

**10011 Greenwell Springs-port Hudson
Rd**
Zachary, LA 70791



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MLS# 2024016164



\$900,000

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. 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 View Sale Brochure at <https://buildout.com/connect/sharing/35-acre-residential-development-opportunity-in-central-zachary-10011->



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