



±35 ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY IN CENTRAL ZACHARY

10011 GREENWELL SPRINGS PORT HUDSON ROAD ZACHARY, LA 70791



OFFERED: FOR SALE

SALE PRICE: \$900,000 (\$25,714/ACRE)

35 ACRES

- Development opportunity in one of the fastest-growing areas in EBRP
- ±295.3 ft of frontage along Hwy 64 near intersection with Hwy 410
- ±7 minute access to corridor featuring Walmart, Lane Regional, and Raising Cane's
- Potential for 150+ homes

CONTACT:

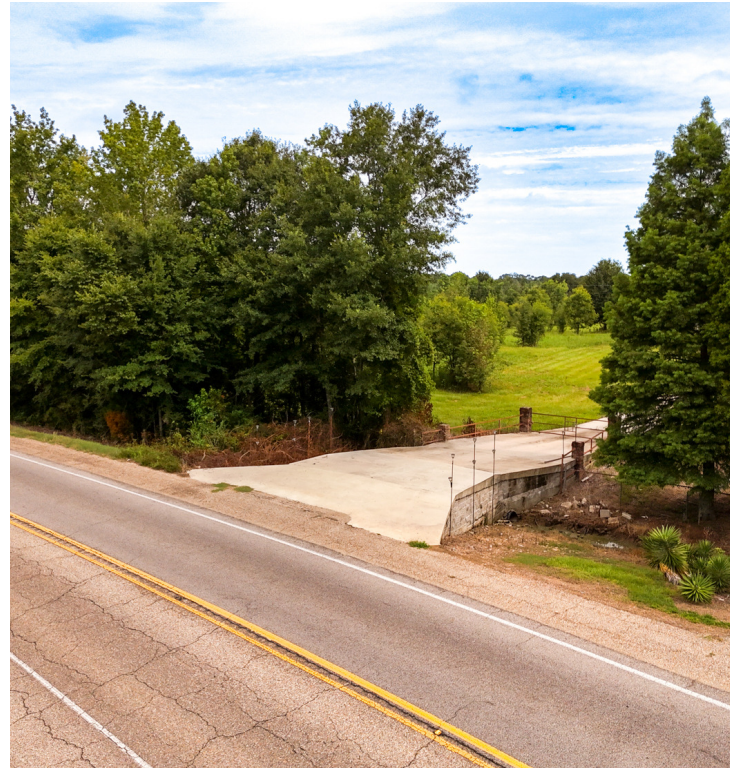
JACOB LOVELAND
225.460.0877

PETER LAVILLE
225.276.7561

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, this ±35-acre tract of land along 10011 Greenwell Springs Port Hudson Rd presents a prime residential development opportunity just outside of Zachary, one of the fastest-growing areas in East Baton Rouge Parish.
- Featuring ±295.31 ft of frontage along Hwy 64 (Greenwell Springs Port Hudson Rd), only ±0.3 miles from the intersection with Hwy 410 (Blackwater Rd), the site is perfectly positioned for visibility and accessibility.
- The property is conveniently located just ±3 minutes from Main St and ±7 minutes from Zachary's main commercial corridor, which features major retailers including Walmart, Home Depot, Walgreens, and Lane Regional Medical Center, as well as popular eateries like Raising Cane's, McDonald's, and Zaxby's.
- With paved access already in place and surrounded by ongoing residential development, this property is ideal for investors or developers looking to capitalize on the area's growth.
- Potential for 150+ homes.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	10011 Greenwell Springs Port Hudson Road
City, State, Zip	Zachary, LA 70791
County	East Baton Rouge Parish
Market	LA-Baton Rouge
Township	5S
Range	1E
Section	1, 2
Side Of The Street	North
Road Type	Highway
Nearest Highway	Fronting Hwy 64
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

