



TURNKEY DAYCARE FACILITY NEAR NEW PRAIRIEVILLE HIGH SCHOOL

40109 ABBY JAMES RD PRAIRIEVILLE, LA 70769



OFFERED: FOR SALE

SALE PRICE: \$590,000 (\$83/SF)

7,140 SF

- Previously occupied by daycare for over 30 years
- 3 secure, gated playgrounds in place
- Located in Flood Zone X – Never flooded

CONTACT:

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800.895.9329 225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

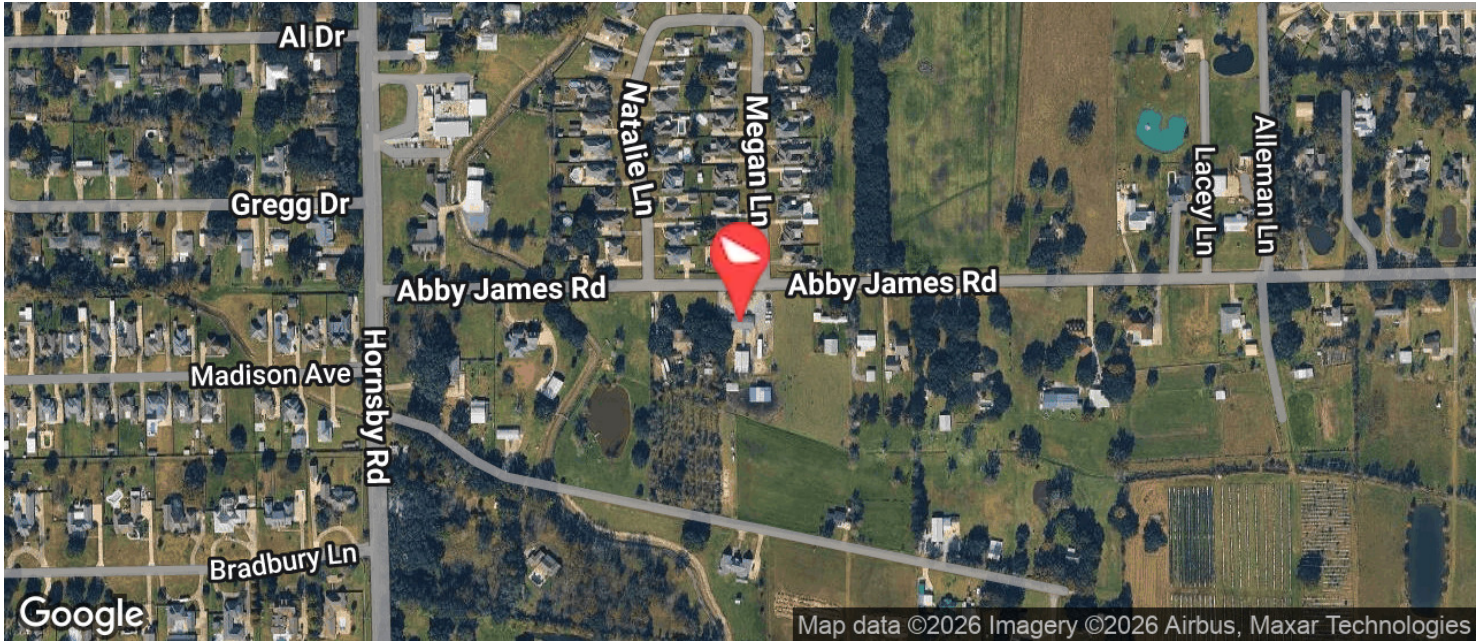
- Now available for sale, 40109 Abby James Rd is a ± 0.89 -acre, 3-building daycare facility located off Hwy 42, near Prairieville's newly constructed school.
- Previously occupied by Bee and Butterfly Daycare for over 30 years, the property is well-equipped for childcare operations.
- The front building is $\pm 3,300$ SF with a kitchen, two classrooms, and an office. The roof was replaced after Hurricane Ida in 2021.
- The rear building is $\pm 3,000$ SF, constructed entirely of metal, and features two classrooms, two restrooms, and a laundry area with central air. The fixed trailer is ± 840 SF, consisting of two rooms and a single restroom.
- Three gated playgrounds are on-site.
- A 99-year ground lease is in place for a 10-ft wide strip running the eastern length of the property for parking.
- The property is on city sewer and water and has never flooded (Flood Zone X).

