



# ±3.98 ACRES OF MIXED-USE LAND FRONTING HWY 42

TRACT MS-1-A HWY 42 PRAIRIEVILLE, LA 70769



## OFFERED: FOR SALE

# SALE PRICE: \$800,000 (\$4.61/SF)

## 3.98 ACRES

- Frontage along Hwy 42
- ±18,025 vehicles daily
- Located near Rouses, Walmart, and the newly constructed Prairieville High School

**CONTACT:**

PETER LAVILLE  
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026

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 for sale, this ±3.98-acre parcel offers frontage along Hwy 42, with excellent visibility to ±18,025 vehicles daily.
- The site is located near popular brands like Rouses and Walmart, as well as local favorites such as Amour Cafe & Co, Oak & Smoke BBQ Company, and The Galvez Seafood Company.
- Situated near the newly constructed Prairieville High School, the property benefits from a thriving community.
- Zoned MU2 for Mixed Use 2.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	Tract MS-1-A Hwy 42
City, State, Zip	Prairieville, LA 70769
County	Ascension Parish
Market	LA - Baton Rouge MSA
Location Description	Tract MS-1-A
Township	08S
Range	03E
Section	030
Side Of The Street	South
Road Type	Highway
Nearest Highway	Hwy 42
Nearest Airport	Baton Rouge Metropolitan - BTR