Property Type	Land
Zoning	R – Rural
Lot Size	±35 Acres
APN #	948004

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ADDITIONAL PHOTOS



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INTERIOR PHOTOS

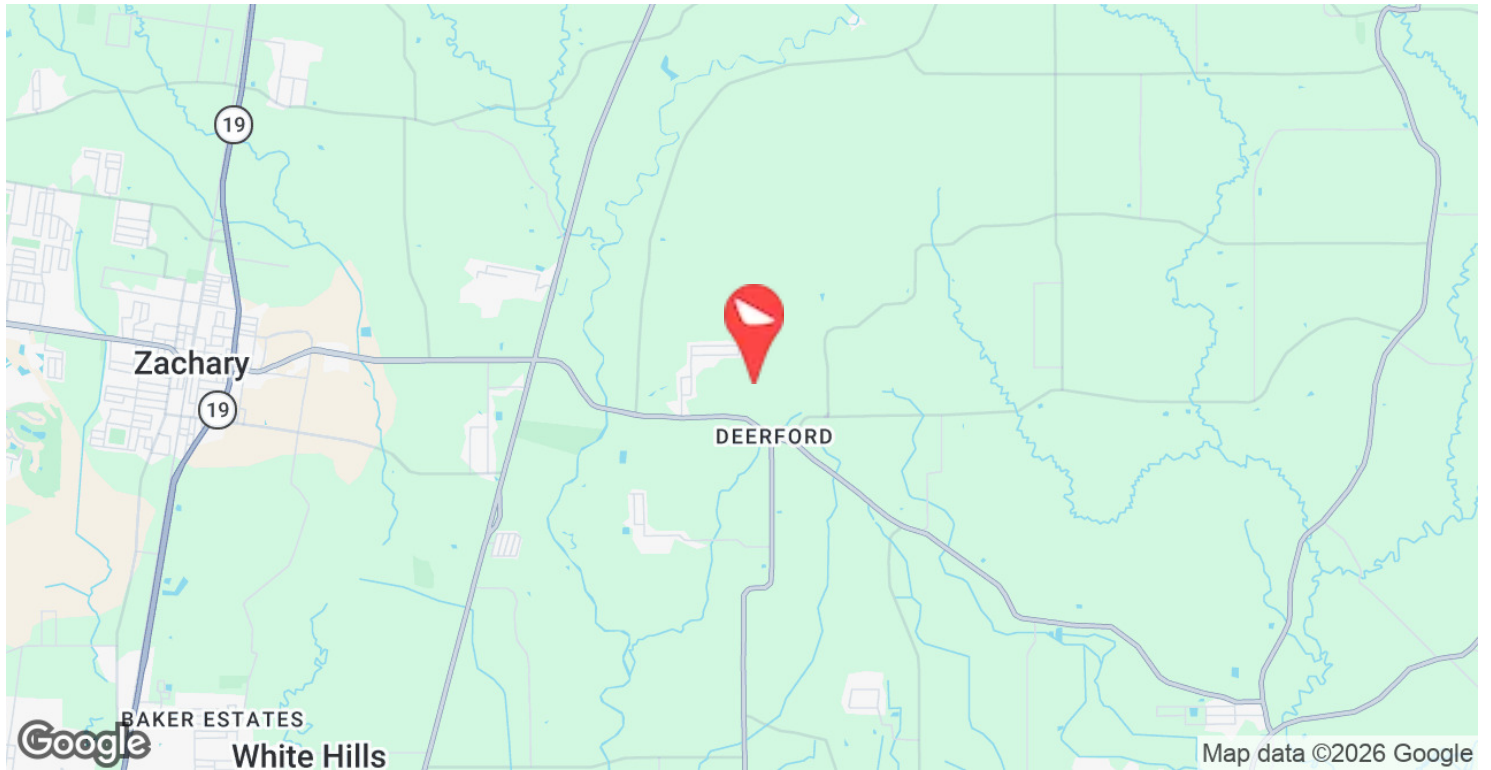