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	40109 Abby James Rd
City, State, Zip	Prairieville, LA 70769
County	Ascension Parish
Market	LA - Baton Rouge MSA
Subdivision	8.2 C
Nearest Intersection	Abby James Rd at Hornsby Rd
Township	8S
Range	3E
Section	32
Side Of The Street	South
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 44 (N Burnside Ave)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Office
Zoning	RM – Medium Intensity
Lot Size	±0.89 Acres
APN #	5627250
Lot Frontage	±140 ft
Lot Depth	±275 ft

BUILDING INFORMATION

Building Size	±7,140 SF
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	3

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INTERIOR PHOTOS – FRONT BUILDING



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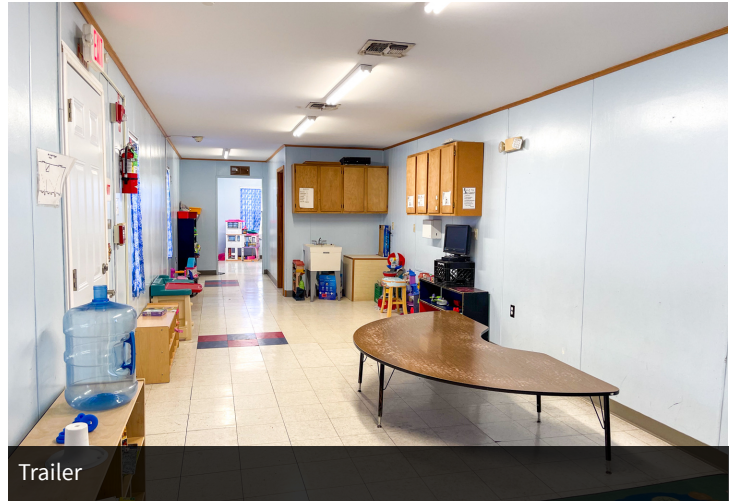
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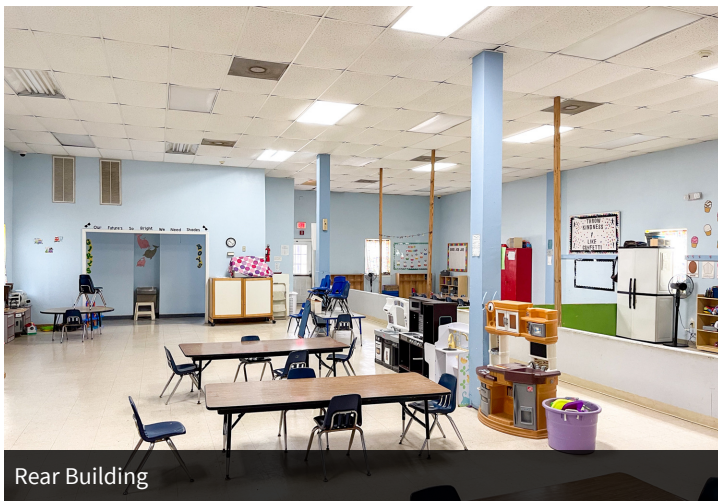
INTERIORS – REAR BUILDING & TRAILER



