



DEVELOPMENT SITE SEEING $\pm 27,517$ DAILY TRAFFIC IN CENTRAL

19240 GREENWELL SPRINGS RD CENTRAL, LA 70739



OFFERED: FOR SALE

SALE PRICE: \$450,000 (\$3.33/SF)

0 SF

- $\pm 27,517$ vehicles per day
- Strong demographics
- Near two prominent LA highways

CONTACT:

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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, 19240 Greenwell Springs Rd offers ± 3.04 acres near the corner of Greenwell Springs Rd and Magnolia Bridge Rd.
- The property benefits from excellent visibility with traffic counts of $\pm 27,517$ vehicles per day and strong demographics.
- Zoned RA for Rural/Agricultural

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	19240 Greenwell Springs Rd
City, State, Zip	Central, LA 70739
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Side Of The Street	East
Road Type	Highway
Nearest Highway	Greenwell Springs Rd - LA 37
Nearest Airport	Baton Rouge Metropolitan - BTR

PROPERTY INFORMATION

Property Type	Land
Zoning	RA - Rural/Agricultural
Lot Size	±3.04 Acres
APN #	1845535
Lot Frontage	±205 ft
Lot Depth	±696 ft

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AERIAL PHOTOS

**CONTACT:**

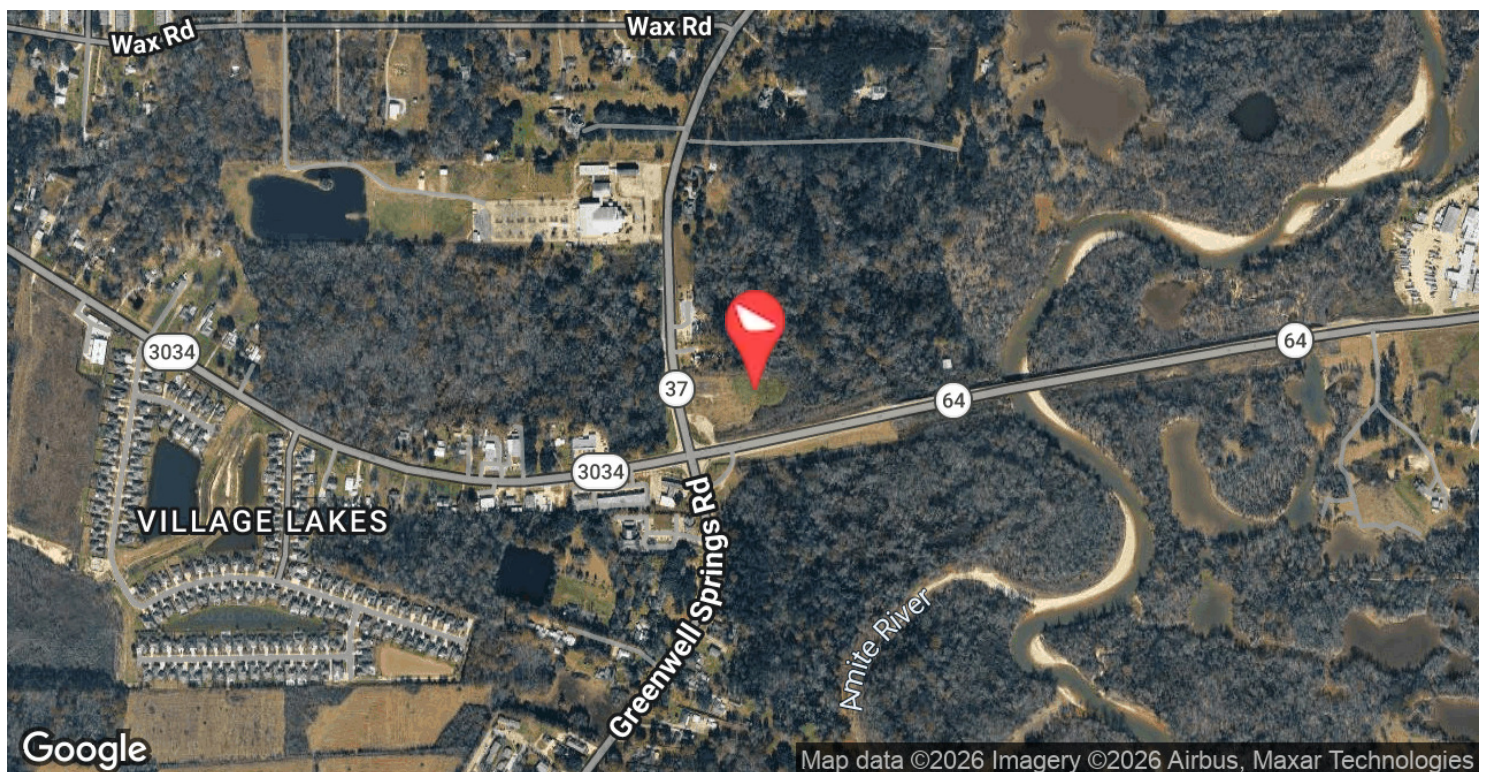
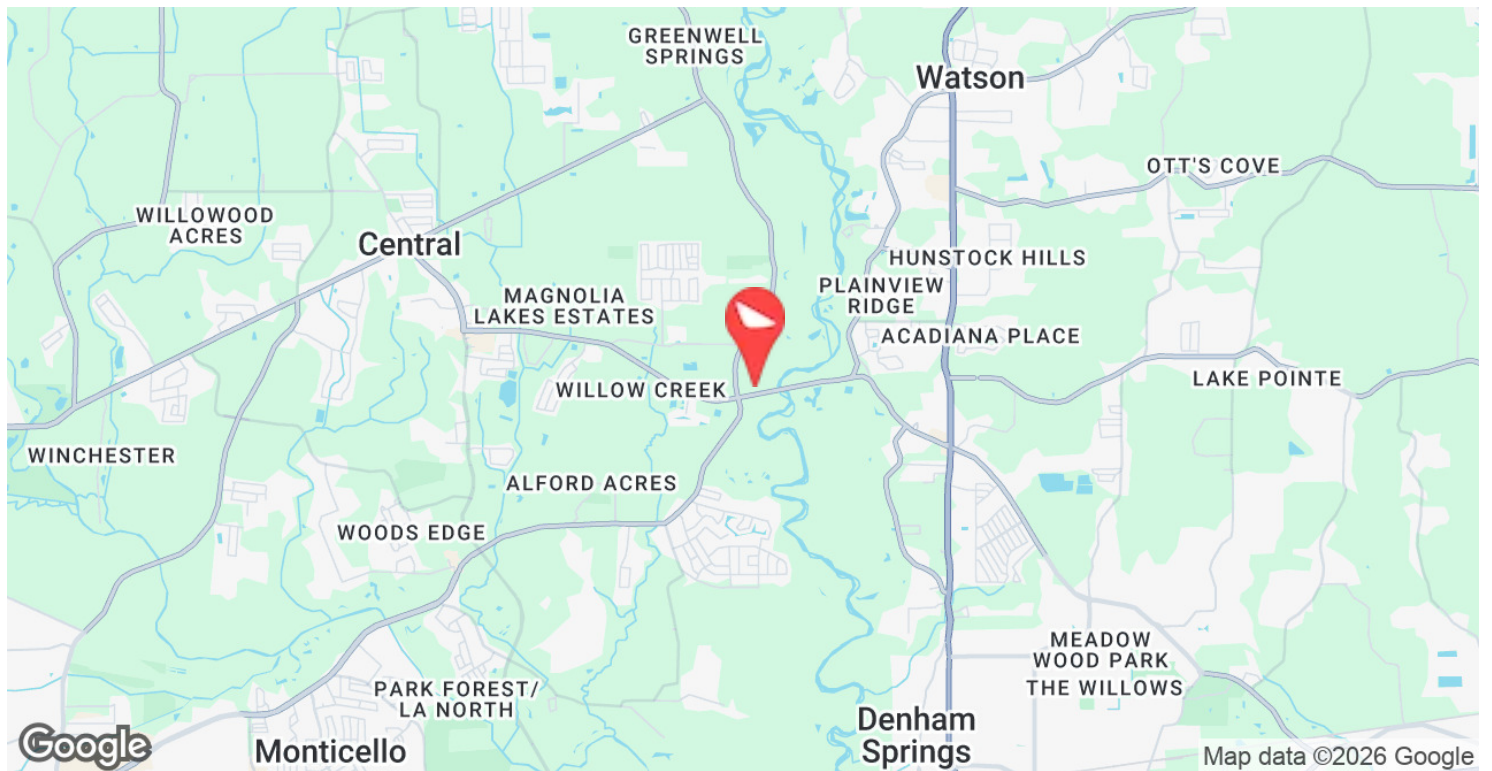
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LOCATION MAPS