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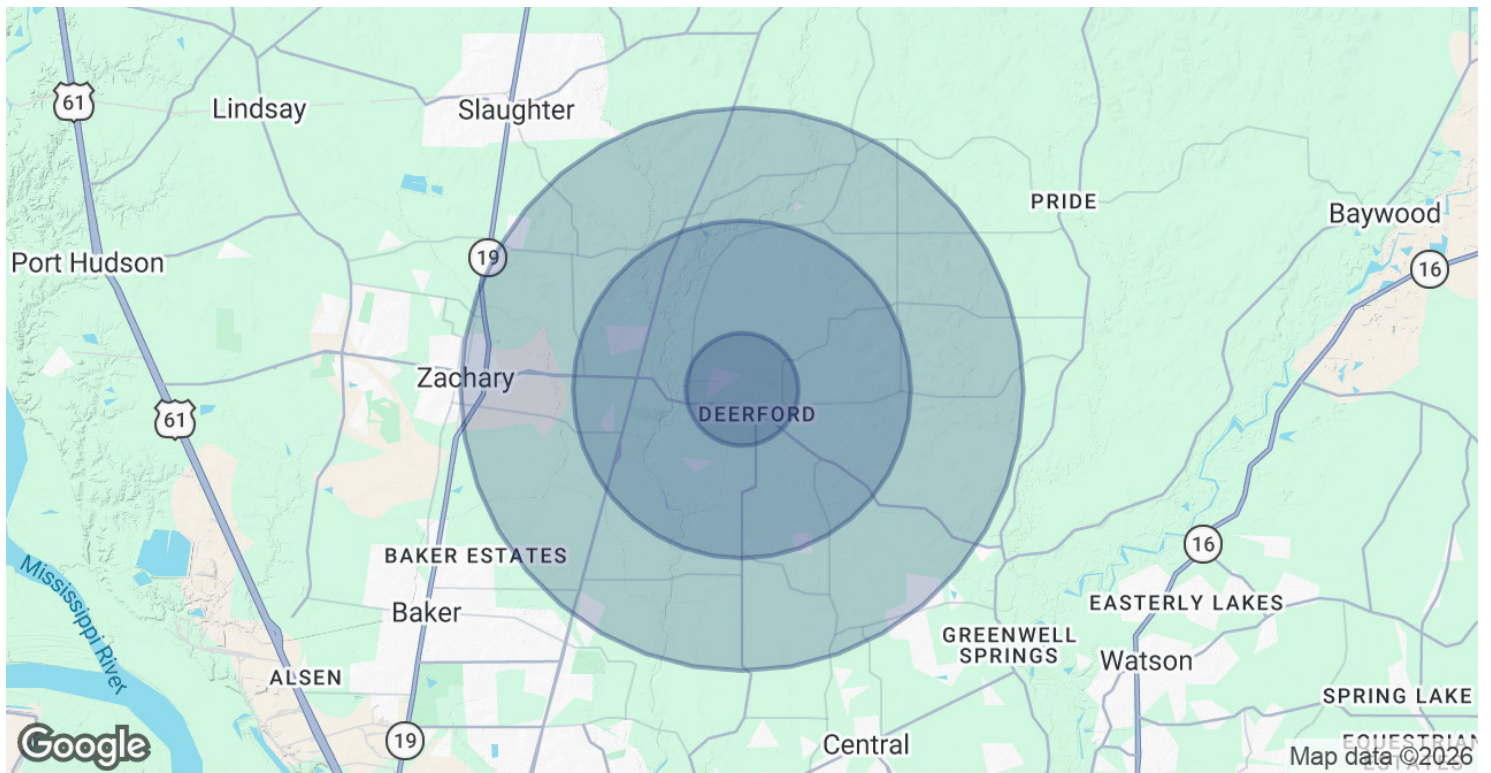
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	604	4,966	13,818
Average Age	43	39	40
Average Age (Male)	42	38	39
Average Age (Female)	43	40	41

