Tbd Leroy
Maurice, LA 70555

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MLS# 200ESR







$365,000

Exceptional opportunity to own 17.654 acres in the growing Maurice area of Vermilion Parish! With approximately 300 feet of road frontage on Leroy Road, this versatile tract offers excellent potential for residential or subdivision development, agricultural use, investment, or a private estate with plenty of room to spread out. With the recently announced SpaceX development coming to the Pecan Island area of Vermilion Parish, this property presents an exciting opportunity to invest in acreage within the parish as new development and economic activity come to the area. Located in unincorporated Vermilion Parish, the property is just around the corner from Vermilion Charter Academy, minutes from downtown Maurice, and easily accessible from Highway 92. The property is currently being farmed for sugar cane, with the crop scheduled to be harvested by the end of November. Utilities are available through Entergy (electricity), CenterPoint/Delta (natural gas), Waste Connections (trash), and Vermilion Parish Water District No. 1 (water). A mechanical sewer system would be required. Whether you're a developer looking for your next residential project, an investor interested in the future growth of Vermilion Parish, or someone ready to build a private estate with acreage, this property offers the space, location, and potential to bring your vision to life.

Debbie Greene
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