LACOMBE HARBOR ROAD | WATERFRONT SITE

+/- 8.66 ACRES FOR SALE | $299,500

www.mceneryco.com

Over 200 Feet Frontage on Bayou Lacombe

Est. 1980

THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

Office: 504.274.2701 | 810 Union Street, 4th Floor, New Orleans, LA 70112 |

Pat Browne III

504.250.3059 mobile

pat@mceneryco.com

BAYOU LACOMBE LAND OPPORTUNITY | Lacombe Harbor Road

Site Description | List Price—Reduced!!

www.mceneryco.com

List Price:	$299,500 Cash to Seller
Site Size:	+/- 8.66 acres
Zoning:	A-2 Suburban
Ping Address:	59375 Lacombe Harbor Road Lacombe, LA 70445

Frontages: 200 feet along Lacombe Harbor Road and roughly 201 feet along the eastern bank of Bayou Lacombe

Flood Zone: AE

1.2 Miles South of Highway 190

This is a rare opportunity to acquire one of the largest sites near the premier Lacombe Harbor residential neighborhood. This site includes 201 feet of frontage along Bayou Lacombe, only 2.9 miles north of Lake Pontchartrain. The lot is comprised of 5.26 acres of wooded land, plus an additional 3.4 acres of beautiful private marshlands leading to Bayou Lacombe. This land is ideal for a private residential estate or long-term land investment. Please contact Pat Browne III at 504.250.3059 with further interest. Survey available upon request.

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The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

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General Aerials & Overlay - Boundaries Approximate

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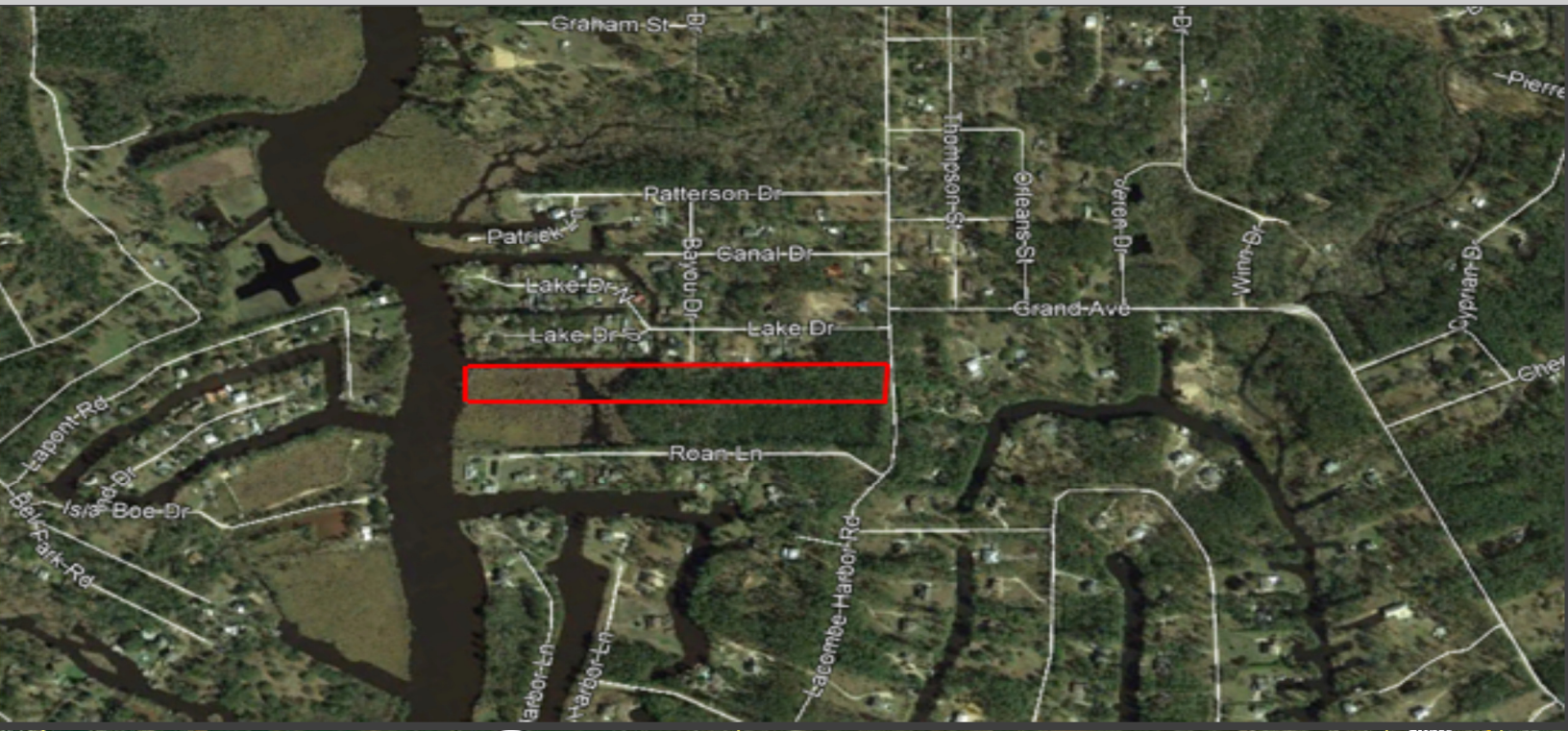

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Neighborhood and Location

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This 8.66 acre tract is conveniently situated adjacent to Lacombe's premier waterfront neighborhood of Lacombe Harbor, just 1.5 miles southeast of the heart of Lacombe. It is rare to find such a tranquil waterfront country setting in a location 20 minutes from Downtown Covington and 45 minutes from Downtown New Orleans. Come enjoy this unique and relaxing environment, while you are still only a short trip away from your responsibilities in town.

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