



122+ ACRES - RECREATION / DEVELOPMENT LAND IN CENTRAL

HUBBS RD GREENWELL SPRINGS, LA 70739



OFFERED: FOR SALE

SALE PRICE: \$798,460 (\$6,500/ACRE)

0 SF

- ±122.84 Acres of raw, undeveloped land
- Situated near the Hubbs Rd / Greenwell Springs Port Hudson intersection
- Hwy 64 / Greenwell Springs Port Hudson directly connects Zachary and Central

CONTACT:

PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now offered for sale, this property is comprised of ±122.84 acres of raw, undeveloped land near the intersection at Hubbs Rd and Greenwell Springs Port Hudson Rd.
- The property is situated between several residential neighborhoods including Sherrington Place, Twin Lakes Estates, and Indian Mound.
- The land can be accessed via Sherrington Place / Charleston Drive.
- Hwy 64 (Greenwell Springs Port Hudson Rd) directly connects Zachary (±20,007 population) and Central (±29,958 population).
- The uncleared property provides the ideal location for recreation, hunting, or other large-scale development.
- The property is zoned RA – Rural / Agricultural District.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	Hubbs Rd
City, State, Zip	Greenwell Springs, LA 70739
County	East Baton Rouge Parish
Market	LA-Baton Rouge
Cross-Streets	Hubbs Rd / Greenwell Springs Port Hudson Rd
Township	5S
Range	2E
Section	21
Side Of The Street	East
Nearest Highway	Hwy 64 (Greenwell Springs Port Hudson Rd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Land
Lot Size	±122.84 Acres
APN #	1376810, 1425404

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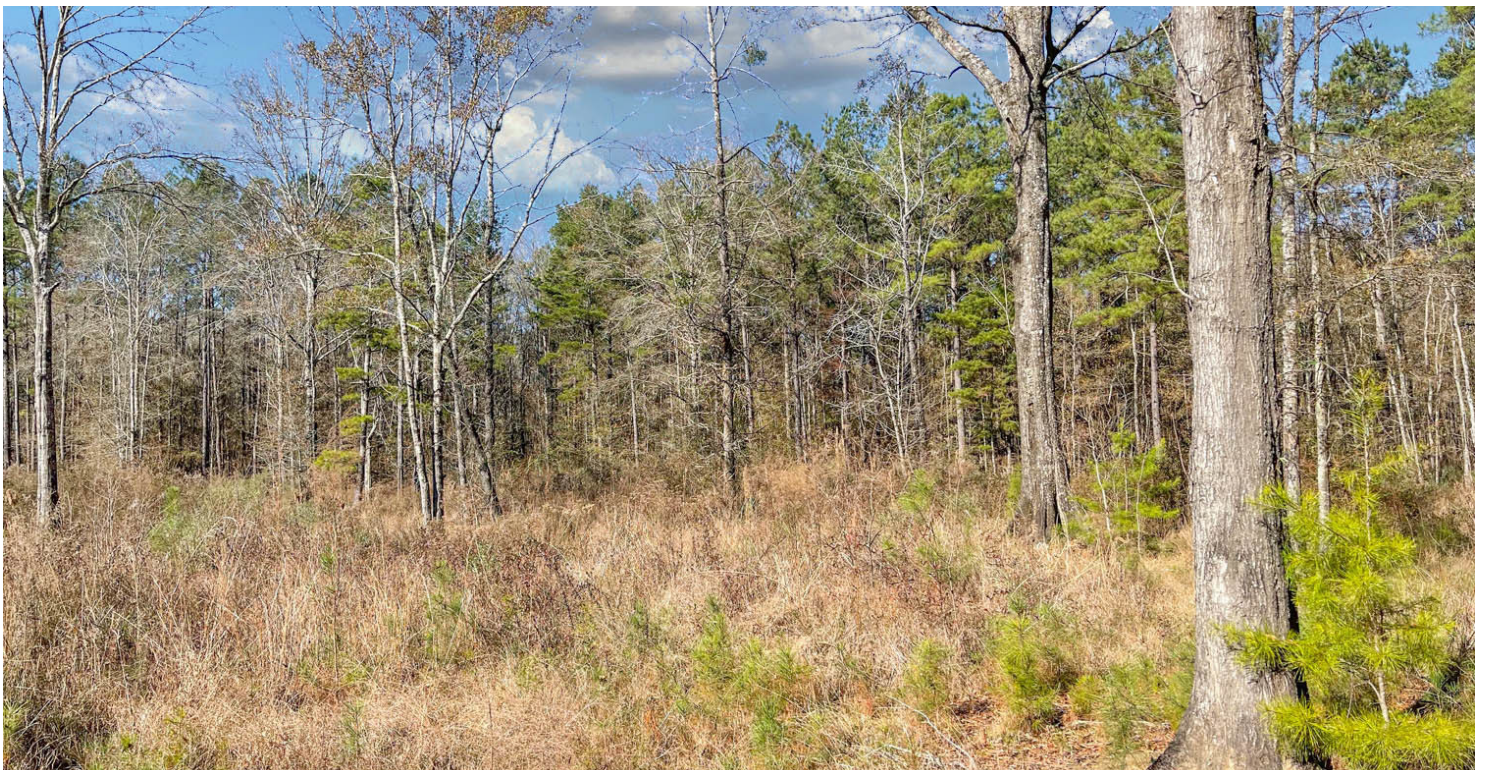
AERIAL PHOTOS