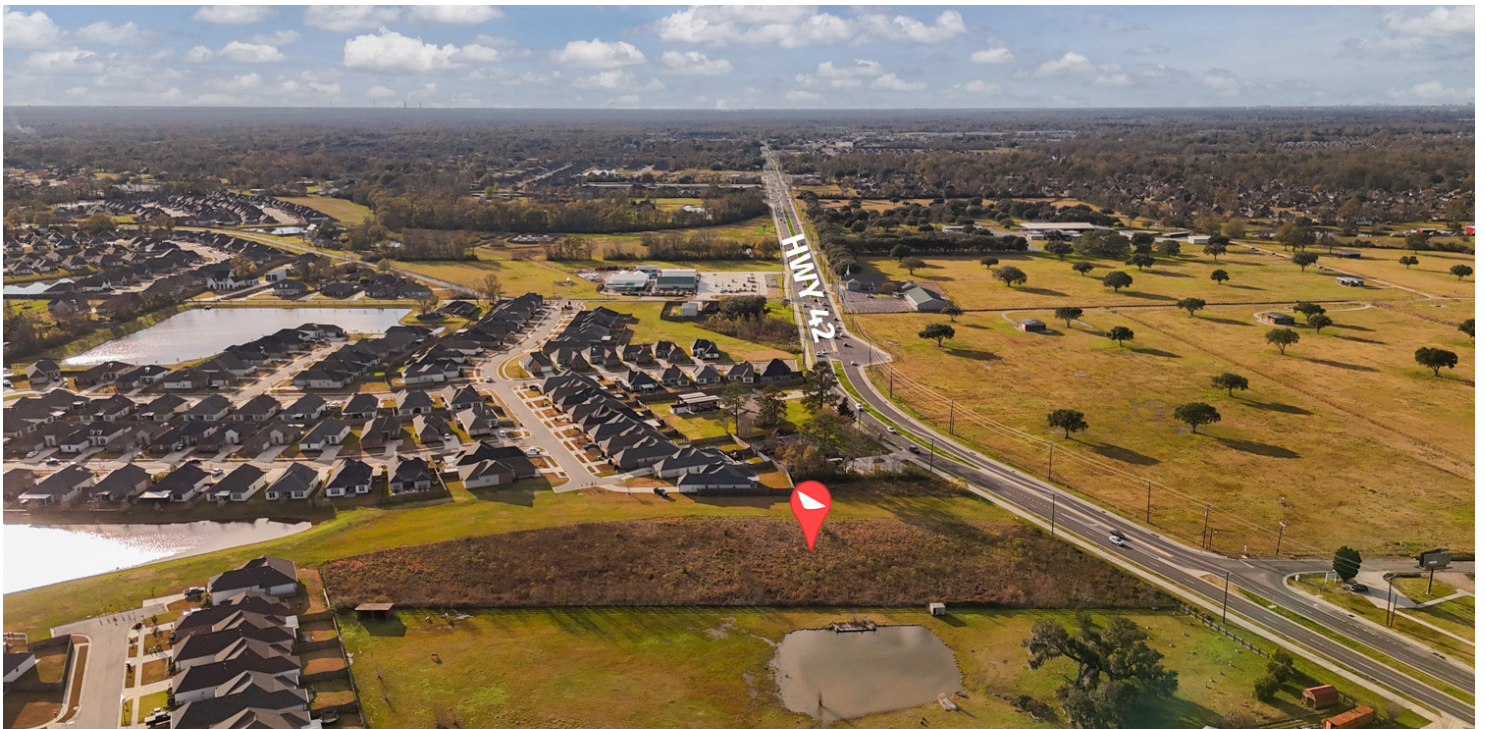
## PROPERTY INFORMATION

Property Type	Land
Zoning	MU2 - Mixed Use 2
Lot Size	±3.98 Acres
APN #	20031817
Lot Frontage	±359.56 ft
Lot Depth	±722.86 ft
