



## Bayou Rigaud Land

Grand Isle, Louisiana

### Property Highlights

- +- 17.64 Acres developable acres in the heart of Grand Isle, Louisiana
- +- 675 Feet of water frontage to Bayou Rigaud
- Large private pond known for its Redfish population
- Conveniently located behind the Sureway Supermarket
- Property ideal for development, multiple large camps, or a secluded private compound on the Island.

### Sale Price

\$1,195,000



For more information

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## Property Overview

The Bayou Rigaud Property offers +-17.64 acres of undeveloped land in the heart of Grand Isle, behind the Sureway Supermarket. Property features a private pond known for its Redfish population as well as the largest frontage (+- 675 Feet) to Bayou Rigaud on the market currently. More than 12,000 tourists visit the island annually to participate in fishing rodeos and enjoy the wide open beaches and countless bird sightings. Property ideal for development, multiple large camps, or a secluded private compound on the Island.

## Location Overview

The subject property lies within the corporate limits of the city of Grand Isle, in the southern most region of Jefferson Parish, Louisiana, between the Gulf of Mexico and Caminada Bay. Grand Isle is a barrier Island off the main coast of Louisiana approximately 8 miles long and a half mile wide. The climate is semi-tropical with extensive rainy seasons in the summer and winter. Gulf breezes help to cool the island in the summer months. Grand Isle is home to a robust shrimping, fishing and oyster industry. This productivity is a direct result of the Louisiana's vast wetlands and estuaries that are protected by barrier islands like Grand Isle. 95 percent of all Gulf marine life spends at least a portion of its existence in Louisiana. The island also serves as a crucial feeding stop for migrating birds headed north from Latin America in the spring and then back south in the fall and an important habitat many birds, including pelicans, wadingbirds and shorebirds.

Additional Photos



Additional Photos



For Sale

# Vacant Land

17.64 Acres

