

LACOMBE HARBOR ROAD | WATERFRONT SITE

+/- 8.66 ACRES FOR SALE | \$199,500

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Over 200 Feet Frontage on Bayou Lacombe



THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

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Pat Browne III

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BAYOU LACOMBE LAND OPPORTUNITY | Lacombe Harbor Road

Site Description | List Price—Reduced!!

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List Price:	\$199,500 Cash to Seller	Frontages: 200 feet along Lacombe Harbor Road and roughly 201 feet along the eastern bank of Bayou Lacombe
Site Size:	+/- 8.66 acres	
Zoning:	A-2 Suburban	
Ping Address:	59375 Lacombe Harbor Road Lacombe, LA 70445	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.



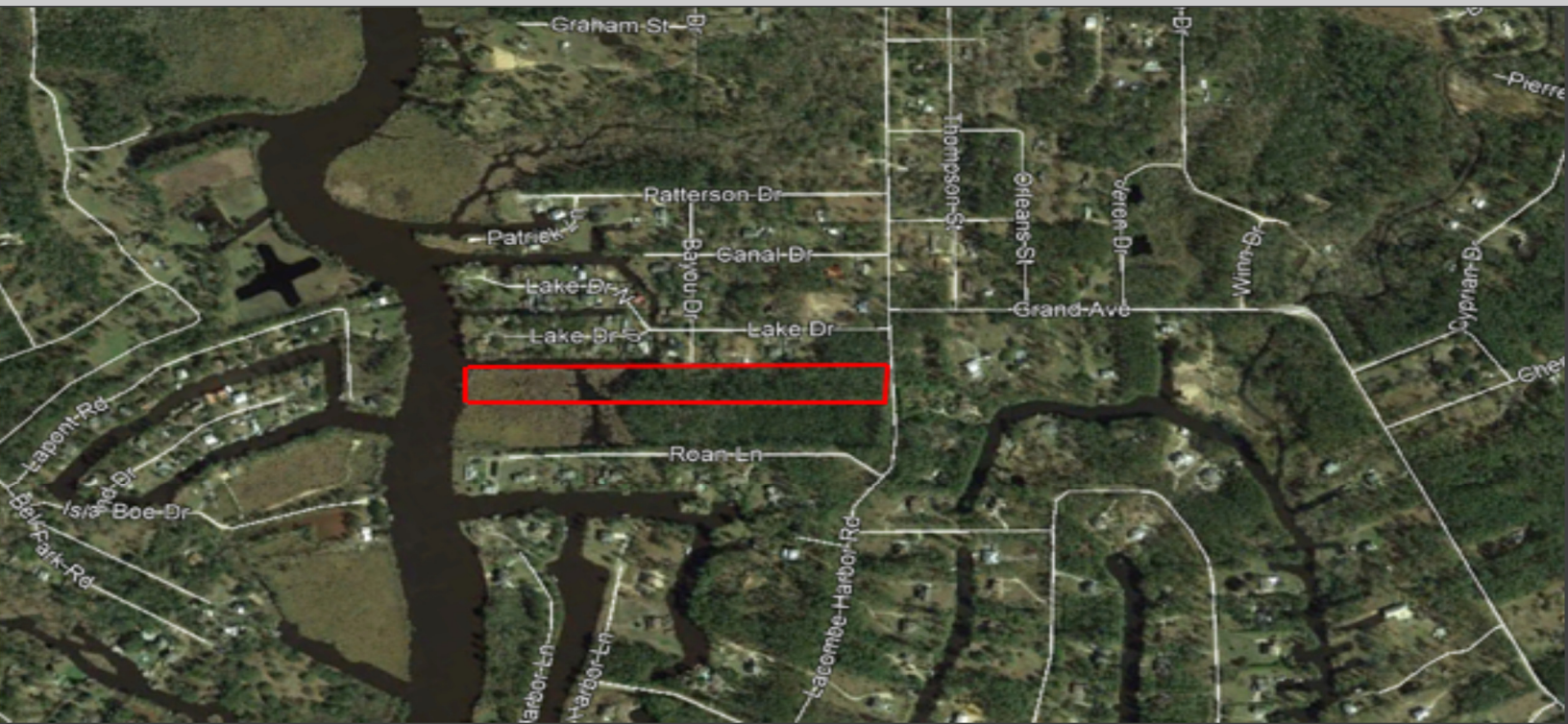
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General Aerials & Overlay - Boundaries Approximate

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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.

Lacombe

LA



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