Rear Building



Trailer



Rear Building



Rear Building



Trailer



Rear Building

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EXTERIOR PHOTOS

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LOCATION MAP

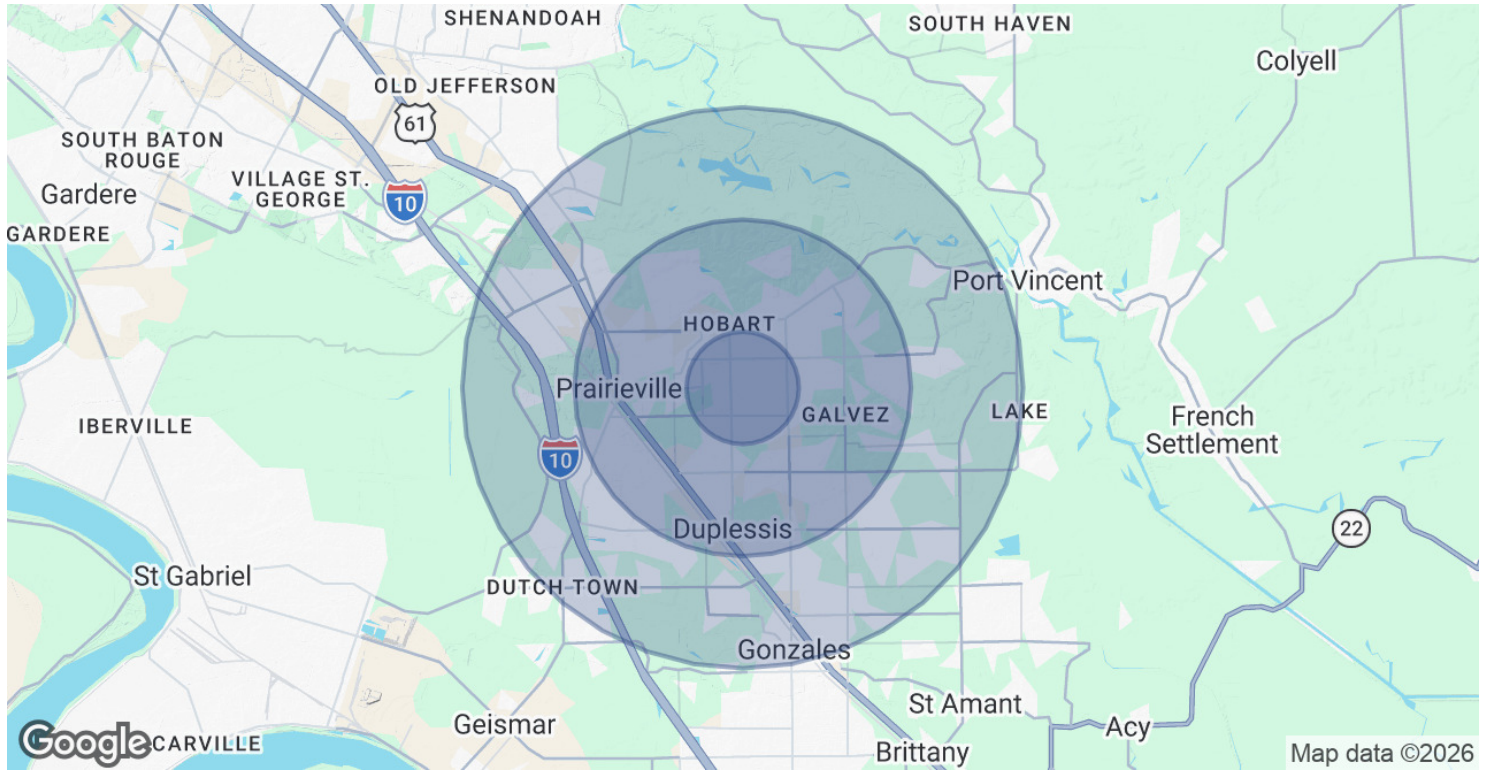
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,491	44,697	87,180
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,186	15,905	31,612
# of Persons per HH	3	2.8	2.8
Average HH Income	\$122,939	\$112,799	\$117,428
Average House Value	\$275,910	\$283,529	\$297,717

