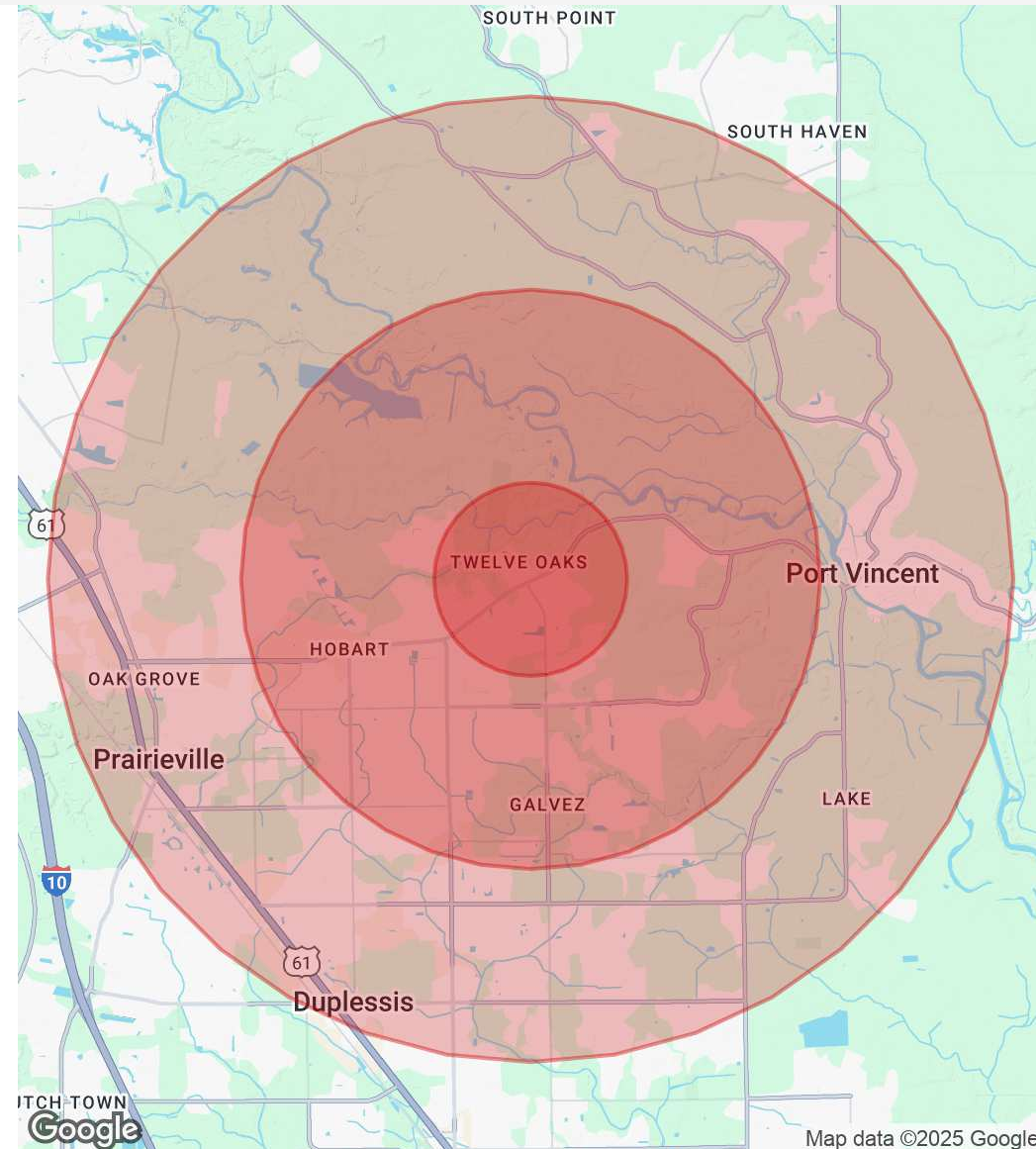


DEMOGRAPHICS MAP & REPORT

| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|---------------|----------------|----------------|
| Total Population | 5,657 | 34,152 | 82,390 |
| Average Age | 38 | 36 | 37 |
| Average Age (Male) | 37 | 36 | 36 |
| Average Age (Female) | 39 | 37 | 38 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 2,053 | 12,116 | 29,688 |
| # Of Persons Per HH | 2.8 | 2.8 | 2.8 |
| Average HH Income | \$127,146 | \$118,127 | \$122,070 |
| Average House Value | \$290,482 | \$296,675 | \$306,937 |

Demographics data derived from AlphaMap



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