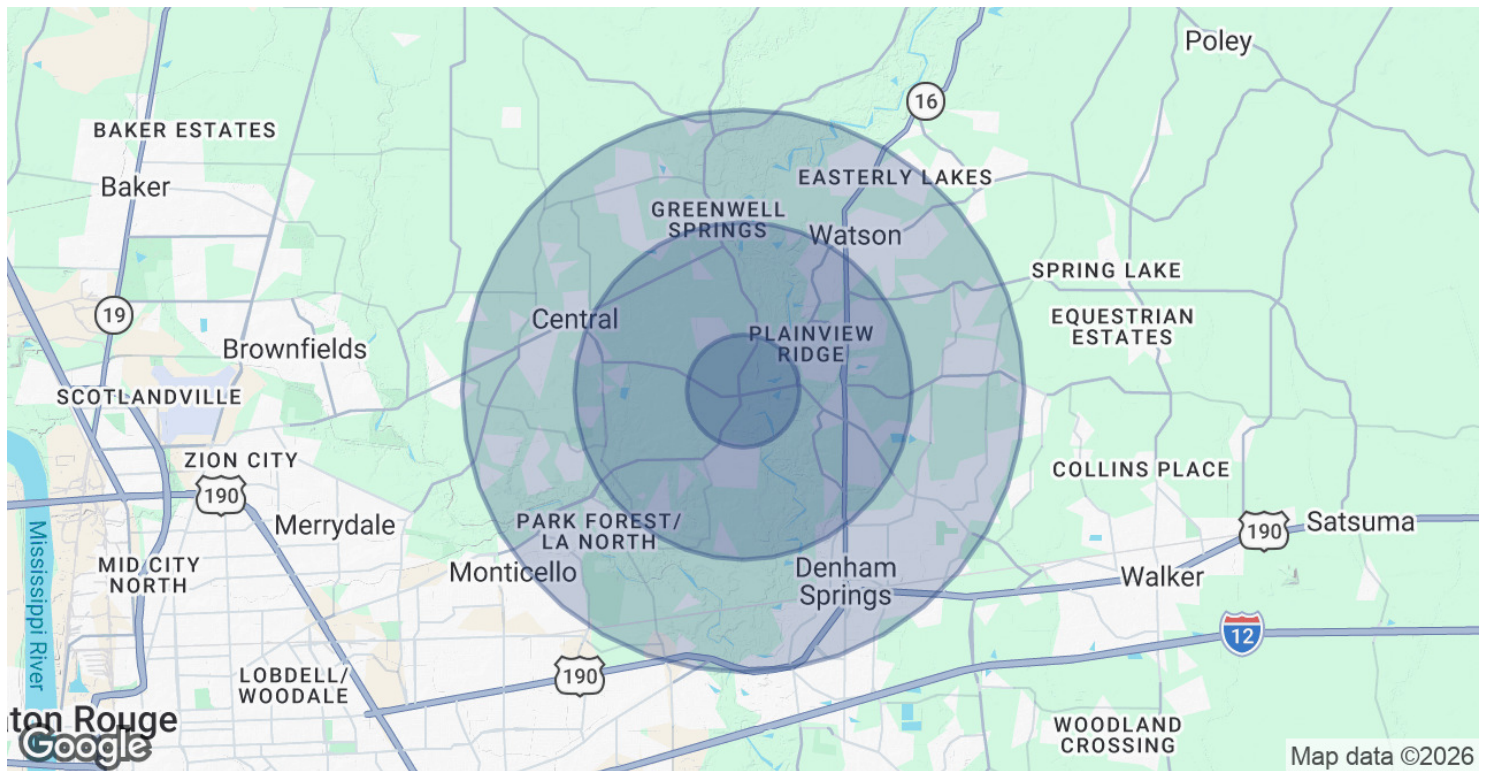
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,573	21,281	64,310
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	590	8,002	24,048
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$109,157	\$111,491	\$104,746
Average House Value	\$350,293	\$329,290	\$295,303