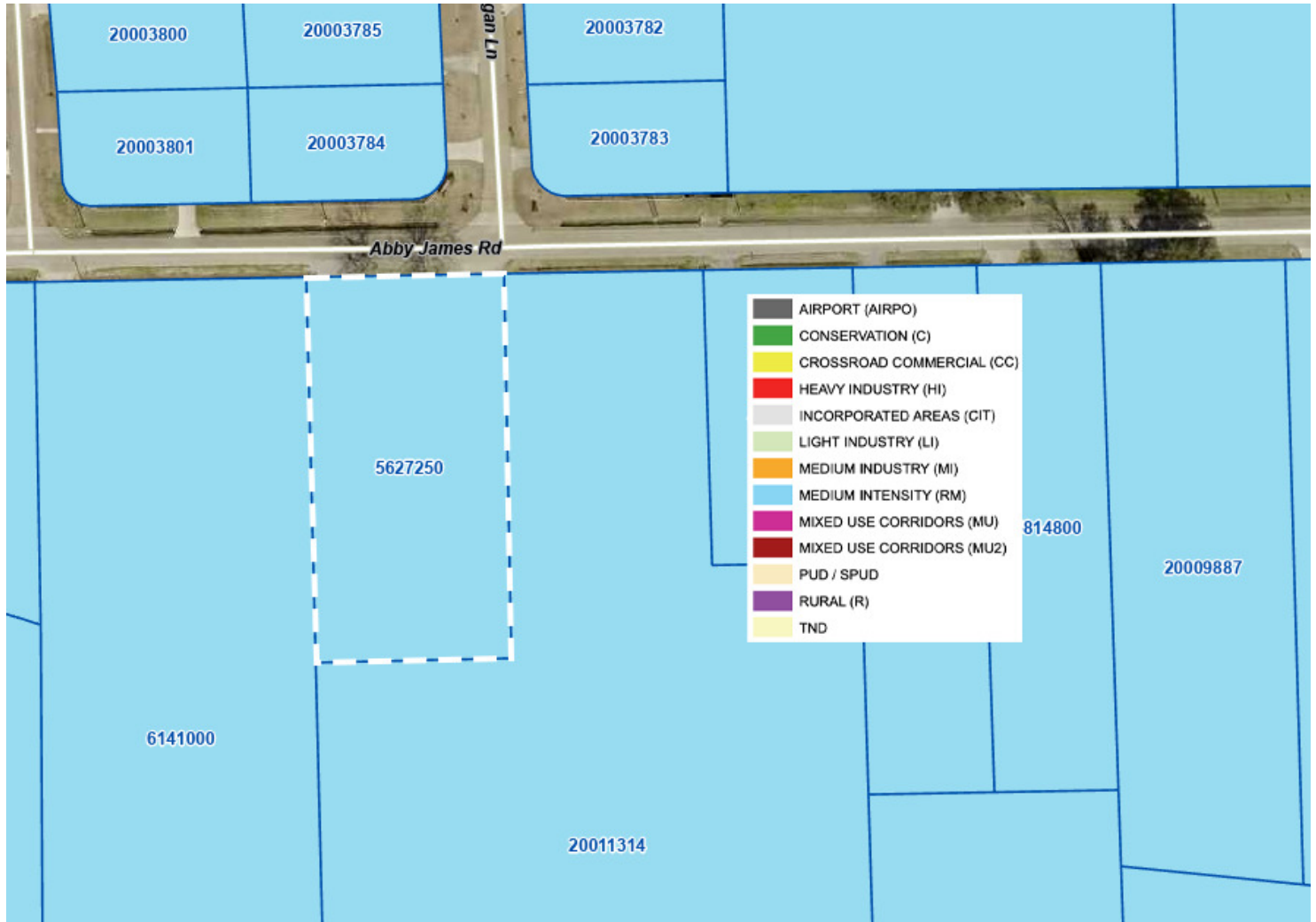
2020 American Community Survey (ACS)