HOUSEHOLDS & INCOME

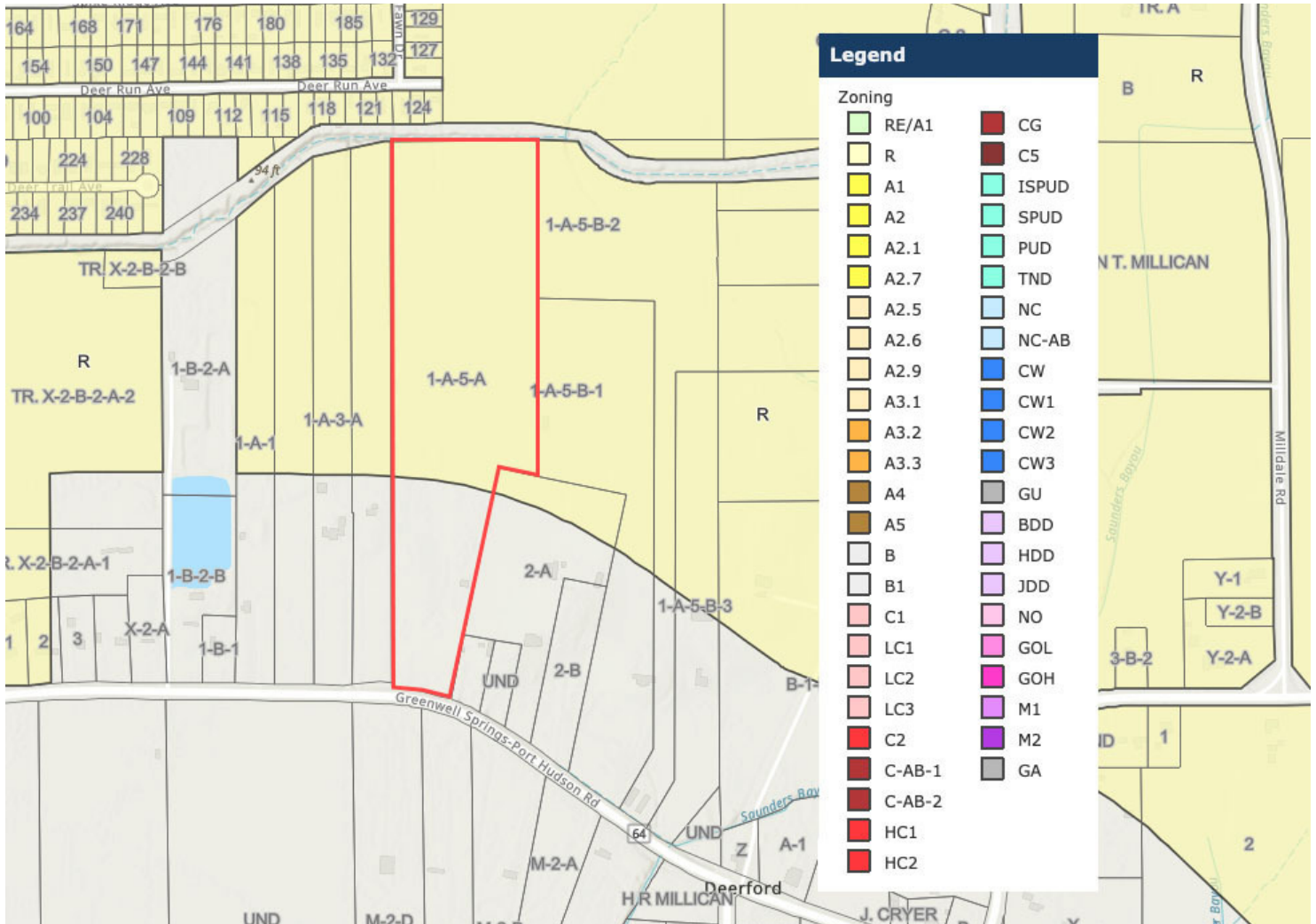
	1 MILE	3 MILES	5 MILES
Total Households	229	1,809	5,177
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$76,928	\$87,480	\$83,956
Average House Value	\$572,301	\$398,907	\$346,350