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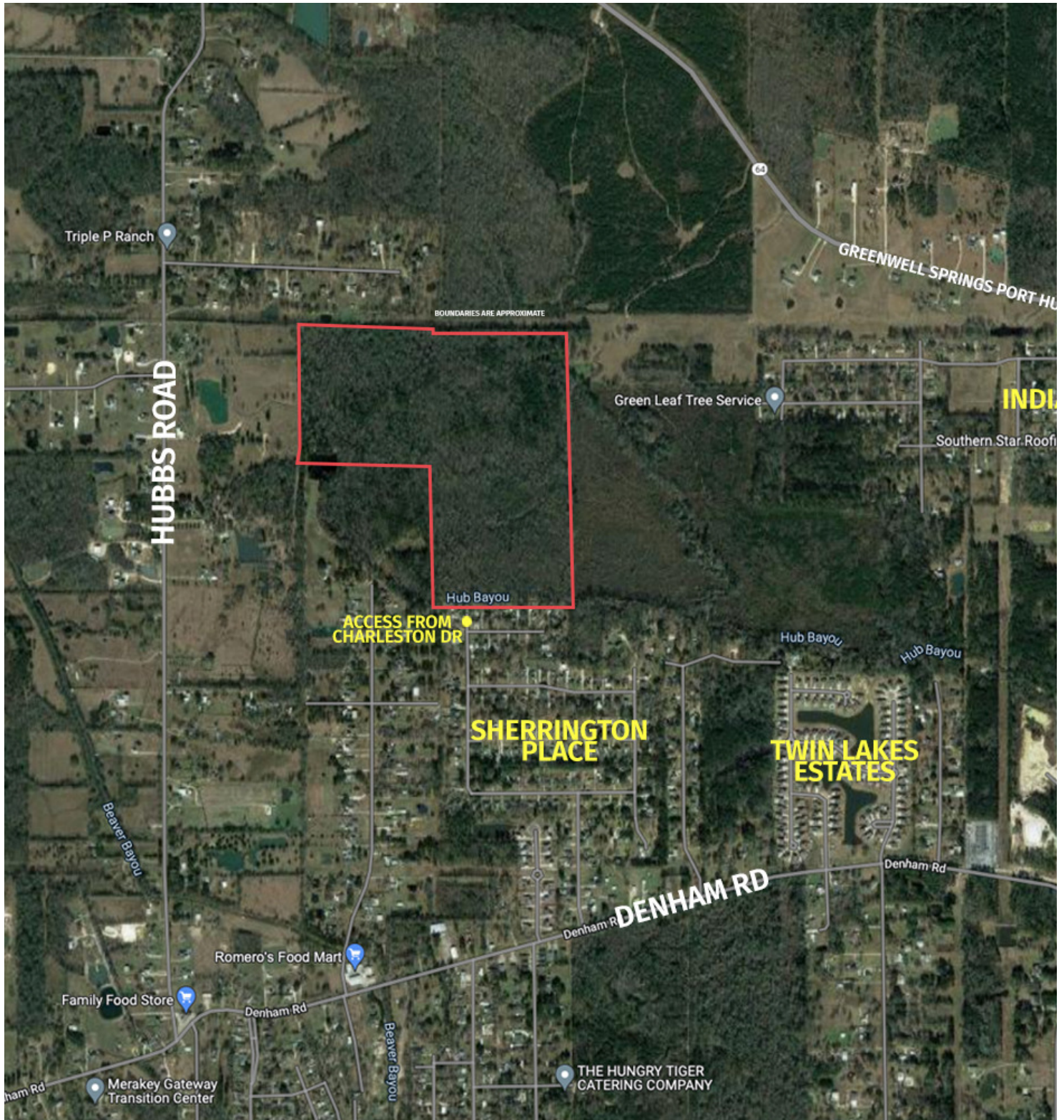
INTERIOR PHOTOS



