



±0.91 ACRE DEVELOPMENT OPPORTUNITY ALONG HWY 42 IN PRAIRIEVILLE

44098 HWY 42 PRAIRIEVILLE, LA 70769



OFFERED: FOR SALE

SALE PRICE: \$158,558

39,639 SF

- ±230 ft frontage along Hwy 42 in Prairieville.
- Excellent location for small retail or industrial development
- Strategic placement just ±1 minute from the intersection with Hwy 933

CONTACT:

CADE MCNABB
985.991.0580

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 available for sale, 44098 Hwy 42 is a prominent ±0.91-acre property.
- ±230 ft frontage along Hwy 42 in Prairieville.
- Excellent location for small retail or industrial development, benefiting from its strategic placement just ±1 minute from the intersection with Hwy 933.
- This property is also conveniently located near the new Prairieville High School, Galvez Middle School, and Prairieville Elementary, making it a central spot in a growing community.
- There are existing structures on the property.
- Additional benefits include proximity to the Amite River and Airline Hwy.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	44098 Hwy 42
City, State, Zip	Prairieville, LA 70769
County	Ascension Parish
Market	LA - Baton Rouge MSA
Subdivision	9.3 C
Nearest Intersection	Hwy 42 at H H Wilson Rd
Township	8S
Range	3E
Section	4
Road Type	Highway
Nearest Highway	Hwy 42
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Land
Lot Size	±0.91 Acres
APN #	7705200
Lot Frontage	±230 ft
Lot Depth	±190 ft
Traffic Count	±8,962

