

128+/- Acre Development Investment in Central, LA East Baton Rouge Parish Louisiana



\$2,880,000

Location! Location! Location! 128+/- acre of open land in the highly desirable city limits of Central, LA in Baton Rouge Parish. This property is in the Central, Louisiana Public School District. There is plenty of road frontage that could have multiple access points. Water and utilities are available along Blackwater Road that fronts the property. This piece of open land is ideal for development for many uses. There is a ton of potential for an investor in this area. Convenient to the available schools as well as in proximity to Baton Rouge. Call Bruce West at 662-873-3007 or 662-441-2500 for a showing.



Call me today!

BRUCE WEST, REALTOR®
Bruce@TomSmithLand.com
662.441.2500 **office** | 662.873.3007 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



LandReport
2011-2022
FRANCHISE 500
BEST
BROKERAGES

Tom
Smith
LAND
AND
HOMES
Expect More. Get More.

Call me today!

BRUCE WEST, REALTOR®
Bruce@TomSmithLand.com
662.441.2500 office | 662.873.3007 cell

**Tom
Smith
LAND AND
HOMES**
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



LandReport
2011-2022
AWARDED
BEST
BROKERAGES



Bruce West

Call me today!

BRUCE WEST, REALTOR®
Bruce@TomSmithLand.com
662.441.2500 **office** | 662.873.3007 **cell**



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



LandReport
2011-2022
NATIONAL
BEST
BROKERAGES

Tom Smith
LAND AND
HOMES
Expect More. Get More.

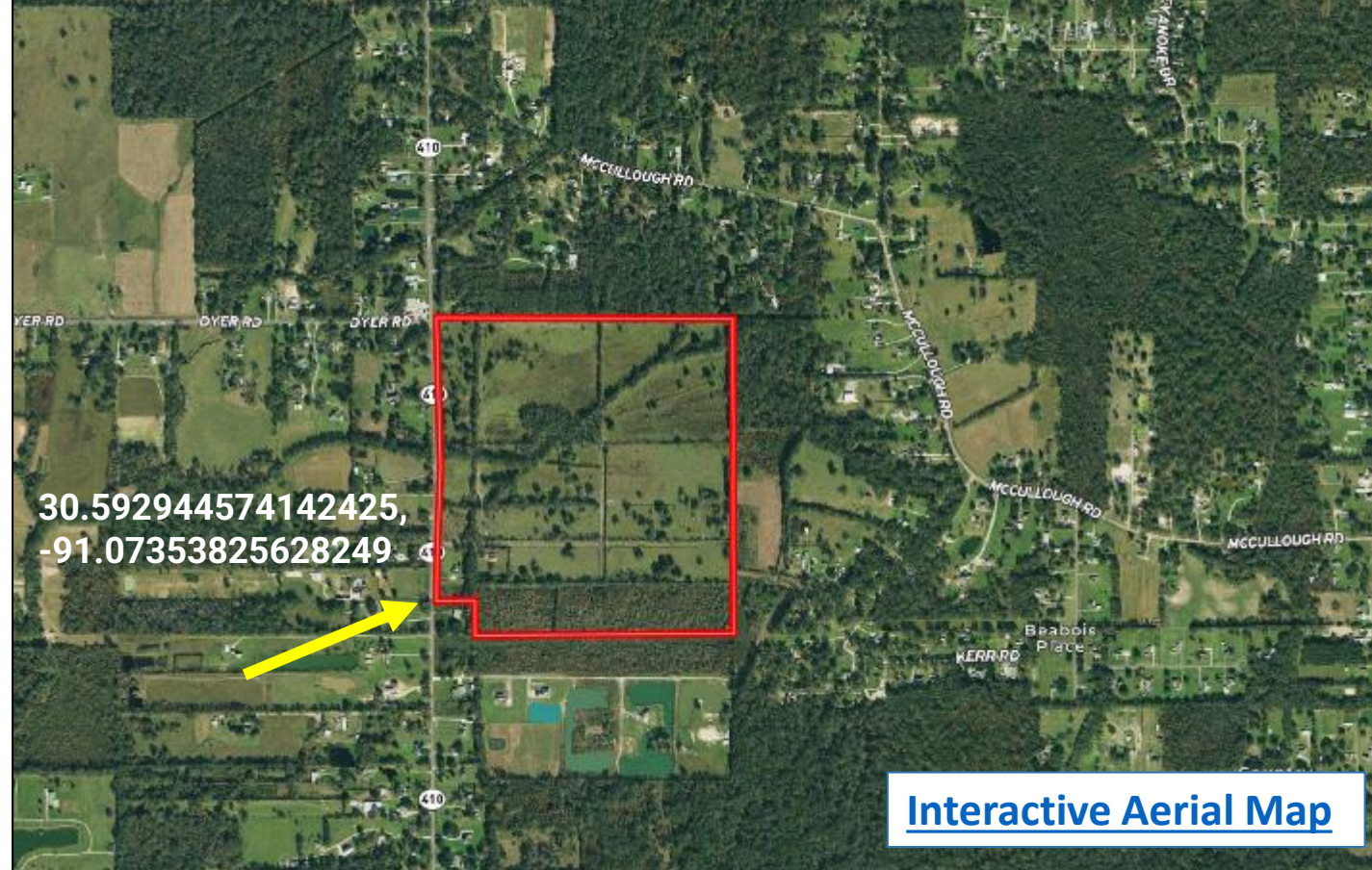
Call me today!