2020 American Community Survey (ACS)

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ZONING MAP



R - RURAL

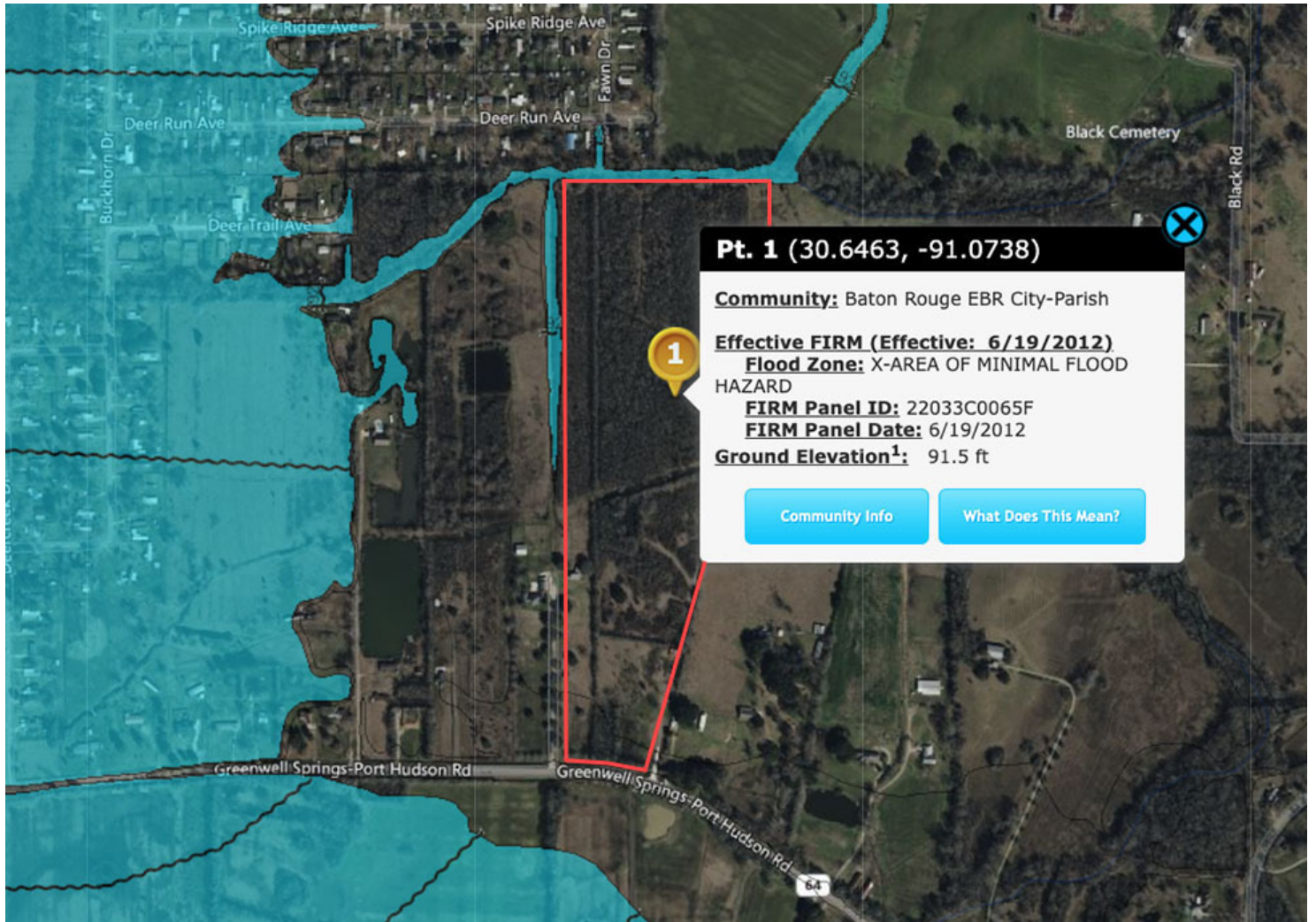
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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