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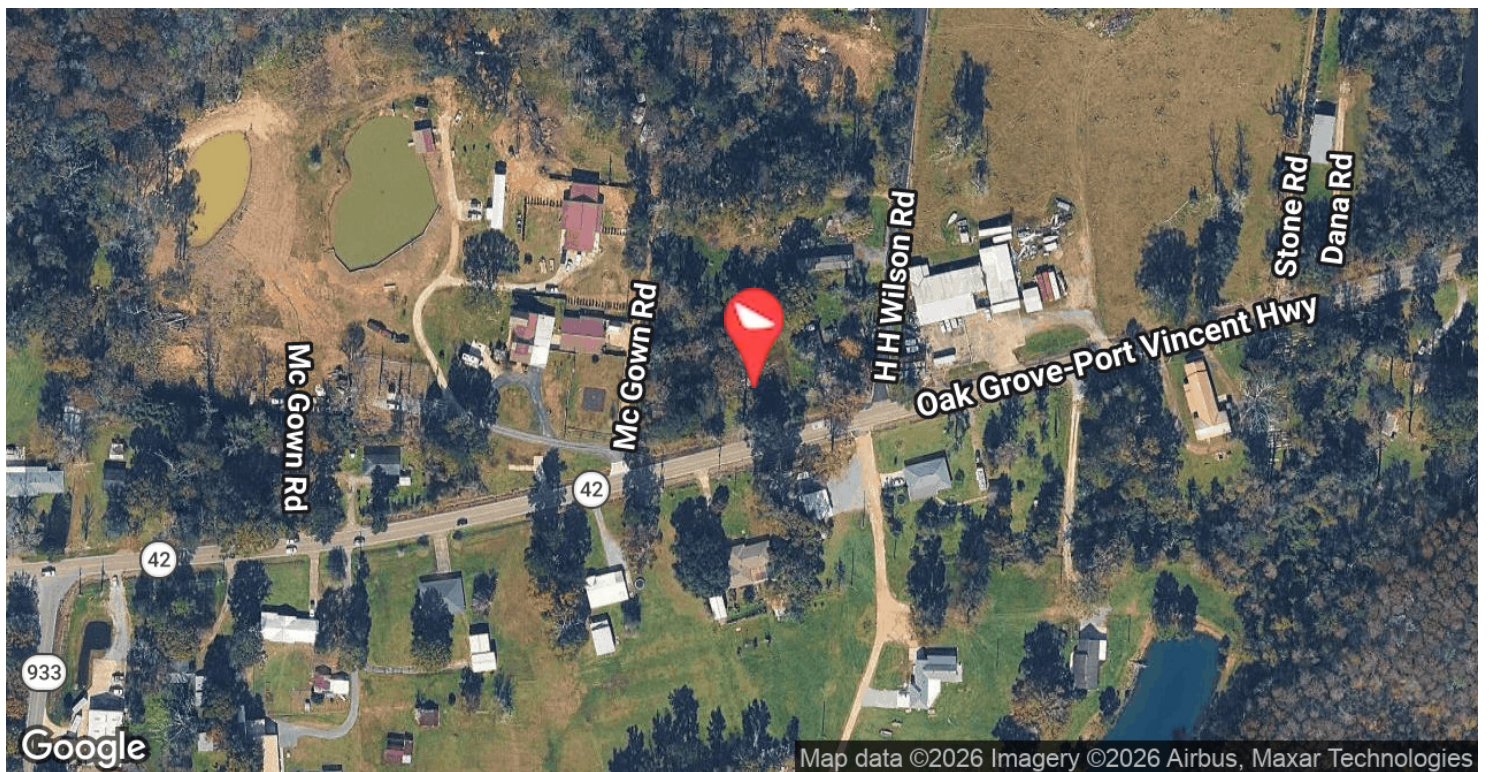
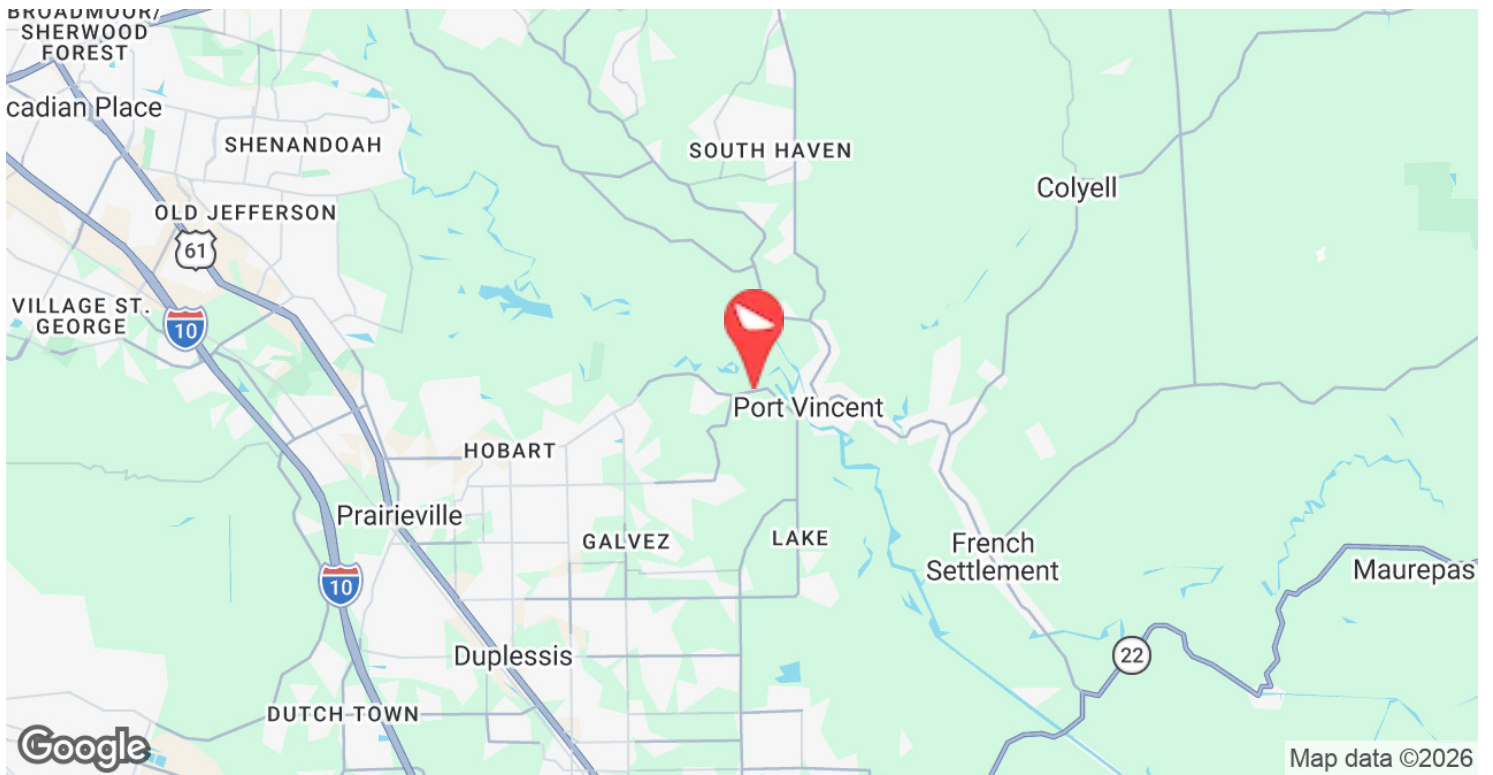
AERIAL PHOTOS



