

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



**\$3,200,000**

**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.



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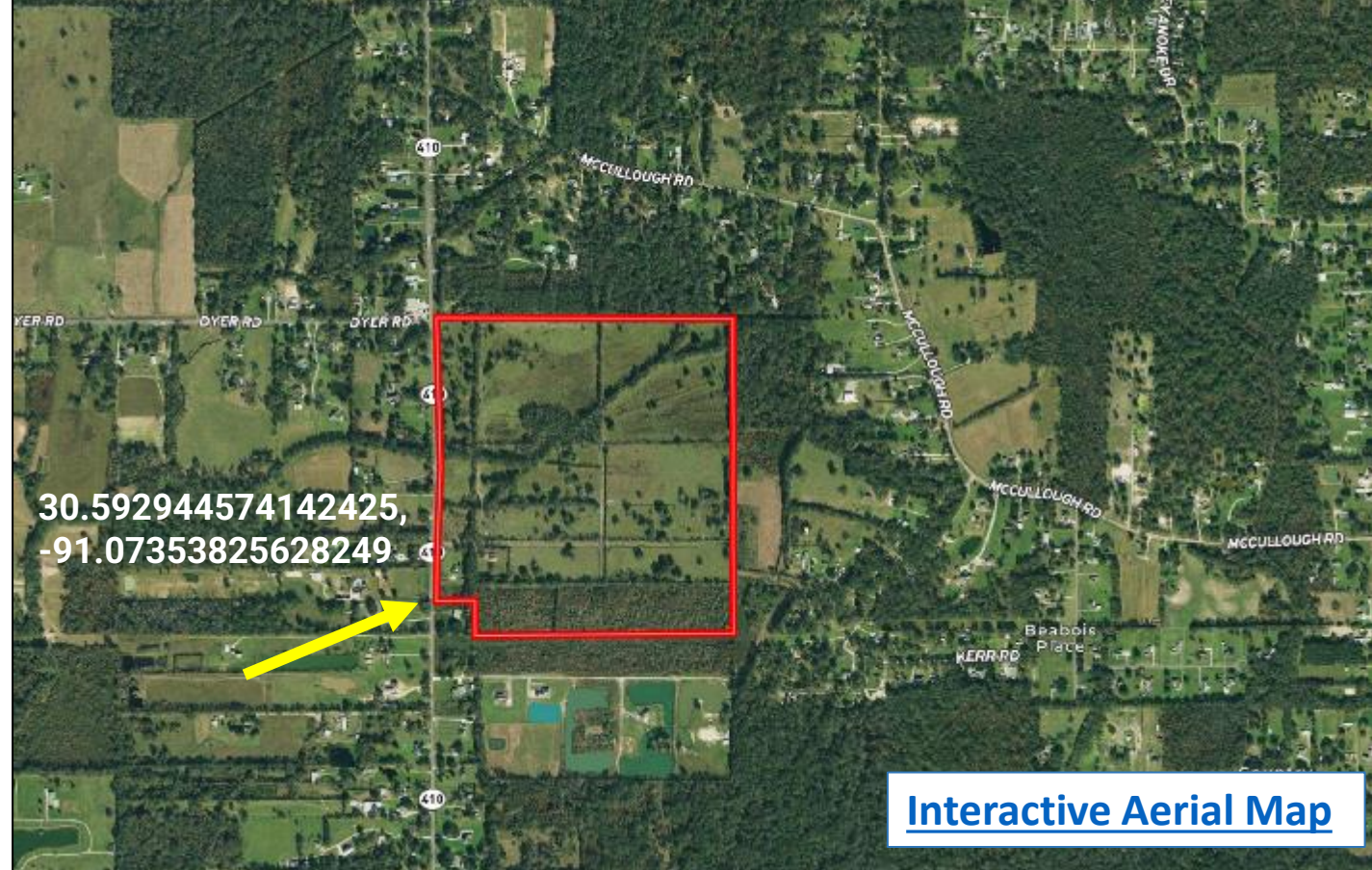
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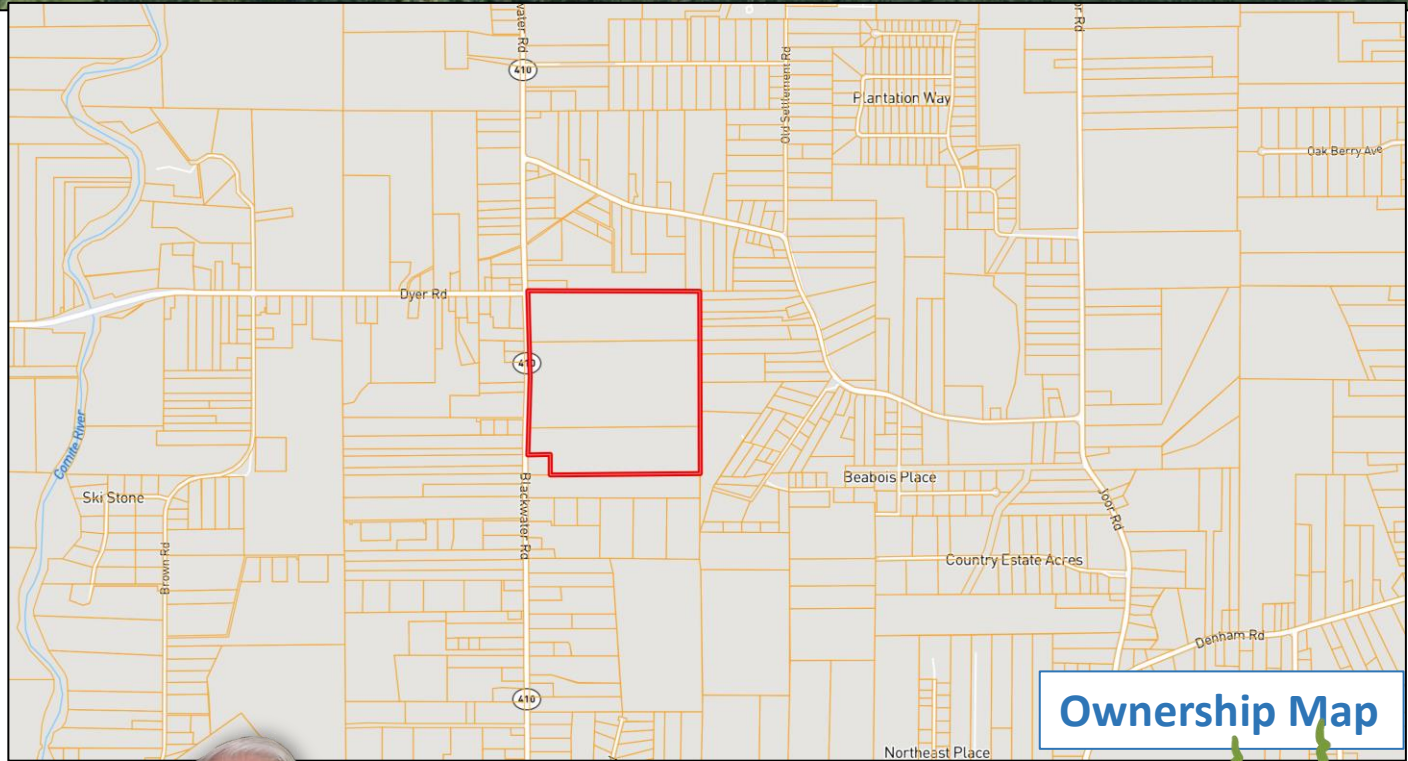
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30.592944574142425,  
-91.07353825628249