BRUCE WEST, REALTOR®
Bruce@TomSmithLand.com
662.441.2500 office | 662.873.3007 cell

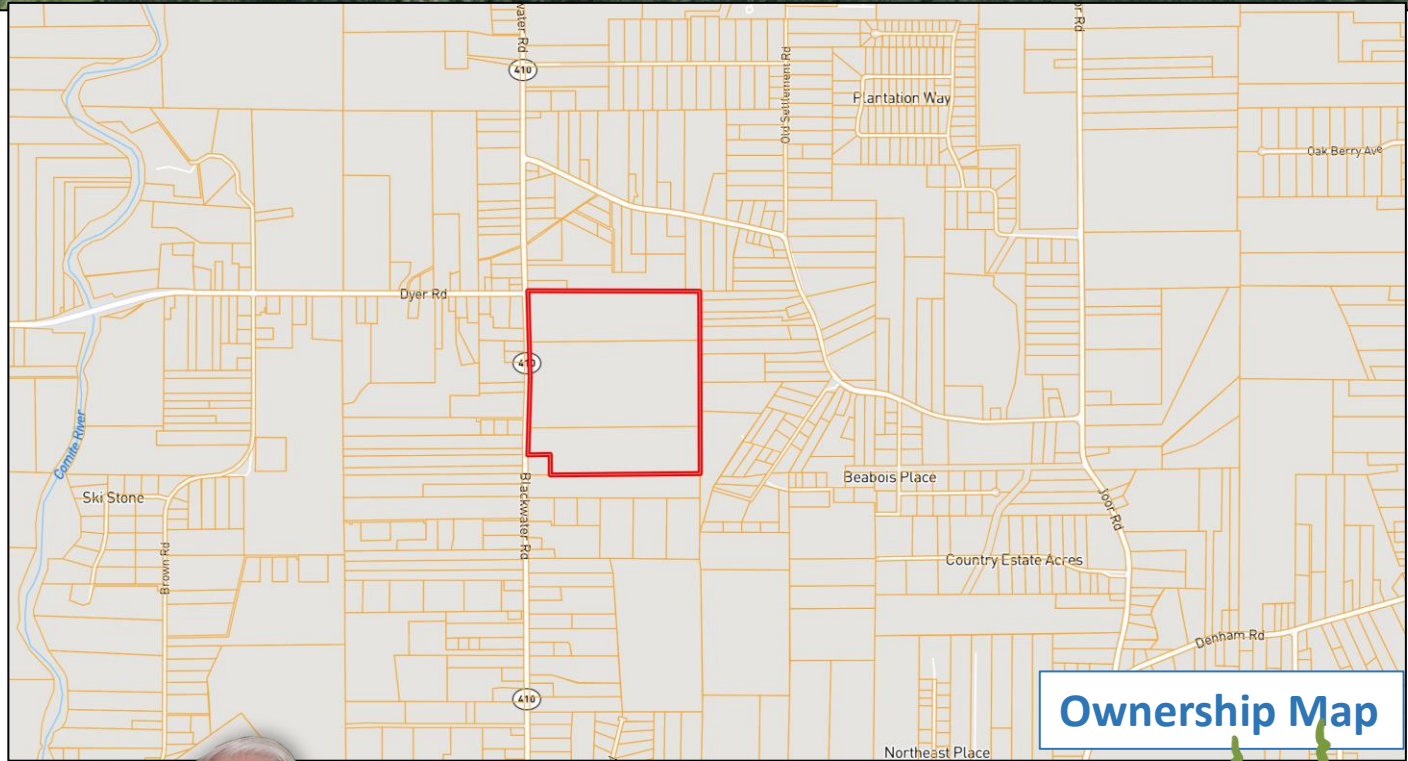


TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



[Interactive Aerial Map](#)



[Ownership Map](#)



Call me today!