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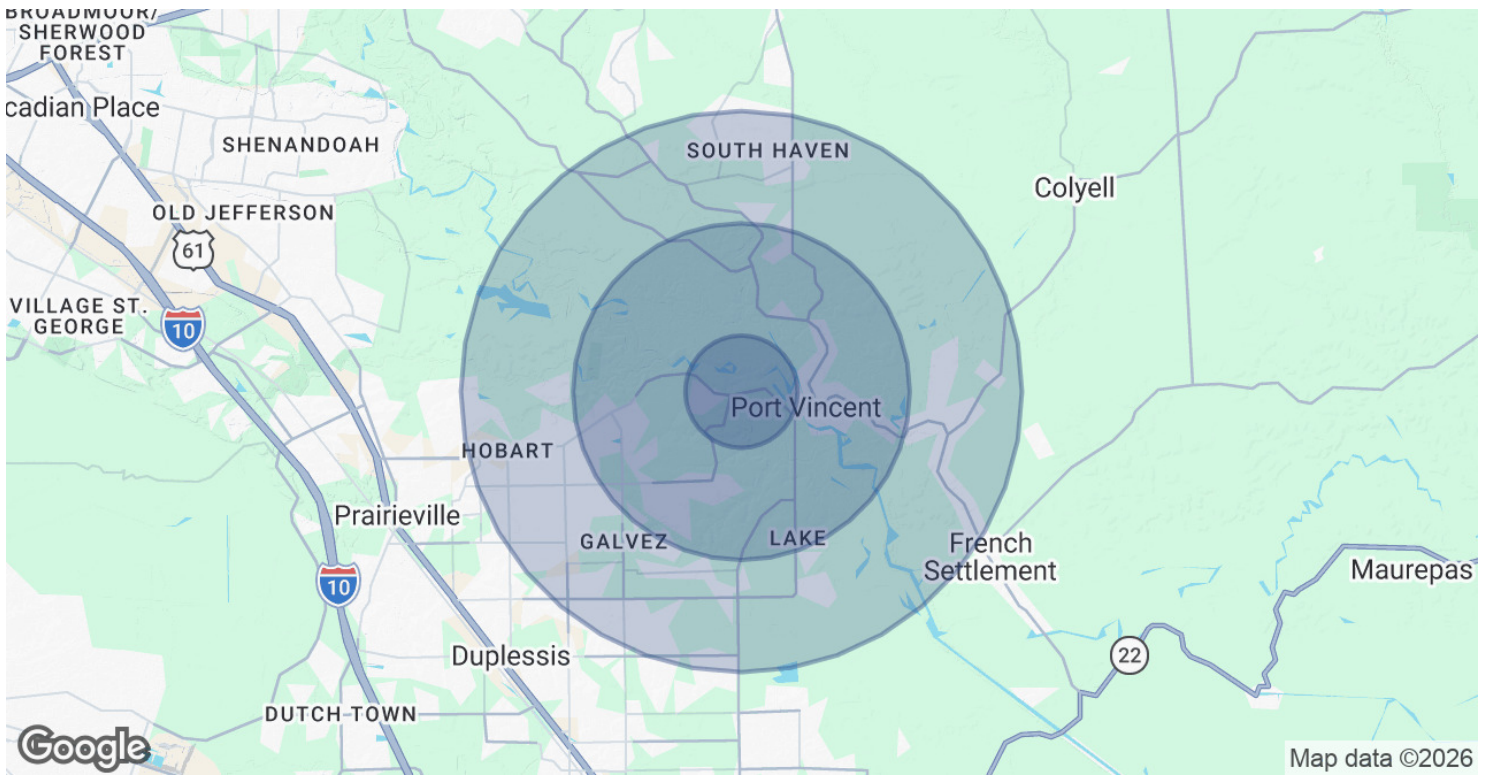
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	758	14,122	43,543
Average Age	37	36	37
Average Age (Male)	36	35	36
Average Age (Female)	38	37	37