Traffic Count	±18,025 VPD

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# AERIAL PHOTOS

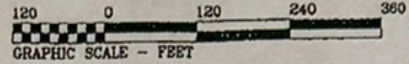
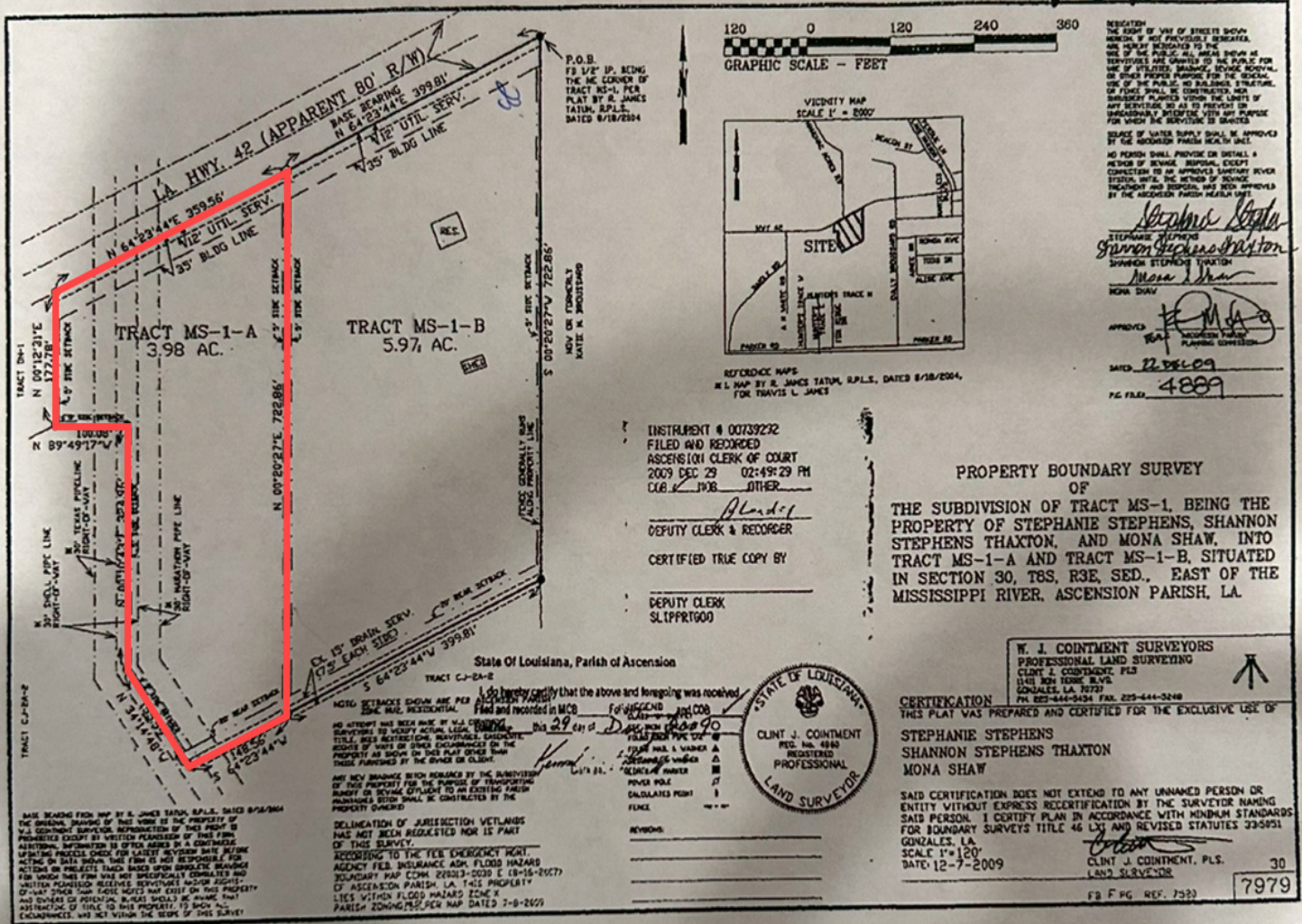