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HUBBS AREA MAP

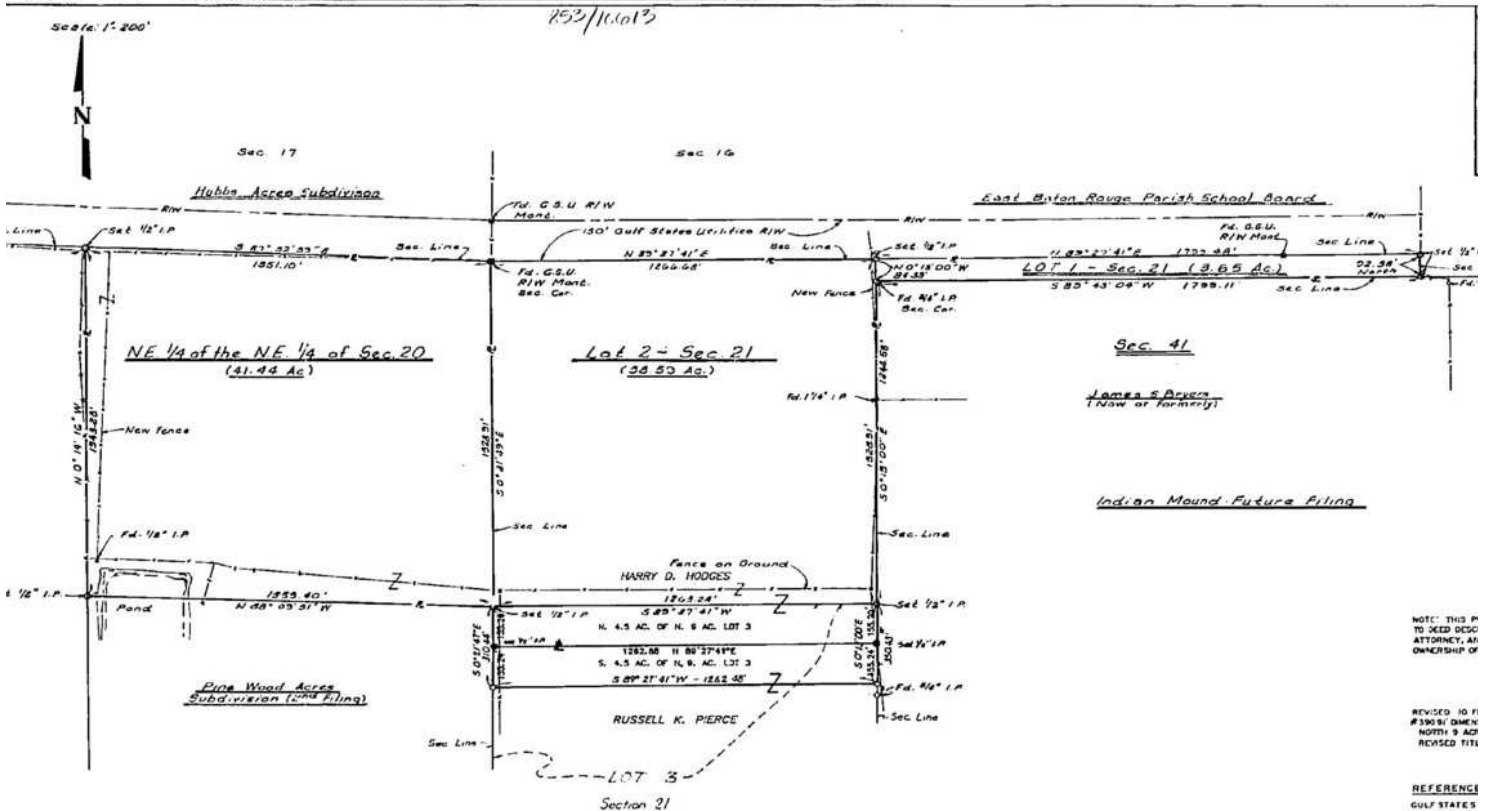


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SURVEY

RECORDED **PLAN MAP**
ORIGINAL **BUNDLE**
853 10613



NOTE: THIS P
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ATTORNEY, AN
OWNERSHIP OF

