



14246 Greenwell Springs Rd

Greenwell Springs, Louisiana 70739

Property Highlights

- ±43.456 Acres of Vacant land
- Additional ±1.325 Acres Included with a House and Pool
- B4 Zoning - General Commercial Business Four
- Development Opportunity
- Two Potential Access Points
- Located between Greenwell Springs Rd and Central Thruway

Sale Price

\$1,861,703



For more information

Ty Gose, SIOR, CCIM

O: 225 295 0800 | C: 225 297 7808
ty@latterblum.com

Michael Cashio, CCIM

O: 225 295 0800 | C: 225 247 9812
mcashio@latterblum.com

Nelson Sanchez

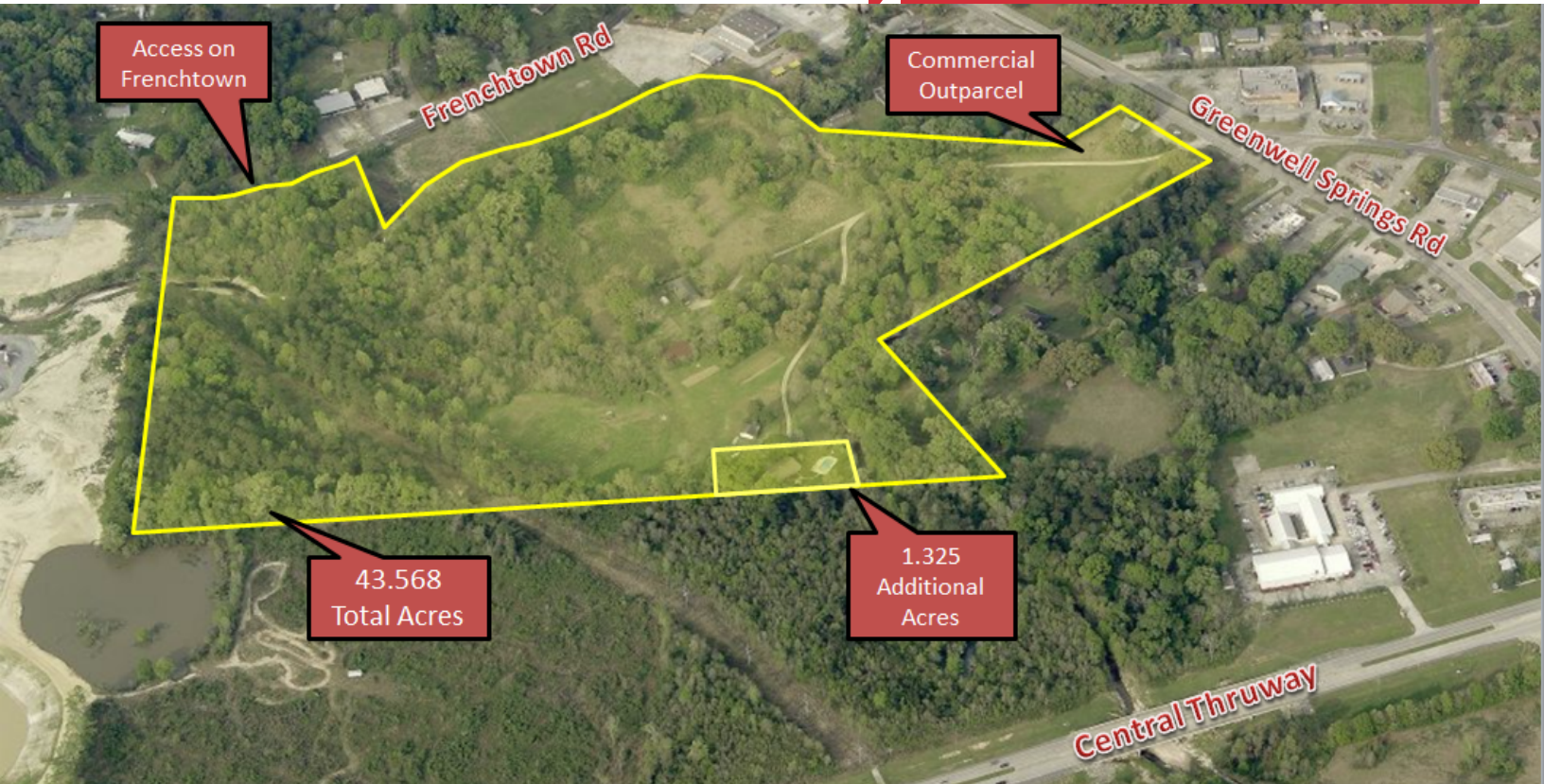
O: 225 295 0800 | C: 225 202 0663
nsanchez@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION

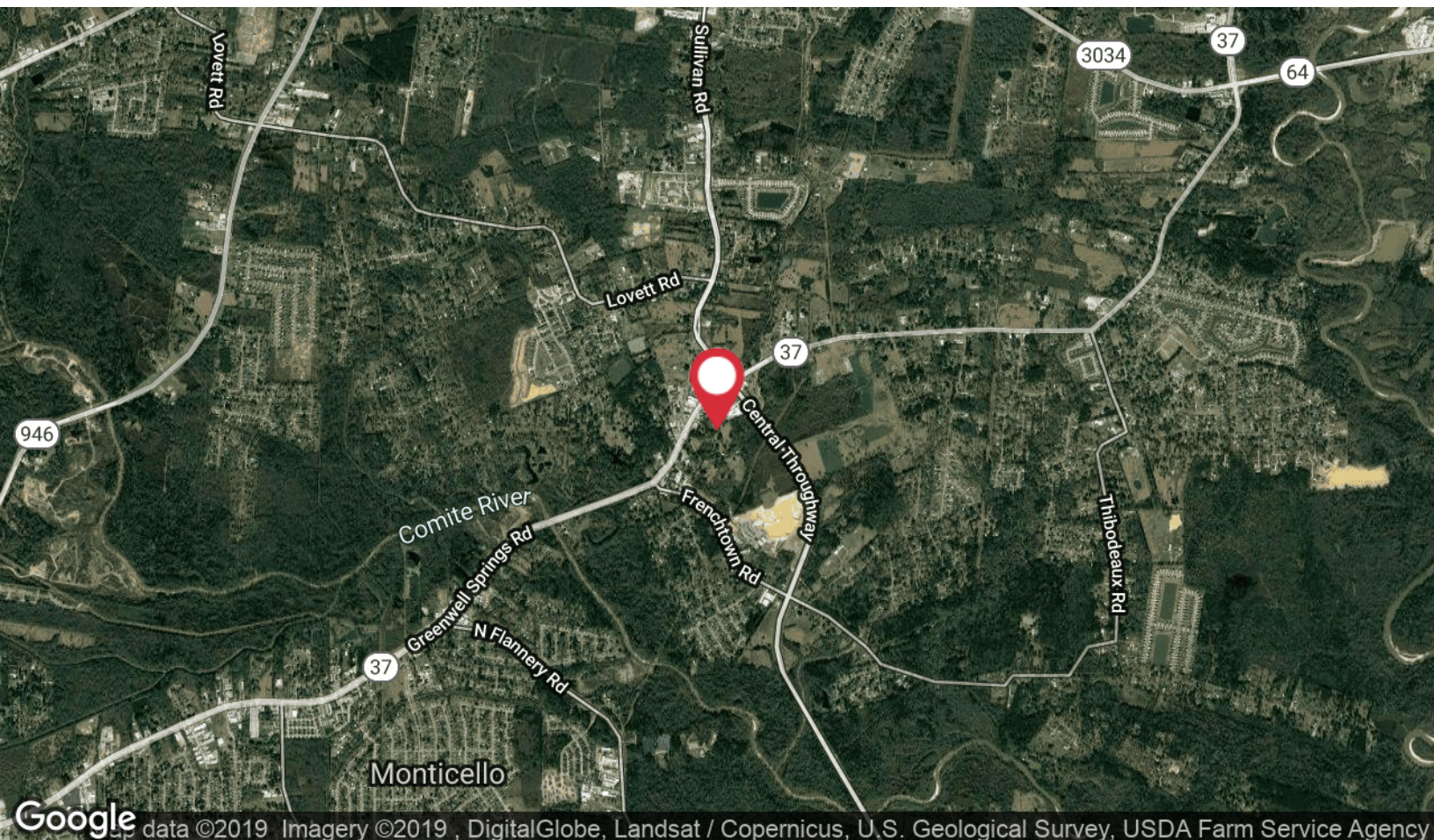
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