BRUCE WEST, REALTOR®
Bruce@TomSmithLand.com
662.441.2500 office | 662.873.3007 cell

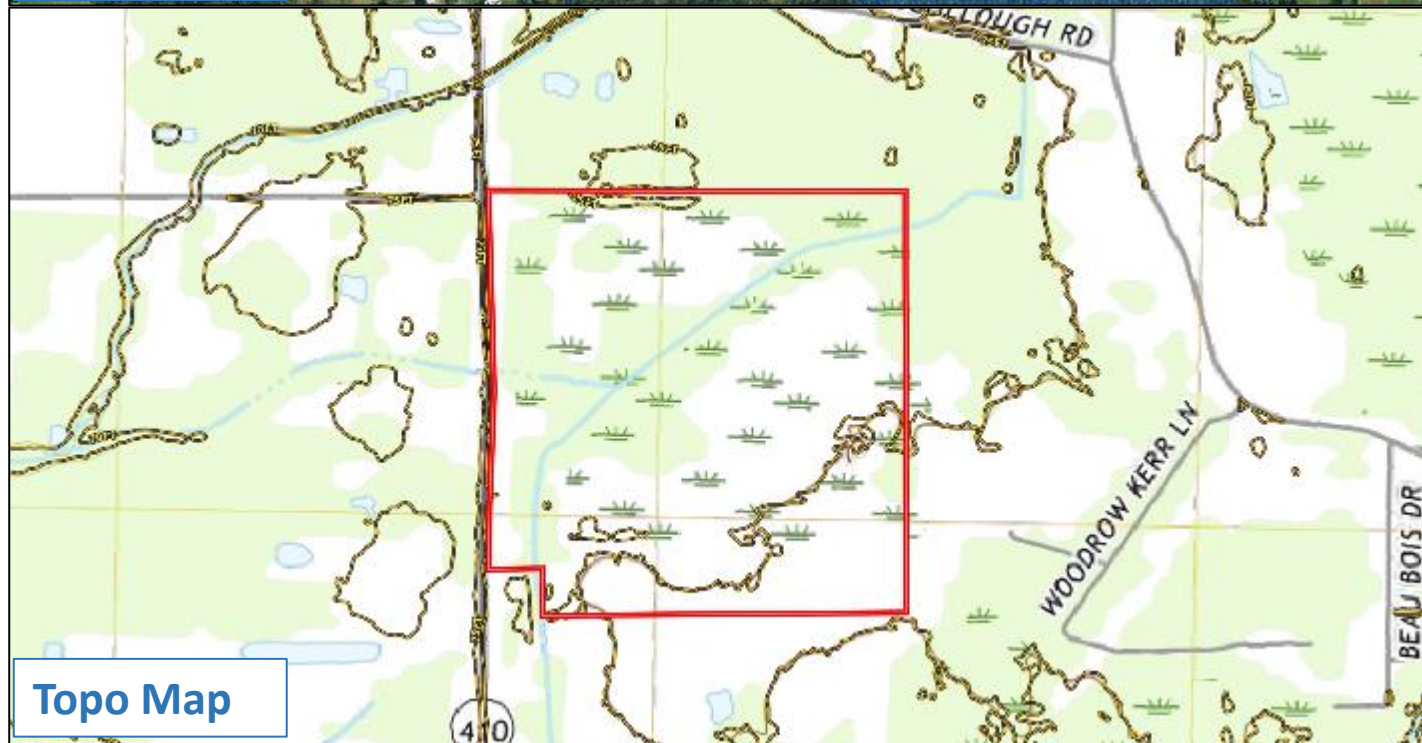


TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Water Map



Topo Map



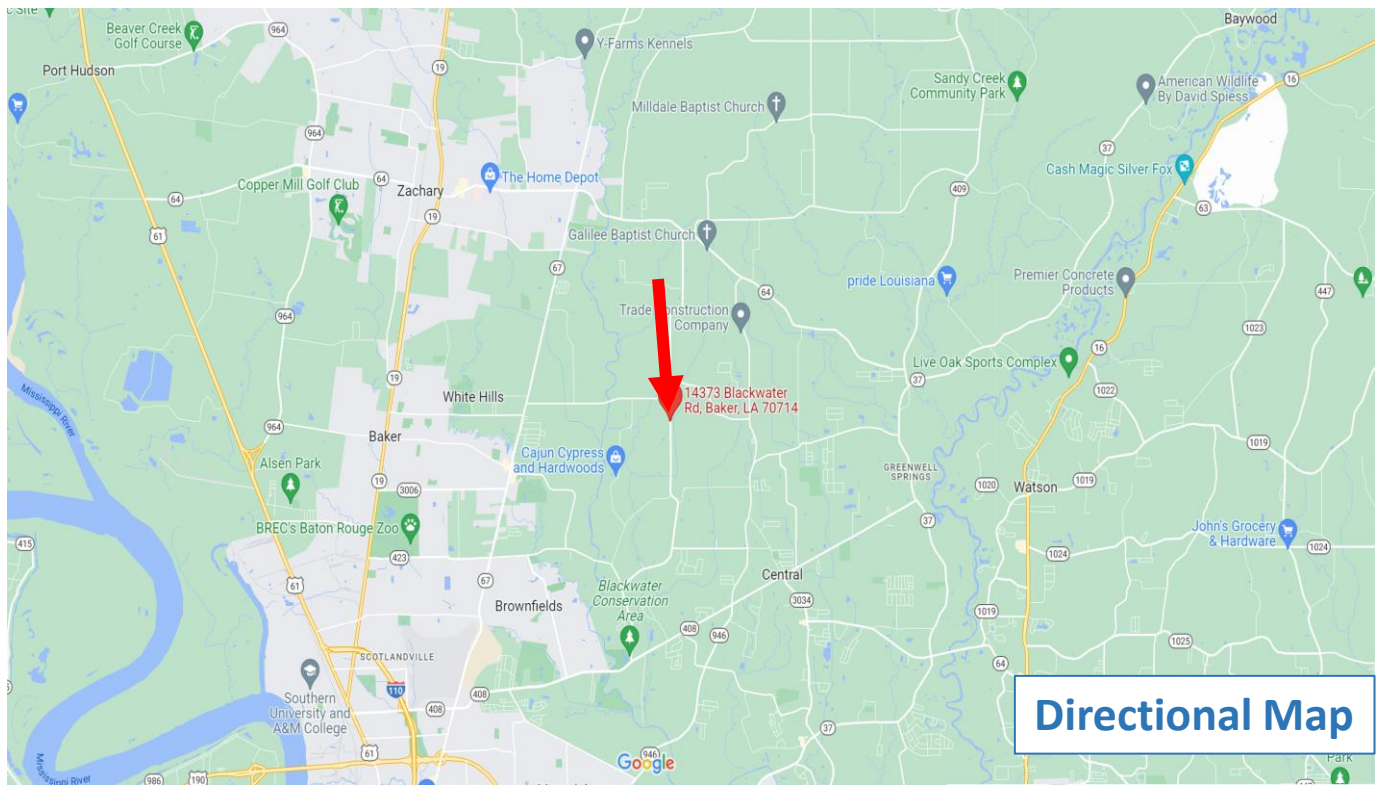
Call me today!

BRUCE WEST, REALTOR®
Bruce@TomSmithLand.com
662.441.2500 office | 662.873.3007 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directions from Baton Rouge, LA: Follow I-110 & LA 408E to LA-410 in Central, LA for 15.6 miles. Turn Right at 1st cross street Florida St. in 0.4 miles. Turn left on 10th Street (0.1 miles) Turn left on I-110 N for 5.2 miles. Take Exit 6 merge to LA-408E/Harding St. Continue to follow LA-408E on 0.8 miles turn left on 410/Blackwater Destination will be on the left.

[GOOGLE MAP LINK](#)



Call me today!

BRUCE WEST, REALTOR®
 Bruce@TomSmithLand.com
 662.441.2500 office | 662.873.3007 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.