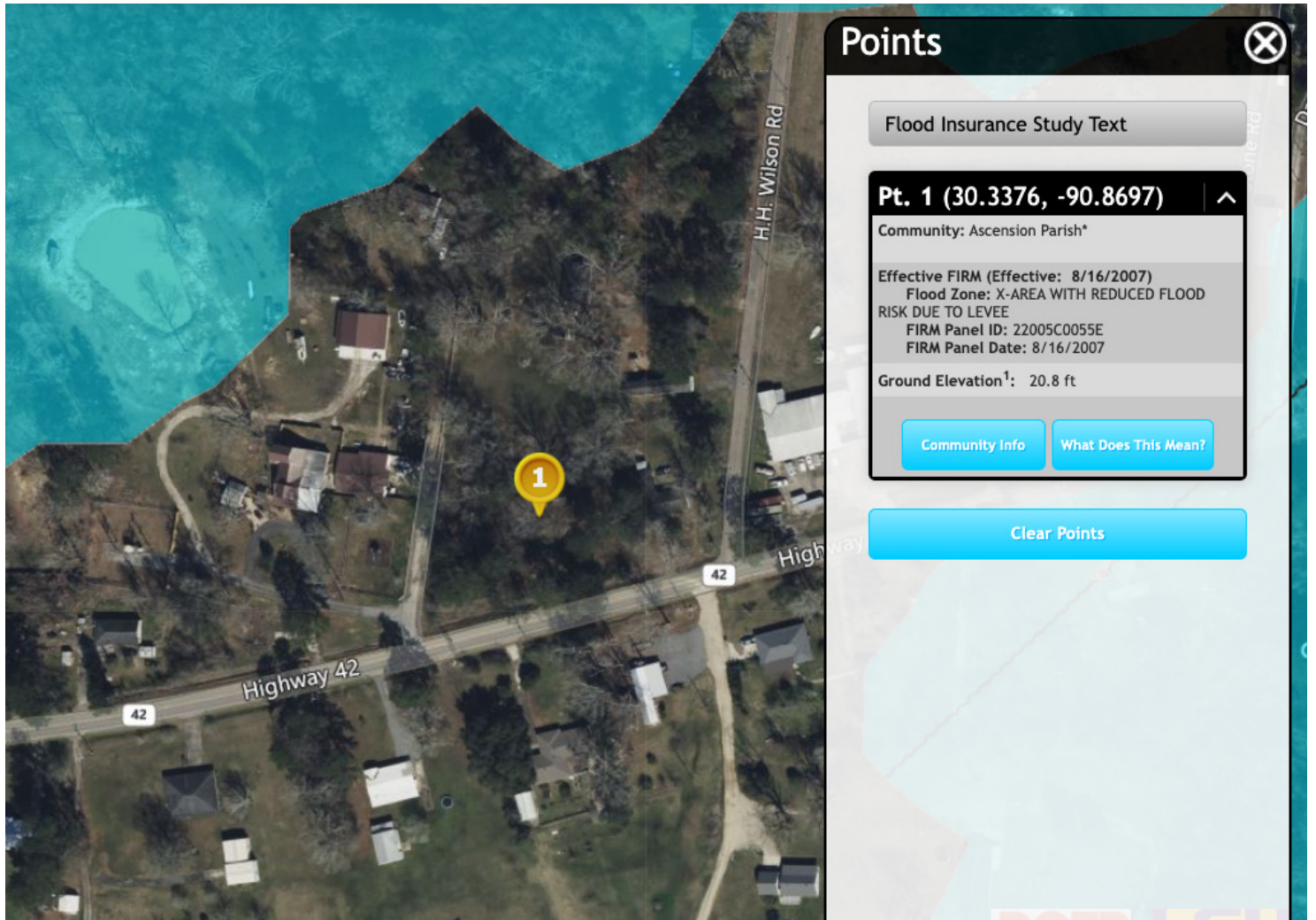
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	273	5,079	15,602
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$95,221	\$97,243	\$105,386
Average House Value	\$253,566	\$264,623	\$276,211

2020 American Community Survey (ACS)

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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