

**14871 Greenwell Springs Rd**  
Greenwell Springs, LA 70739



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**MLS# 2025016214**



**\$2,200,000**

14871 Greenwell Springs Rd offers approximately 10.754 acres in East Baton Rouge Parish with more than 550 feet of frontage along LA-37 (Greenwell Springs Rd). The property includes an existing residence of approximately 2,148 living sq. ft. (3 bedrooms, 1 bath; approx. 2,752 sq. ft. total under roof, built circa 1950). Mineral rights are conveyed in full. The tract is located in the Central/Greenwell Springs corridor, with close proximity to Central Thruway and surrounded by ongoing growth and commercial development. While currently zoned Rural/Agricultural, the City of Central has approved this corridor for commercial use, and the property is adjacent to parcels zoned Heavy Commercial. Louisiana DOTD traffic data reports an Average Annual Daily Traffic (AADT) of approximately 8,599 vehicles per day (2024) along Greenwell Springs Rd at this location, providing excellent visibility. Flood zone classifications include portions of X, 0.2 PCT, and AE per FEMA FIRM Panel 22033C0195F. Buyer to verify flood zone, utilities, easements, and intended use.



**Tanya Pulver**

Phone: (337) 540-3391

Magnolia Key Realty & Co. LLC

For full listing details, please scan:

