

425 Heart D Farm Youngsville, LA 70592

LOGO COMING SOON

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MLS# 2600001287



\$4,200,000

July Cash Flow Update: Over \$33, 000 in Gross Income! This offering includes 10 newly constructed, fully furnished 3-bedroom, 2.5-bath townhomes PLUS 9 additional lots directly across the street, giving an investor the opportunity to nearly double the size of the development. The property has been intentionally positioned to generate revenue through multiple rental channels rather than relying on one tenant source. We have established relationships with Independent Living operators, insurance-placement companies housing displaced families, traveling nurses and medical professionals, corporate housing clients, and short-term rental platforms including Airbnb/VRBO and Furnish Finder. This diversified strategy creates multiple avenues for occupancy and long-term revenue growth. Each townhome offers approximately 1, 760 SF with a private garage and fenced backyard and is Energy Star rated, helping reduce utility costs--an especially valuable feature for furnished, corporate and mid-term rentals where utilities may be included. Strategically positioned between Youngsville and Broussard, two of Louisiana's fastest-growing communities, the development sits near the Hwy 90 corridor and is positioned to benefit from continued residential and commercial expansion. The arrival and continued investment of SpaceX in



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For full listing details, please scan:

