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Greenwell Springs Road

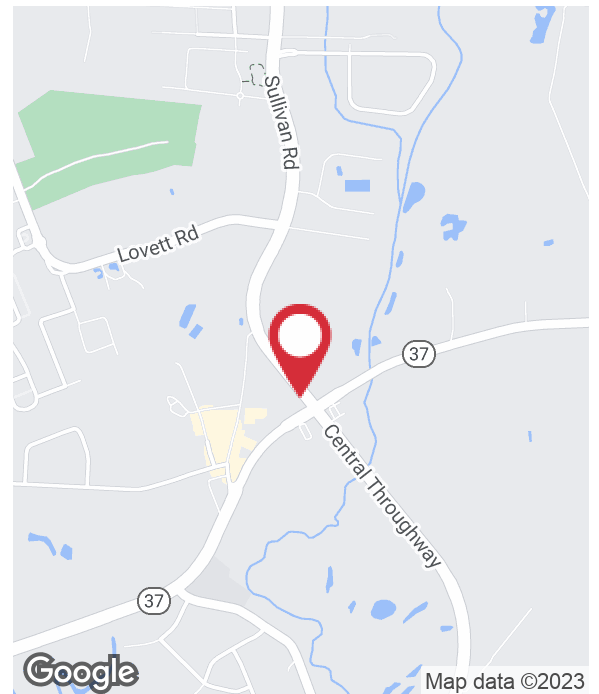
Greenwell Springs, Louisiana 70739

Property Highlights

- Approximately 0.87 Acres with approximately 360' frontage on the Central Thruway in Central, LA and approximately 115' of frontage on Greenwell Springs Rd.
- Located in the northwestern quadrant of the Central Thruway at Greenwell Springs Rd
- Contact Agents for more details

