

**Tbd Blackwater Rd**  
Central, LA 70714



**LOGO** COMING  
SOON

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**MLS# 2025014477**



**\$260,000**

This 8.46-acre corner lot, located at the intersection of Blackwater Road and Carey Road in the highly sought-after community of Central, offers a rare opportunity to own a substantial piece of property, waiting for your dream home, right in the prestigious Central School District. Zoned for residential use, the property's size and location make it ideal for building a private estate. It features two drainage ditches in place for efficient water runoff, and measures approximately 989 feet deep on the right side and 866 feet deep on the left side, providing ample space. When ready to build, water service would be available through Baton Rouge Water, gas by Entergy, and electric service by Entergy or DEMCO, depending on the future owner's chosen address. Carey Road would provide DEMCO service, while Blackwater Road would provide Entergy. Sewer service would require a private system with a septic tank. Located in Flood Zone AE and convenient to town while also maintaining a rural feel- this property combines location, acreage, and potential in one of Central's most desirable areas.



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