REVISED TO FI
#19081 DMEN
NORTH 9 AC
REVISED TITLE

REFERENCE
 GULF STATES
 MAP BY SAM
 MAP OF HUB
 MAP OF PINE
 MAP BY TOR
 ALTON LEA
 T-3-S, R-2
 MAP SHOWN
 BY C. L. MIST
 BASIS OF BEI
 SURVEY OF
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BOUNDARY AGREEMENT SURVEY MAP
 OF
THE NORTH 9 ACRES OF LOT 3 LOCATED IN
SECTION 21, T55-R2E GREENSBURG DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA.
 FOR
HARRY D. HODGES & RUSSELL K. PIERCE

DE
 BY
 C. L. MIST
 Boundary Agreement
 East Baton Rouge Parish, Louisiana
 July 26, 1983
 C. L. Mist

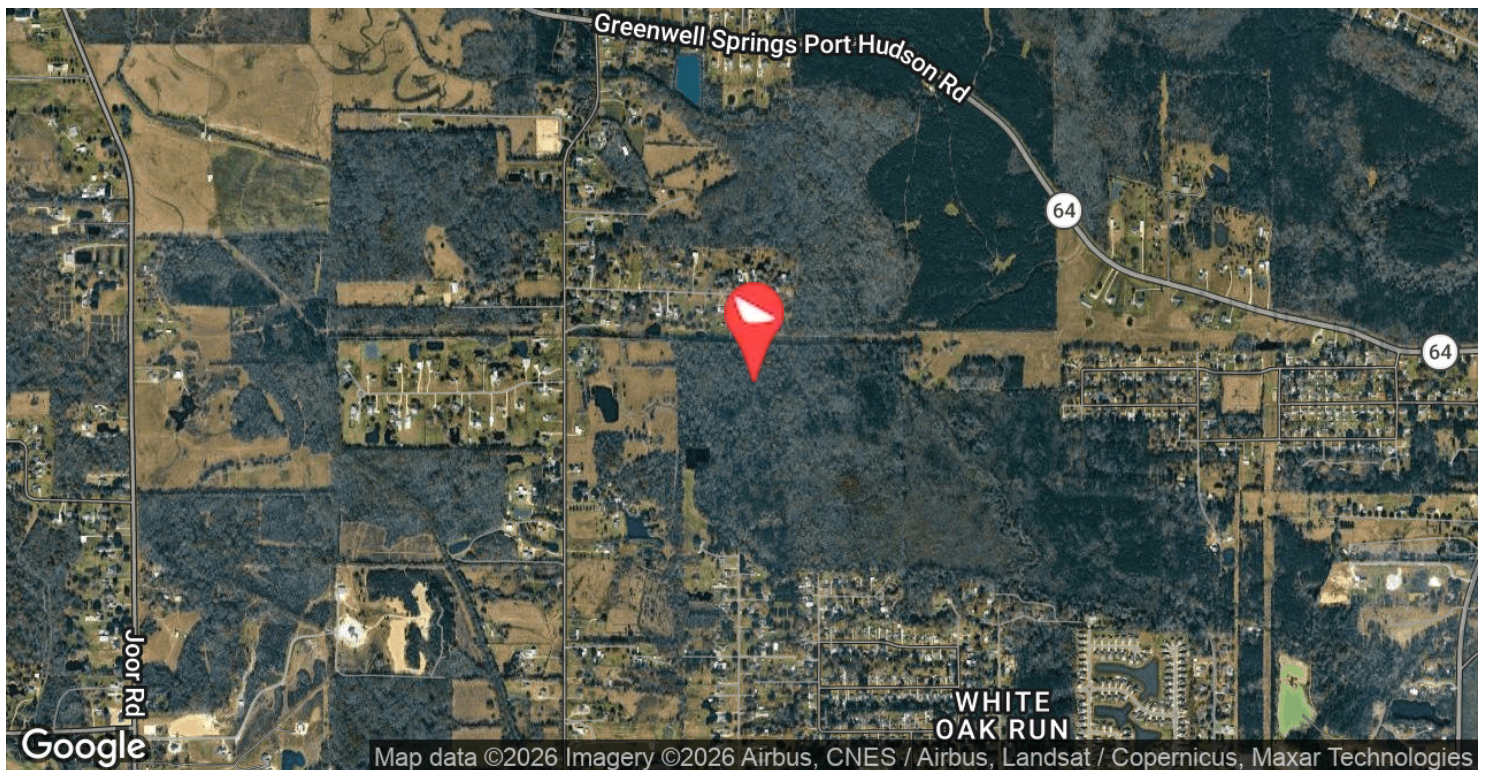
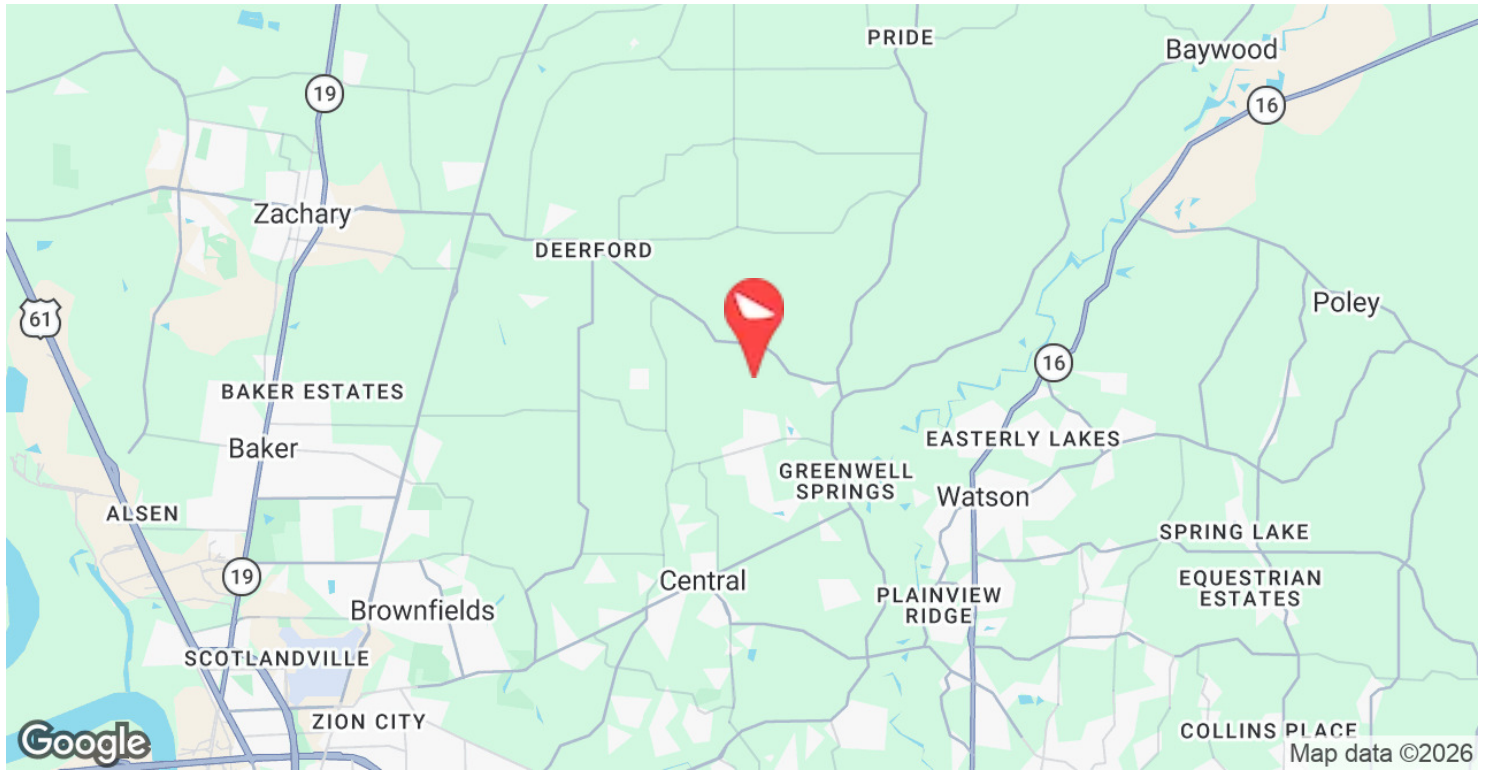