Sale Price

\$20.00 / SF
\$757,944



For more information

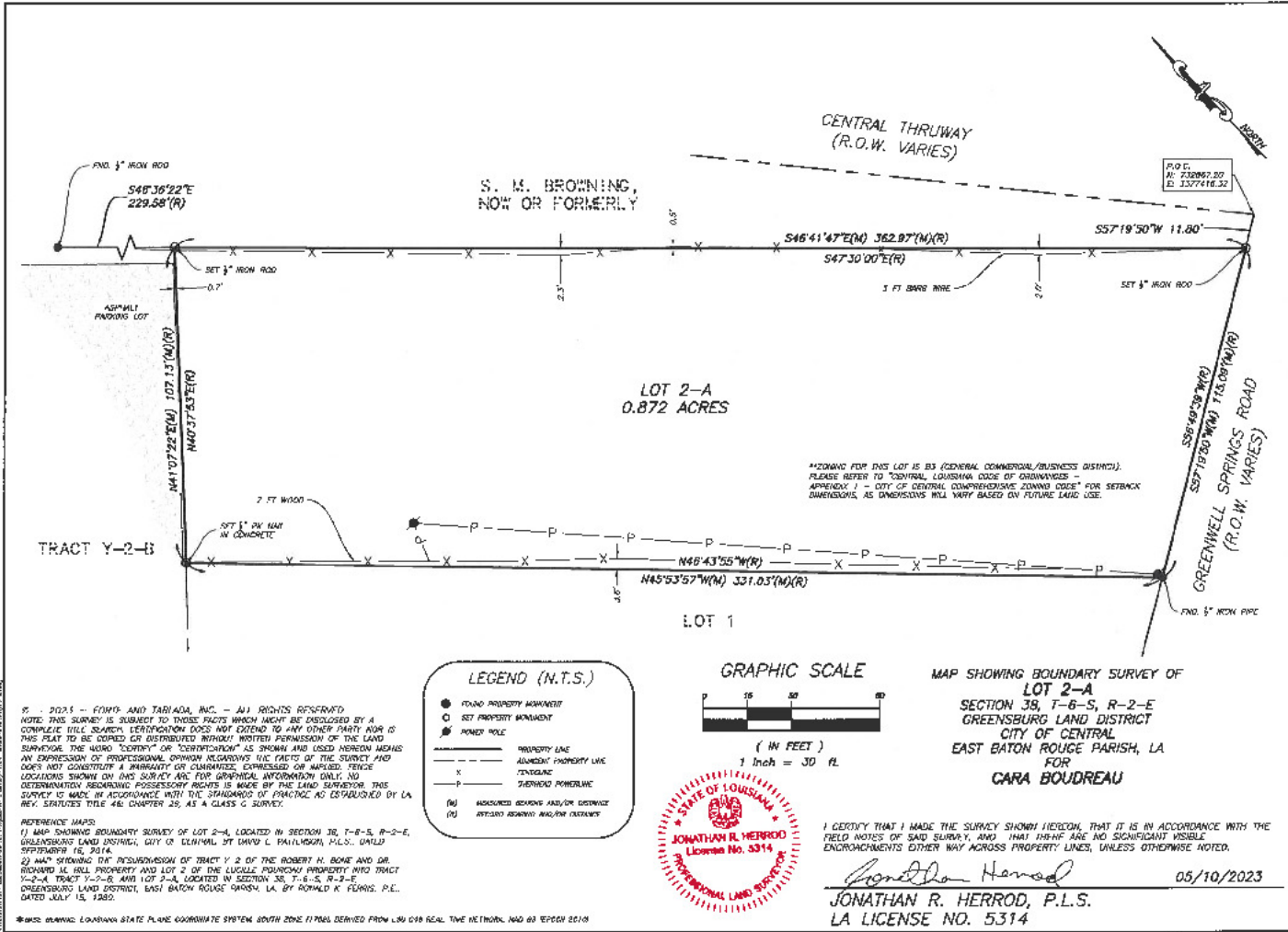
Michael Cashio, CCIM

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

Jake Loach

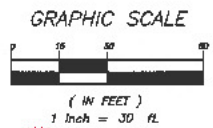
O: 225 295 0800 | C: 256 724 2764
jakeloach@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION



LEGEND (N.T.S.)

- FOUND PROPERTY MONUMENT
- SET PROPERTY MONUMENT
- POWER POLE
- PROPERTY LINE
- ALIGNMENT PROPERTY LINE
- - - - - ENECIGAL
- - - - - TIERROED POWERLINE
- (M) MEASURED BEARING AND/OR DISTANCE
- (R) REPRODUCED BEARING AND/OR DISTANCE



MAP SHOWING BOUNDARY SURVEY OF
LOT 2-A
 SECTION 38, T-8-S, R-2-E
 GREENSBURG LAND DISTRICT
 CITY OF CENTRAL
 EAST BATON ROUGE PARISH, LA
 FOR
CARA BOUDREAU



I CERTIFY THAT I MADE THE SURVEY SHOWN HEREON, THAT IT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY, AND THAT THERE ARE NO SIGNIFICANT VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED.


Jonathan Herrod 05/10/2023
JONATHAN R. HERROD, P.L.S.
 LA LICENSE NO. 5314


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 NOTE: THIS SURVEY IS SUBJECT TO THOSE FACTS WHICH MIGHT BE DISCLOSED BY A COMPLETE TITLE SEARCH. VERIFICATION DOES NOT EXTEND TO ANY OTHER PARTY NOR IS THIS PLAT TO BE COPIED OR DISTRIBUTED WITHOUT WRITTEN PERMISSION OF THE LAND SURVEYOR. THE WORD "CERTIFY" OR "IDENTIFICATION" AS SHOWN AND USED HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. FIELD LOCATIONS SHOWN ON THIS SURVEY ARE FOR GRAPHICAL INFORMATION ONLY. NO DETERMINATION REGARDING POSSESSORY RIGHTS IS MADE BY THE LAND SURVEYOR. THIS SURVEY IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS ESTABLISHED BY LA REV. STATUTES TITLE 48: CHAPTER 25, AS A CLASS C SURVEY.

REFERENCE MAPS:
 (1) MAP SHOWING BOUNDARY SURVEY OF LOT 2-A, LOCATED IN SECTION 38, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, CITY OF CENTRAL, EAST BATON ROUGE PARISH, LA. DATED SEPTEMBER 16, 2014.
 (2) MAP SHOWING THE SUBDIVISION OF TRACT Y-2 OF THE ROBERT H. BONE AND DR. RONALD H. HILL PROPERTY AND LOT 2 OF THE LUSILLE POROUSSE PROPERTY INTO TRACT Y-2-A, TRACT Y-2-B, AND LOT 2-A, LOCATED IN SECTION 38, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LA. BY RONALD K. FERNIS, P.E. DATED JULY 15, 1989.