Additional Photos



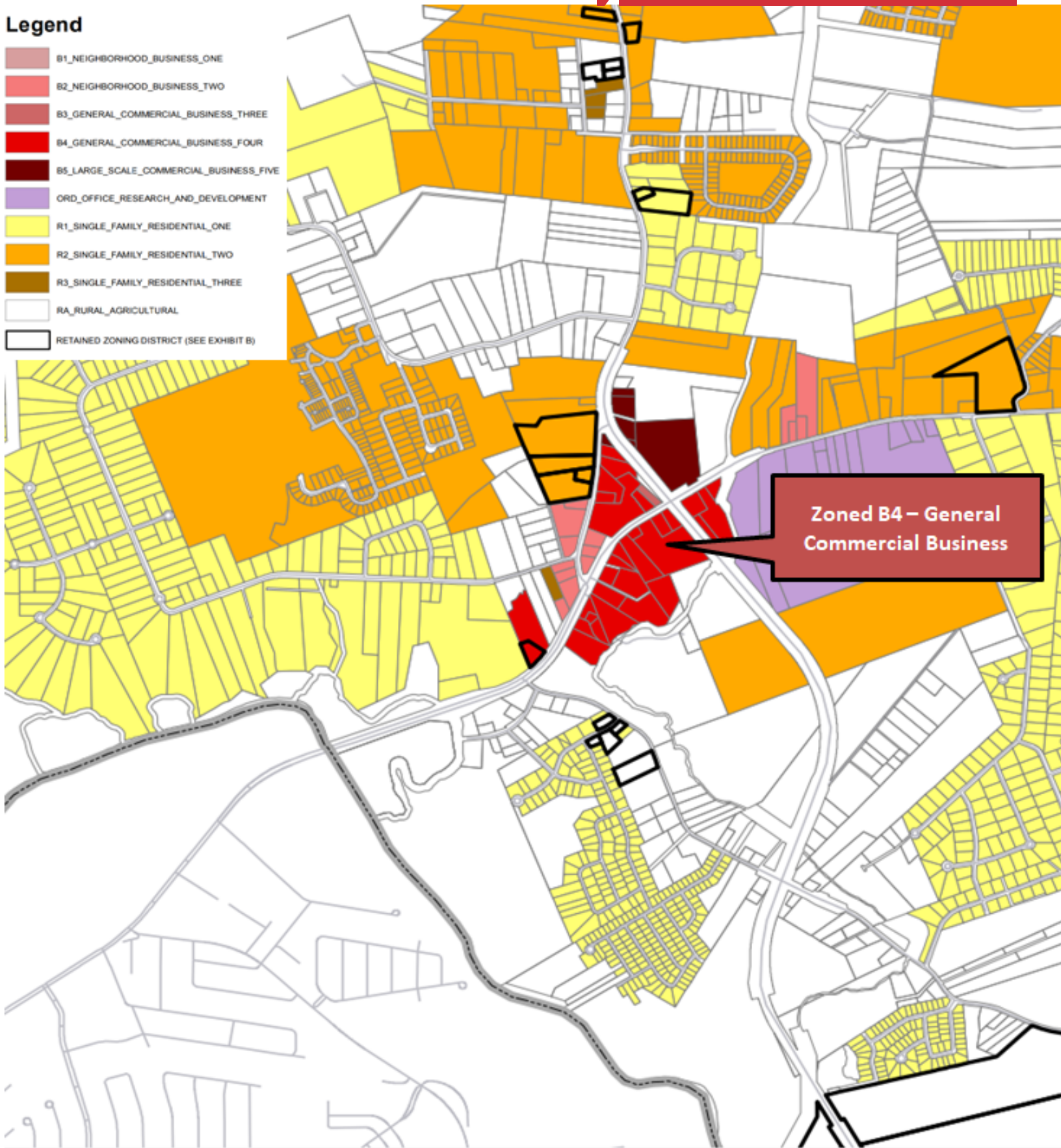
Location Maps



Zoning Map

Legend

- B1_NEIGHBORHOOD_BUSINESS_ONE
- B2_NEIGHBORHOOD_BUSINESS_TWO
- B3_GENERAL_COMMERCIAL_BUSINESS_THREE
- B4_GENERAL_COMMERCIAL_BUSINESS_FOUR
- B5_LARGE_SCALE_COMMERCIAL_BUSINESS_FIVE
- ORD_OFFICE_RESEARCH_AND_DEVELOPMENT
- R1_SINGLE_FAMILY_RESIDENTIAL_ONE
- R2_SINGLE_FAMILY_RESIDENTIAL_TWO
- R3_SINGLE_FAMILY_RESIDENTIAL_THREE
- RA_RURAL_AGRICULTURAL
- RETAINED ZONING DISTRICT (SEE EXHIBIT B)