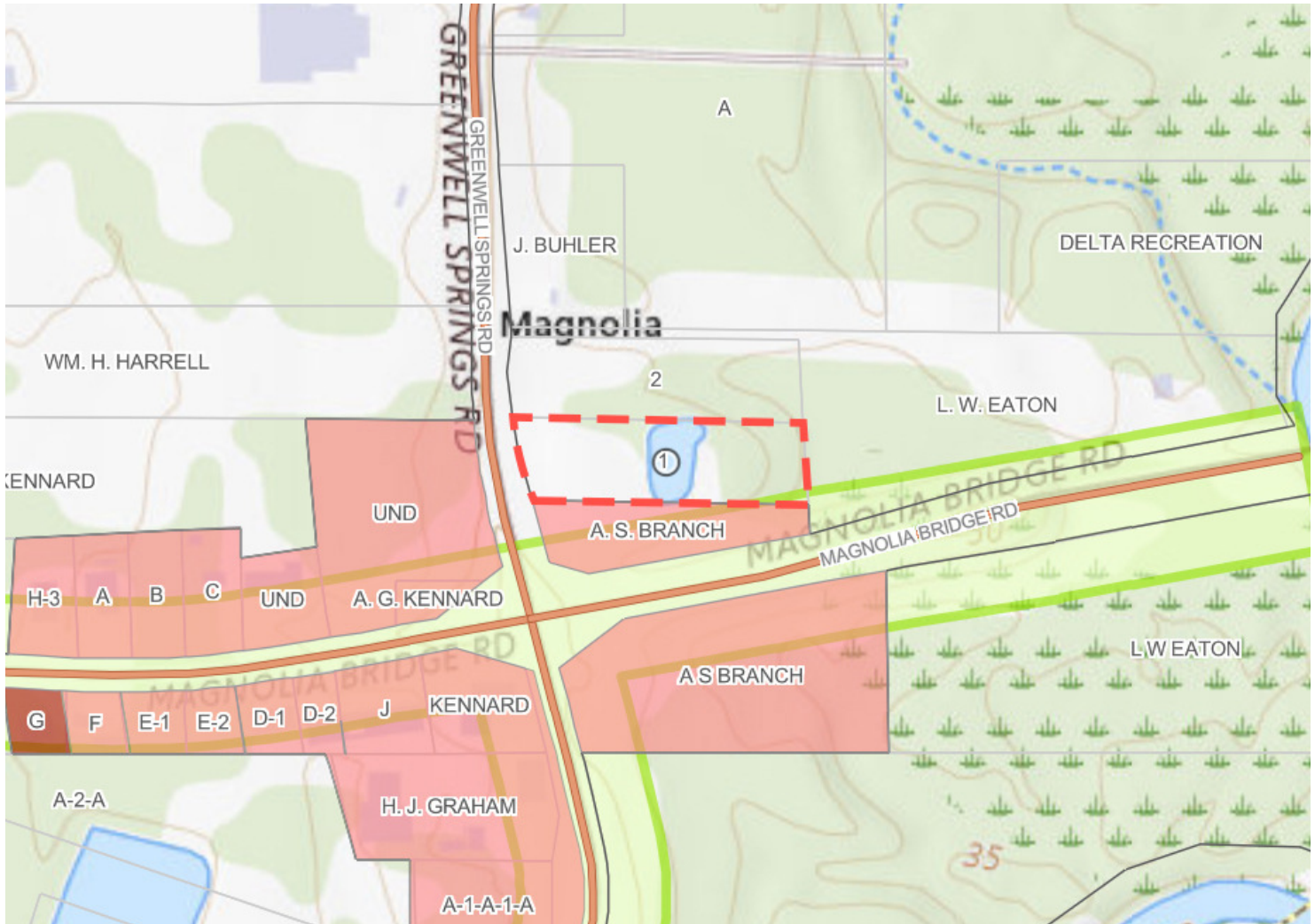
2020 American Community Survey (ACS)

