# 0 Doyle Melancon
Breaux Bridge, LA 70517

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**MLS# 2600000716**









**$50,000**

Land opportunity in the Breaux Bridge area! This property offers excellent flexibility for commercial or residential development, with approximately 147.78 feet of road frontage along a well-traveled route, providing strong visibility and easy access. The land is cleared, level, and development-ready, with open ditches that allow for a smooth, cost-efficient build. Ideal for a commercial venture while still offering a quiet, rural setting suitable for residential use. Flexible zoning, close proximity to schools, and strong exposure make this a rare opportunity in a growing area. Additional land available.



**Jayde Landry**
Phone: (337) 501-9988

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