**Interactive Aerial Map**



**Ownership Map**



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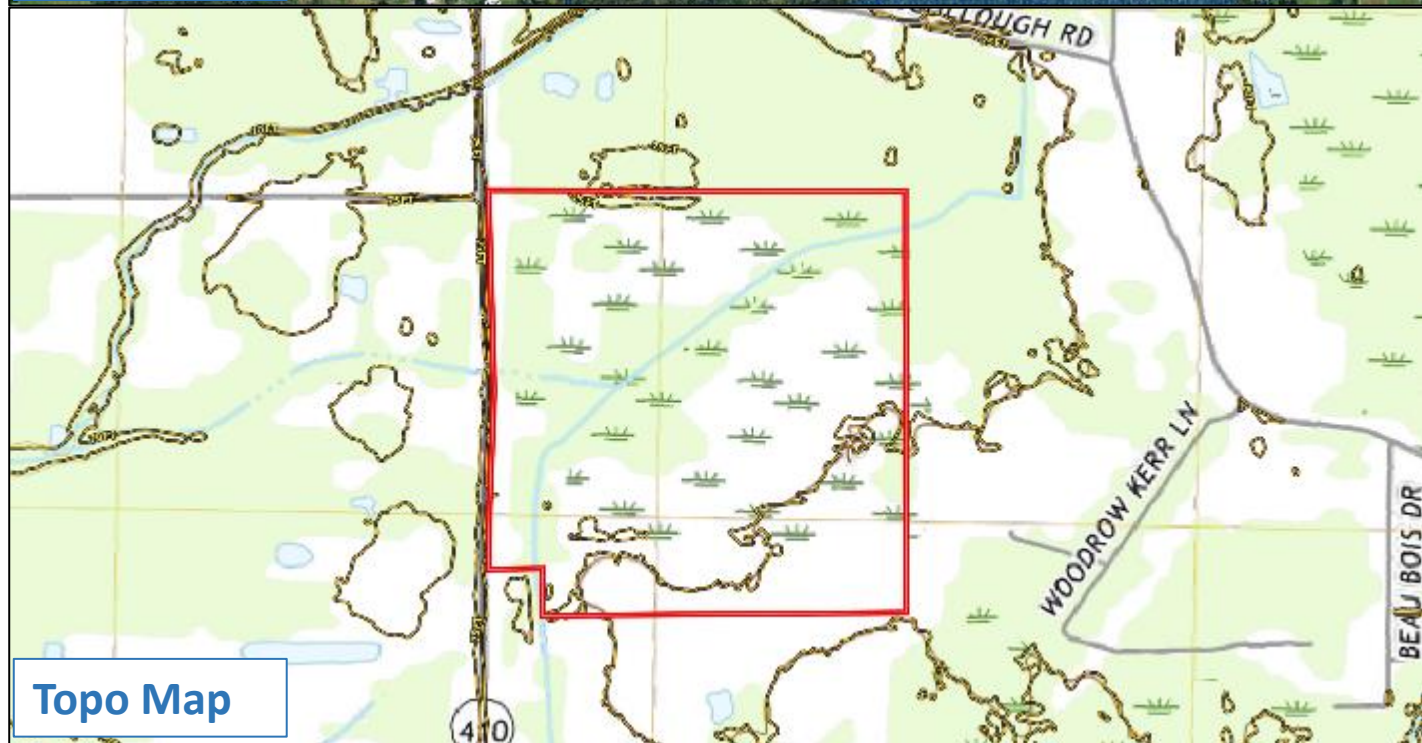