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ZONING MAP



RM – MEDIUM INTENSITY

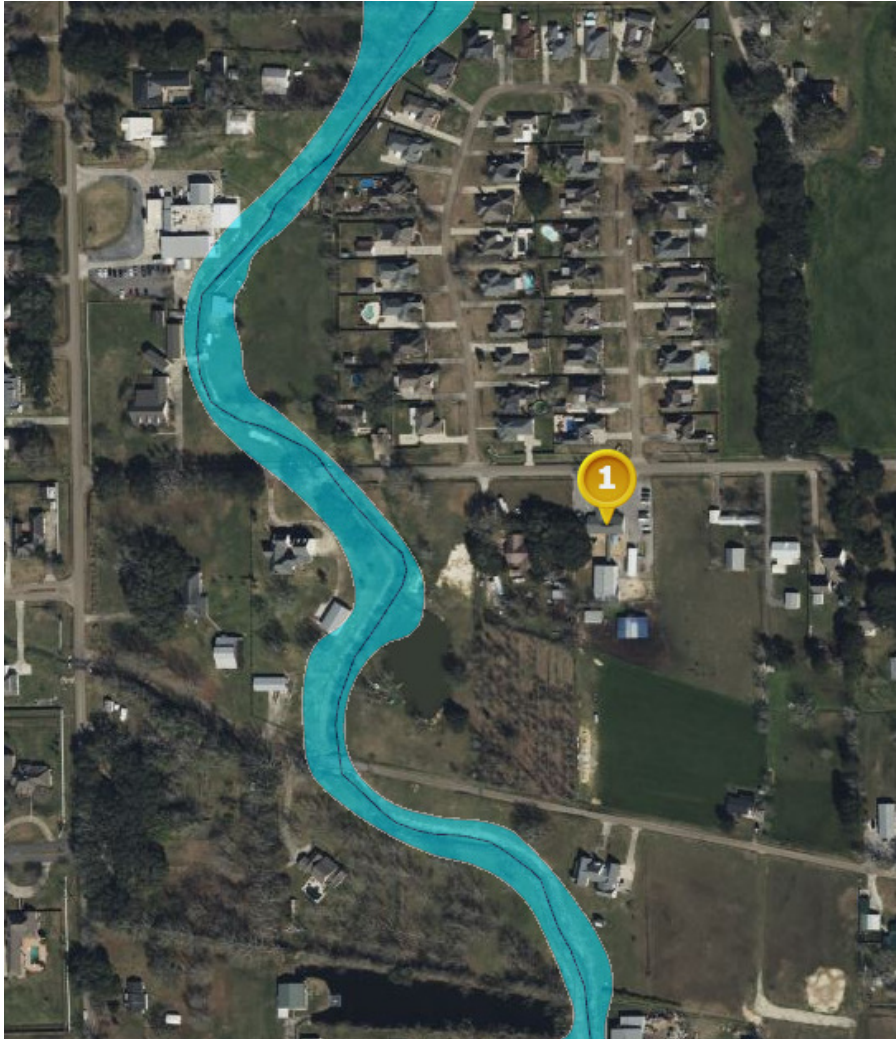
Source: The municipality in which the property is located

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FLOOD ZONE MAP



Flood Insurance Study Text

Pt. 1 (30.3058, -90.9355)

Community: Ascension Parish*

Effective FIRM (Effective: 8/16/2007)
Flood Zone: X-AREA WITH REDUCED FLOOD
RISK DUE TO LEVEE
FIRM Panel ID: 22005C0045E
FIRM Panel Date: 8/16/2007

Ground Elevation¹: 19.1 ft

Community Info

What Does This Mean?

Clear Points

FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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