*BARS DENOTE LOUISIANA STATE PLANE COORDINATE SYSTEM SOUTH ZONE 177066 DERIVED FROM LSA 024 REAL TIME METHOD, NAD 83 EPOCH 2010

SHEET NUMBER	1 OF 1
BOUNDARY SURVEY FOR CARA BOUDREAU	
PROJECT	231105
FB - CHW	763/17-TL
CKWN	RMW
CHKCD	JRH
FR DATE	05/10/23
SCALE	1" = 30'

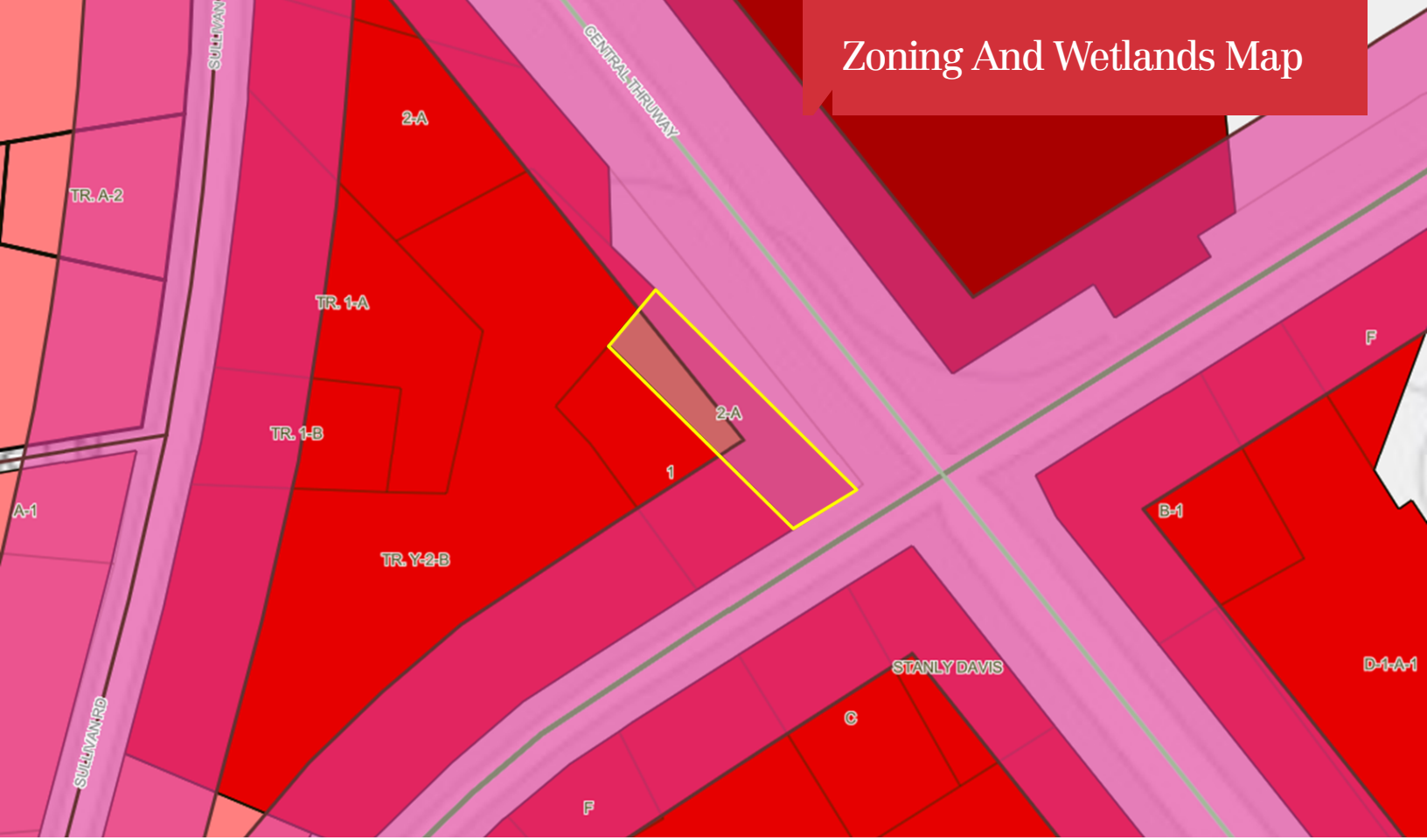


ATTENTION: THIS BAR = 1 INCH ON ORIGINAL DRAWING. ALWAYS CHECK THIS BAR = 1 INCH.	
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