

**0 Hwy 343**  
Maurice, LA 70555

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**MLS# 2600009201**



**\$575,000**

Four acres in one of Louisiana's fastest-growing communities--with the setting, infrastructure and long-term flexibility to create something increasingly difficult to duplicate. Located along Hwy 343 between North Vermilion High School and Vermilion Charter Academy, this property offers two nearby school options along with convenient access to Lafayette, Abbeville and I-10. Maurice was already expanding with new homes, businesses, infrastructure, parks and amenities. Now, the major aerospace investment moving into Vermilion Parish adds another layer of momentum to a community already positioned for continued growth. For someone planning a substantial custom home, this offers much more than a homesite. There is room to create a private gated estate with horses, add a barn or guesthouse, build multiple homes and retain additional space for future possibilities. Its unzoned status also creates flexibility for a future income-producing use. Mature live oaks older than your Maw Maw and them anchor the property, along with a professionally stocked and dressed, ready-to-fish pond. Surrounding farmland, nearby fish-hatchery ponds and a growing bamboo privacy buffer complete the country setting and create the feeling of a private retreat right in your own backyard. Most of the buildable area is in Flood Zone X, with the remainder of the



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