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ZONING MAP



RA - RURAL/AGRICULTURAL

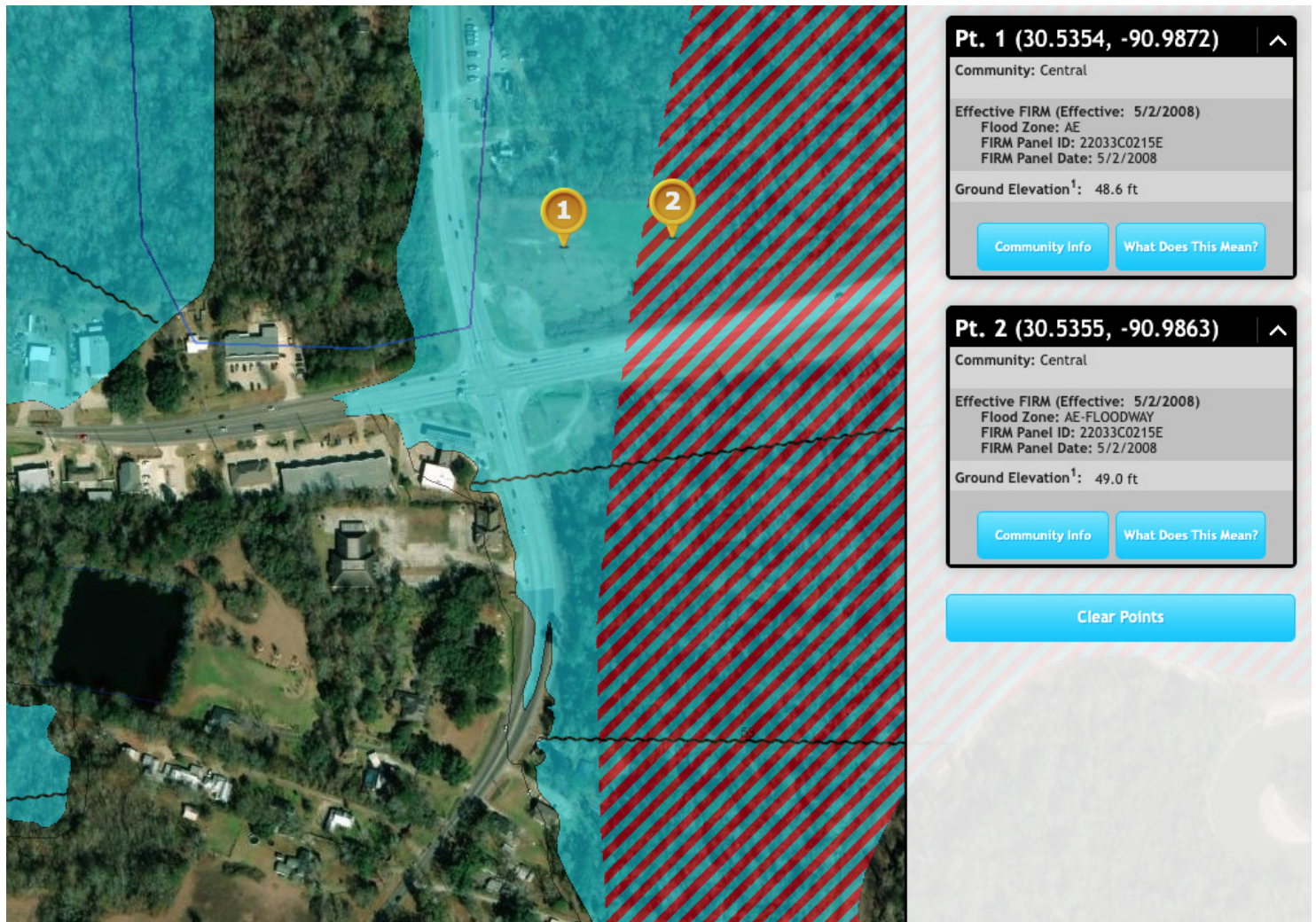
Source: The municipality in which the property is located

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FLOOD ZONE MAP



- 1) FLOOD ZONE: AE
- 2) FLOOD ZONE: AE-FLOODWAY

Source: maps.lsuagcenter.com/floodmaps

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