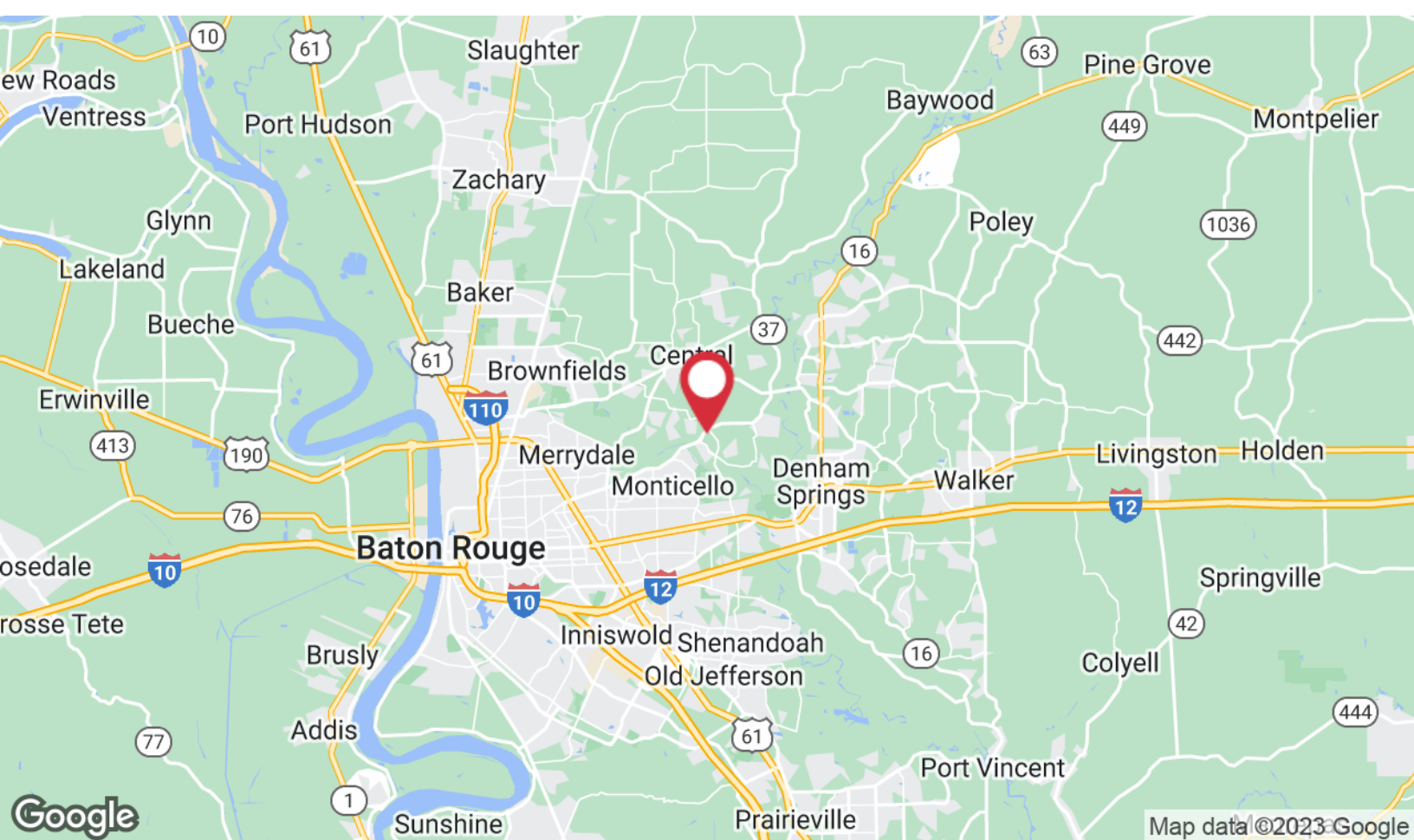
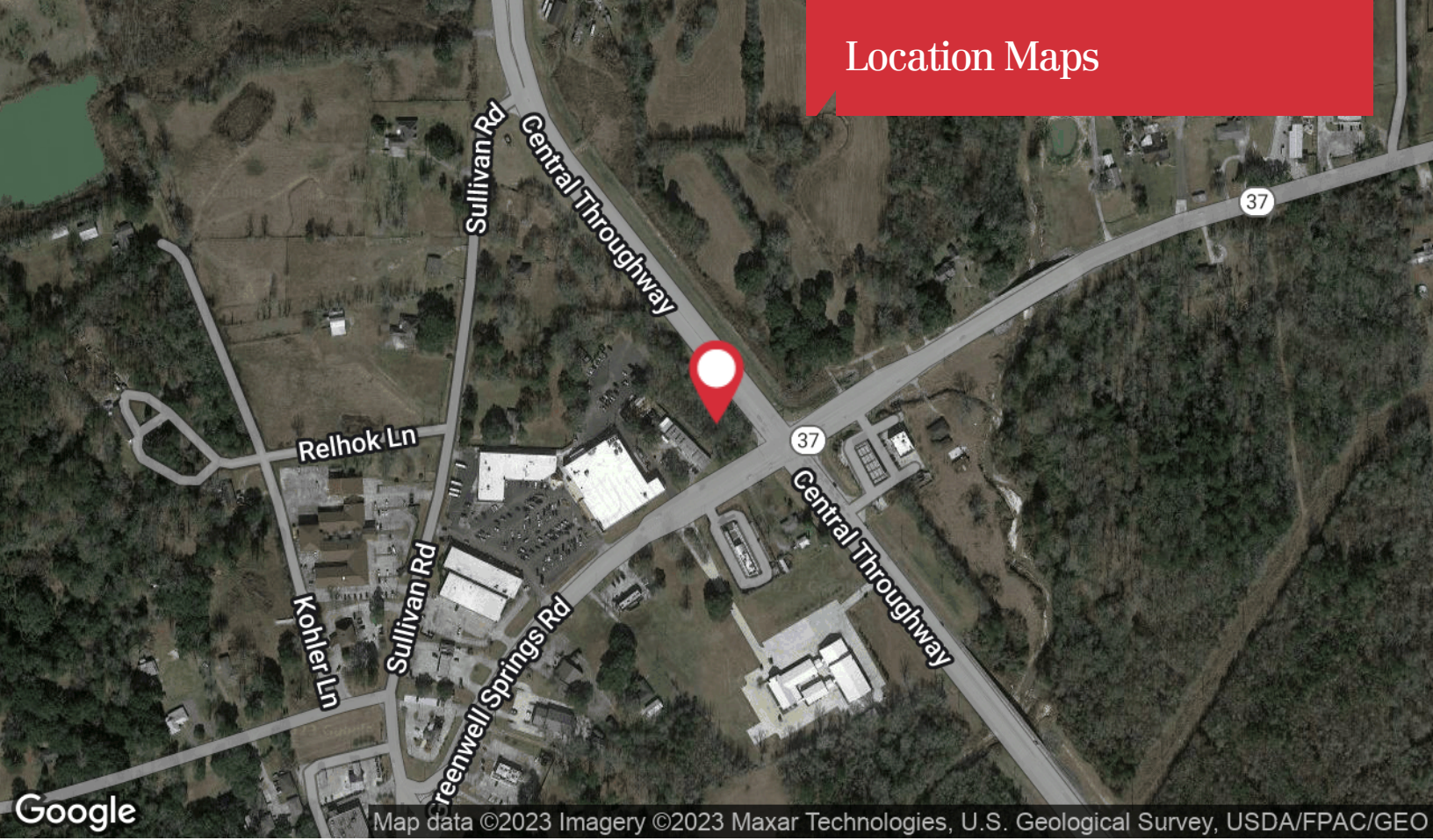
Aerial And Flood Maps



Zoning And Wetlands Map



Location Maps



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