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# SURVEY

739292



NOTATION: THE FORM OF WAY OF STREETS SHOWN HEREON IS NOT PREVIOUSLY DESIGNATED AND IS HEREBY DESIGNATED TO THE USE OF THE PUBLIC. ALL PUBLIC STREETS AND DRIVEWAYS ARE GRANTED TO THE PUBLIC FOR THE USE OF STREETS, DRIVEWAYS, POWER LINES, OR OTHER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE LIMITS OF ANY STREET OR DRIVEWAY UNLESS SUCH STRUCTURE OR FENCE IS NECESSARY TO THE PROPER OPERATION OF SUCH STREET OR DRIVEWAY.

RELATE OF WATER SUPPLY SHALL BE PROVIDED BY THE HOODEEN PRAIRIE HEALTH UNIT.

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SEWAGE TREATMENT PLANT, UNLESS THE METHOD OF SEWAGE DISPOSAL AND CONNECTION HAS BEEN APPROVED BY THE HOODEEN PRAIRIE HEALTH UNIT.

*Stephanie Stephens*  
STEPHANIE STEPHENS  
SHANNON STEPHENS THAXTON  
MONA SHAW  
APPROVED: *[Signature]*  
DATE: 12 DEC 2009  
PG FILED: 4889

INSTRUMENT # 00739292  
FILED AND RECORDED  
ASCENSION CLERK OF COURT  
2009 DEC 29 02:49:29 PM  
CLERK: J. J. B. OTHER

*Alondra*  
DEPUTY CLERK & RECORDER  
CERTIFIED TRUE COPY BY  
DEPUTY CLERK  
SLIPPERT000

PROPERTY BOUNDARY SURVEY  
OF  
THE SUBDIVISION OF TRACT MS-1, BEING THE PROPERTY OF STEPHANIE STEPHENS, SHANNON STEPHENS THAXTON, AND MONA SHAW, INTO TRACT MS-1-A AND TRACT MS-1-B, SITUATED IN SECTION 30, T8S, R3E, SED., EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.



W. J. COINTMENT SURVEYORS  
PROFESSIONAL LAND SURVEYING  
CLINT J. COINTMENT, PLS  
11411 32th HONOR BLVD  
GONZALES, LA 70737  
PH: 225-644-5434 FAX: 225-644-3248

