Tbd Atchafalaya River
Breaux Bridge, LA 70517

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MLS# 2600003170







$300,000

Prime waterfront opportunity in the heart of the Atchafalaya Basin just off I-10 near the Butte La Rose Rest Area. This approximately 10-acre tract offers direct access along the Atchafalaya River and is situated in a high-traffic tourist and recreational area near a popular campground. The property presents excellent potential for a variety of uses including cabins, RV park development, bait & tackle shop, waterfront dining, or other tourism-driven ventures. It also provides a great setting for a private waterfront residence or camp. Owner is willing to subdivide the property, offering the option to purchase individual approximately 2-acre waterfront tracts. This creates flexible opportunities for investors, developers, or buyers seeking a smaller parcel in this prime Atchafalaya Basin location. With its waterfront location, easy access, and proximity to one of Louisiana's most visited outdoor destinations, this property presents a versatile opportunity for both investment and personal use.



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