



**Location:** River Road, Waggaman, LA  
Lots K, L & M, Modern Farms Unit No. 1  
Next to Willswood Lane Subdivision  
(First Class Subdivision)

**Sales Price:** \$3,616,000.00 (\$32,000.00 per Acre)

**Acreage:** 112.86 Acres  
1,502.15' Frontage  
2,308.8'/3,580.49' Depth  
2,301.57' Across Rear

**Description:**

*(to be verified by Purchaser)*

- Cleared
- Pilings may not be needed
- X Flood Zone
- Will not require fill
- Zoned S-1 Suburban (Seller will apply to reduce the required site size from 1-acre to ½-acre)
- Owner will move ditch in rear to property line

**Advantage:**

The above descriptions could save a developer a significant amount of development costs to make the price very attractive.



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