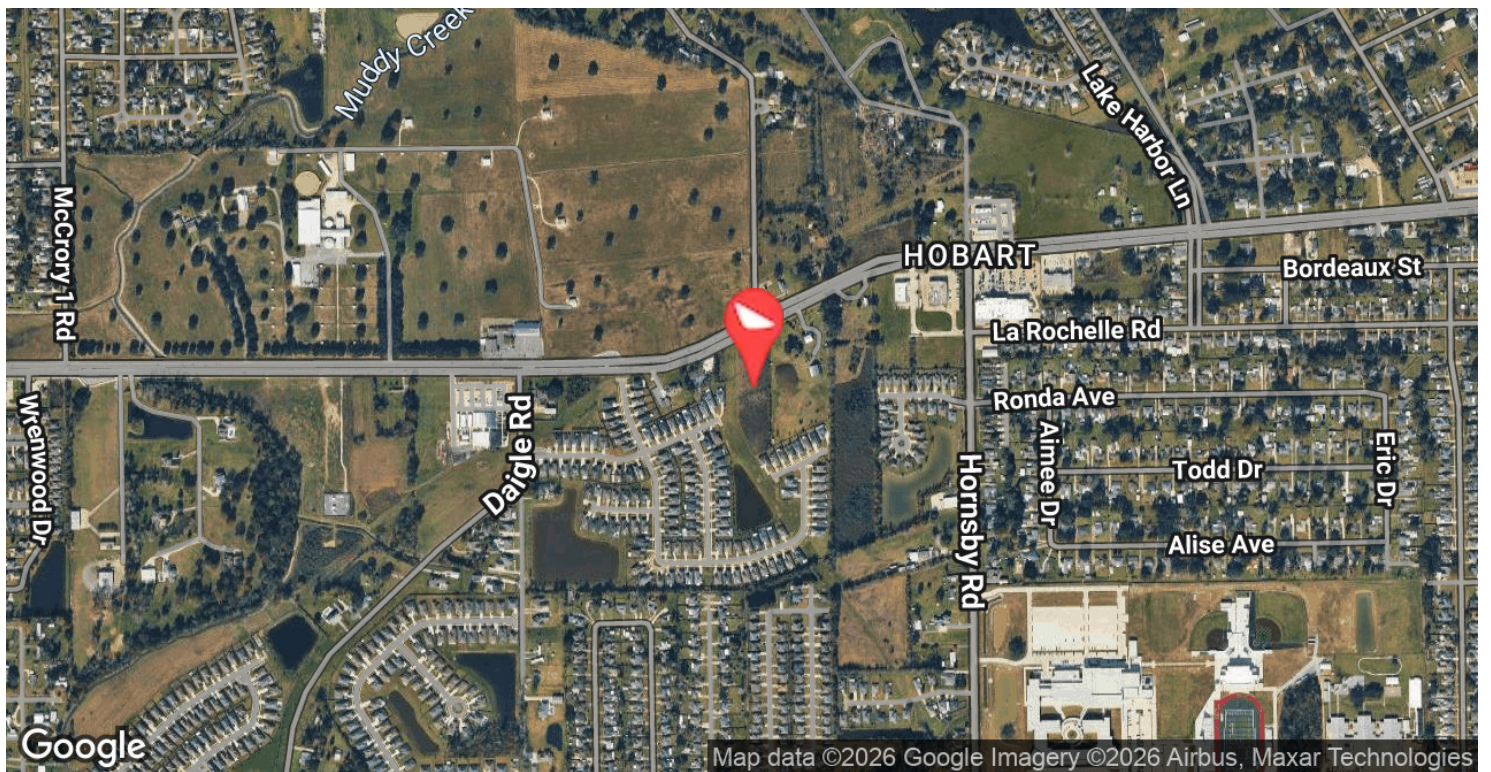
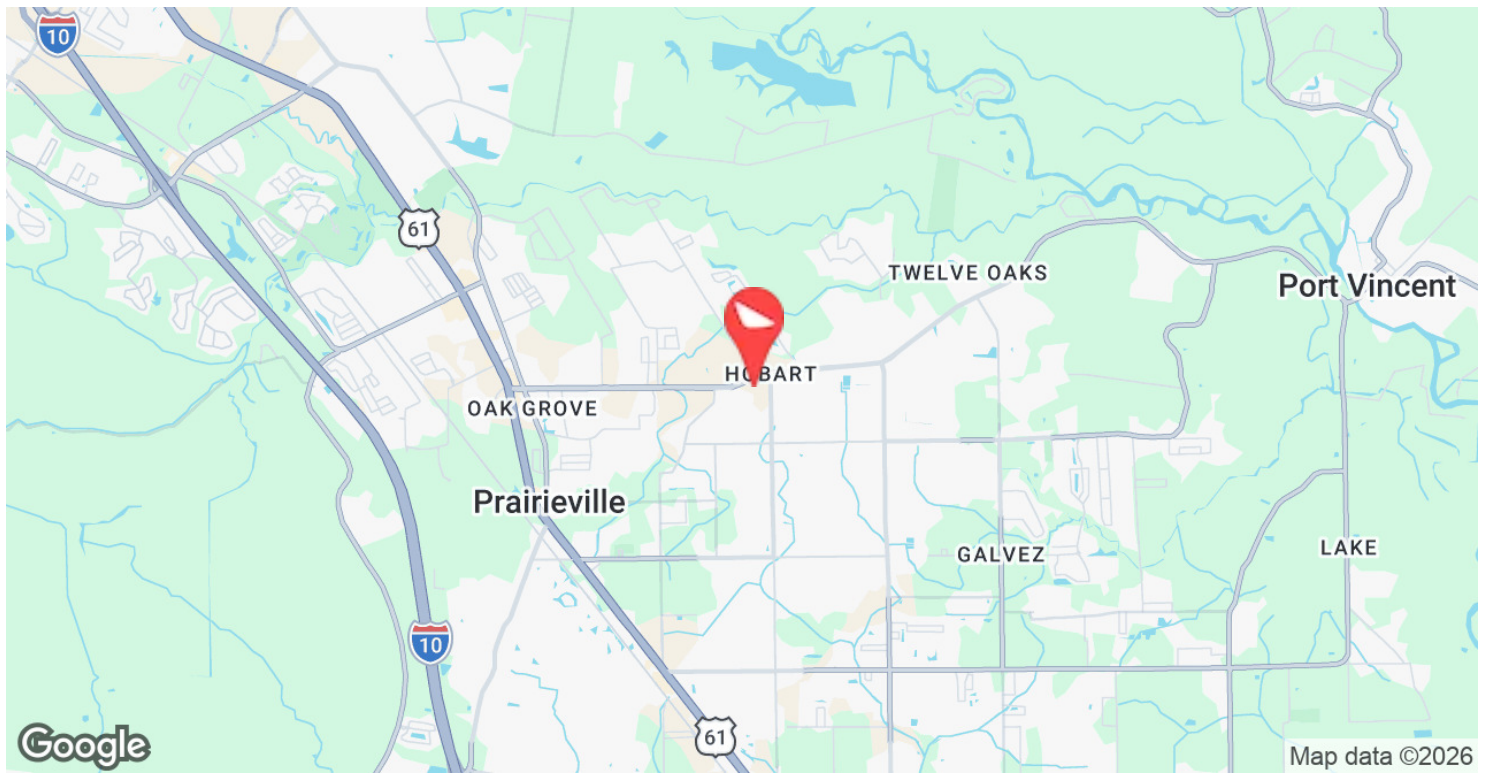
CERTIFICATION  
THIS PLAT WAS PREPARED AND CERTIFIED FOR THE EXCLUSIVE USE OF  
STEPHANIE STEPHENS  
SHANNON STEPHENS THAXTON  
MONA SHAW

SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. I CERTIFY PLAIN IN ACCORDANCE WITH MINIMUM STANDARDS FOR BOUNDARY SURVEYS TITLE 46 LXX AND REVISED STATUTES 33:5031 GONZALES, LA.  
SCALE 1"=120'  
DATE: 12-7-2009  
*[Signature]*  
CLINT J. COINTMENT, PLS.  
LAND SURVEYOR  
FB F PG REF: 7392

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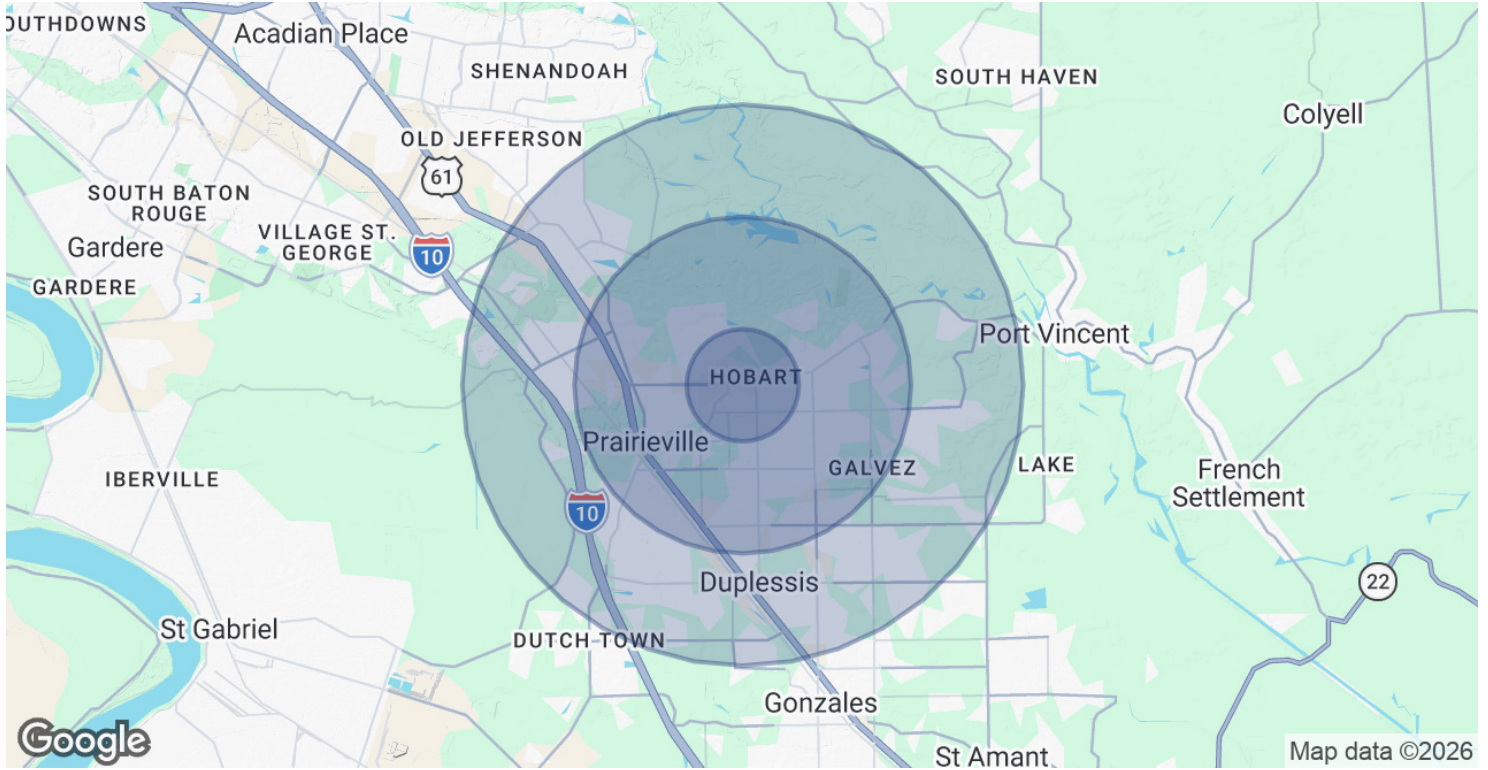
# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,703	36,909	84,215
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	37	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,013	13,139	30,397
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$130,011	\$119,256	\$124,980
Average House Value	\$306,258	\$298,379	\$317,182