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Water Map



Topo Map



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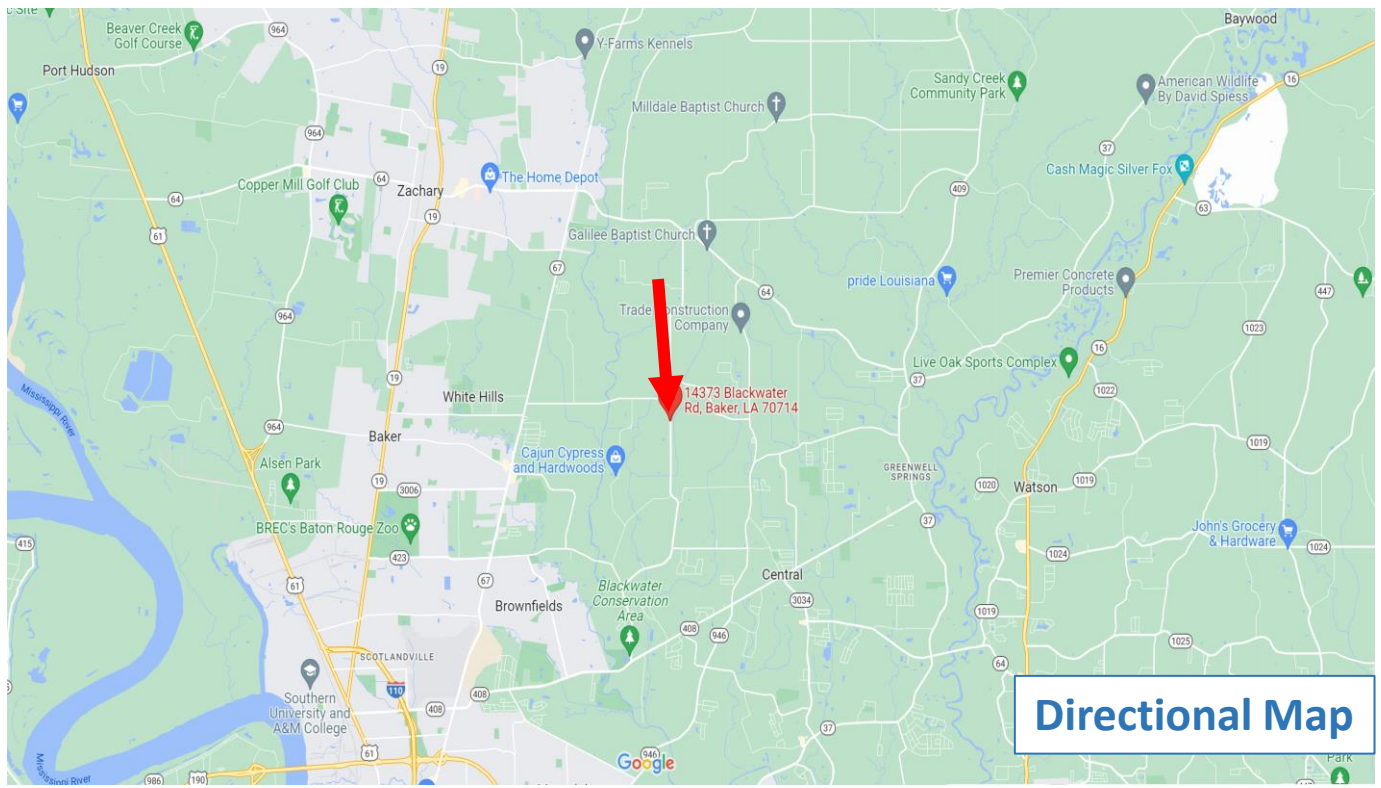
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**Directions from Baton Rouge, LA: Follow I-110 & LA 408E to LA-410 in Central, LA for 15.6 miles. Turn Right at 1<sup>st</sup> cross street Florida St. in 0.4 miles. Turn left on 10<sup>th</sup> Street (0.1 miles) Turn left on I-110 N for 5.2 miles. 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](#)**



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