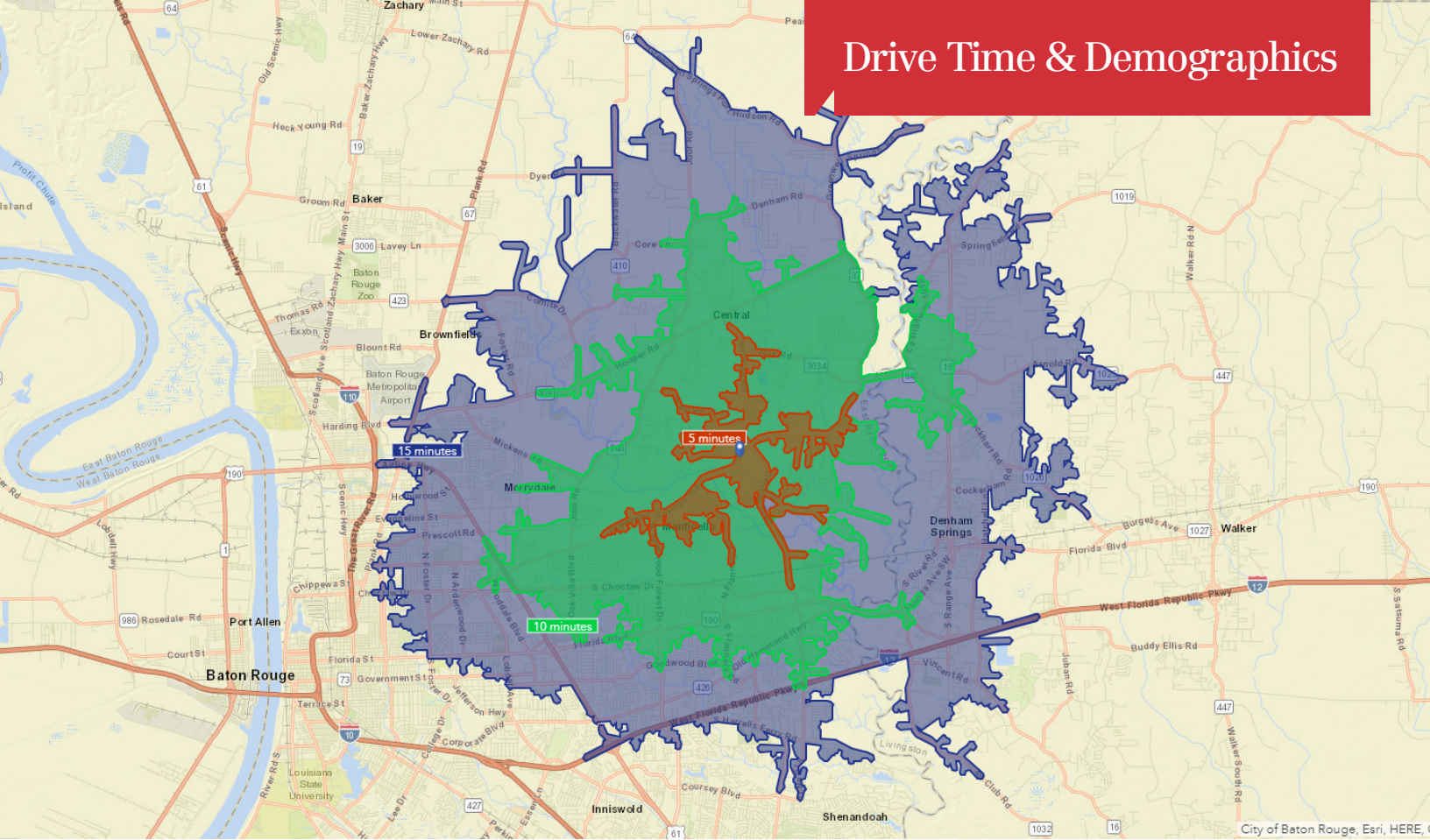
Zoned B4 - General
Commercial Business

Retailer Map



Map data © 2019 Imagery © 2019 , DigitalGlobe, Landsat / Copernicus, U.S. Geological Survey, USDA Farm Service Agency

Drive Time & Demographics



	1 Mile	5 Miles	10 Miles
Total Households	649	29,908	146,922
Total Persons Per Hh	2.7	2.8	2.6
Average Hh Income	\$77,561	\$61,761	\$63,067
Average House Value	\$147,805	\$147,224	\$196,063

	1 Mile	5 Miles	10 Miles
Total Population	1,784	82,486	388,956
Median Age	39.5	34.5	34.9
Median Age (Male)	39.0	33.3	33.0
Median Age (Female)	39.9	35.7	36.5