2020 American Community Survey (ACS)

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# ZONING MAP



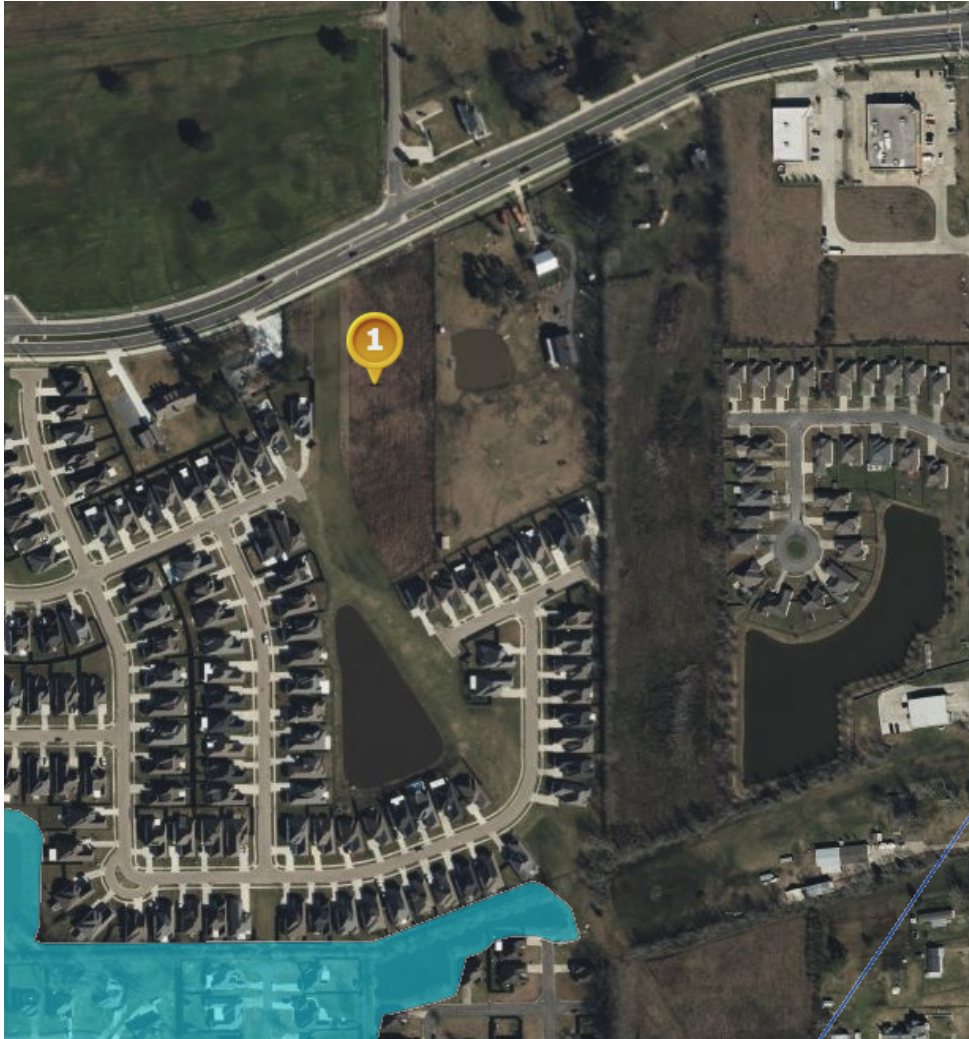
**MU2 - MIXED USE 2**

Source: The municipality in which the property is located

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# FLOOD ZONE MAP



**Pt. 1 (30.3204, -90.9433)** ⬆

Community: Ascension Parish\*

Effective FIRM (Effective: 12/22/2023)  
Flood Zone: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE  
FIRM Panel ID: 22005C0030E  
FIRM Panel Date: 8/16/2007

**Area Revision**

This point is in an area revised by FEMA Letter of Map Revision (LOMR).

LOMR Area: [23-06-0391P](#)

Revisions to flood zones and BFE's are reflected in the map and data displayed here.

Ground Elevation<sup>1</sup>: 21.6 ft

[Community Info](#) [What Does This Mean?](#)

[Clear Points](#)

**FLOOD ZONE: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE**

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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