TAPE 28
 FILE - 3
 P. B. # 116
 MAR 30, 1983

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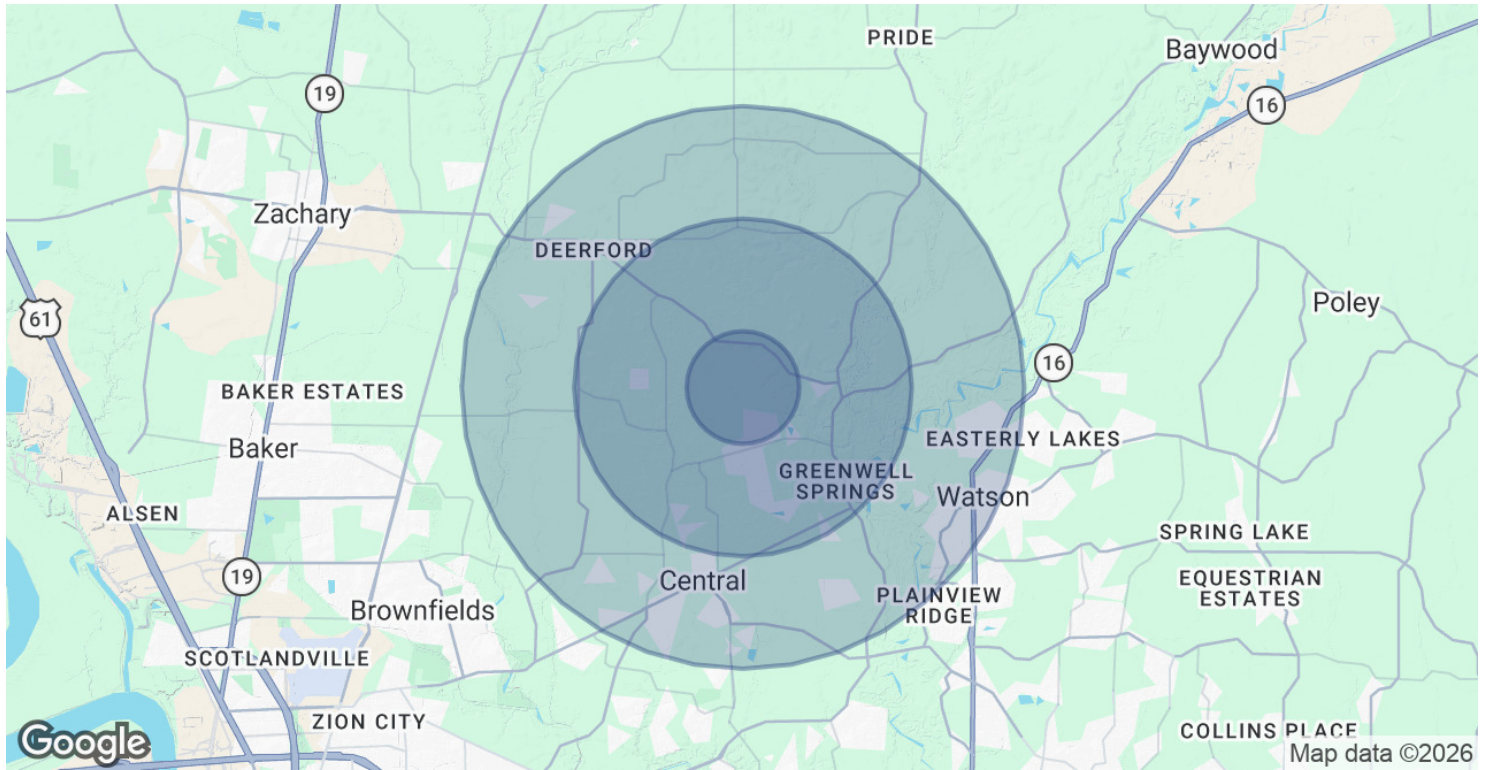
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,171	8,093	22,703
Average Age	38.0	38.8	39.6
Average Age (Male)	55.5	43.3	39.6
Average Age (Female)	34.9	38.2	40.4

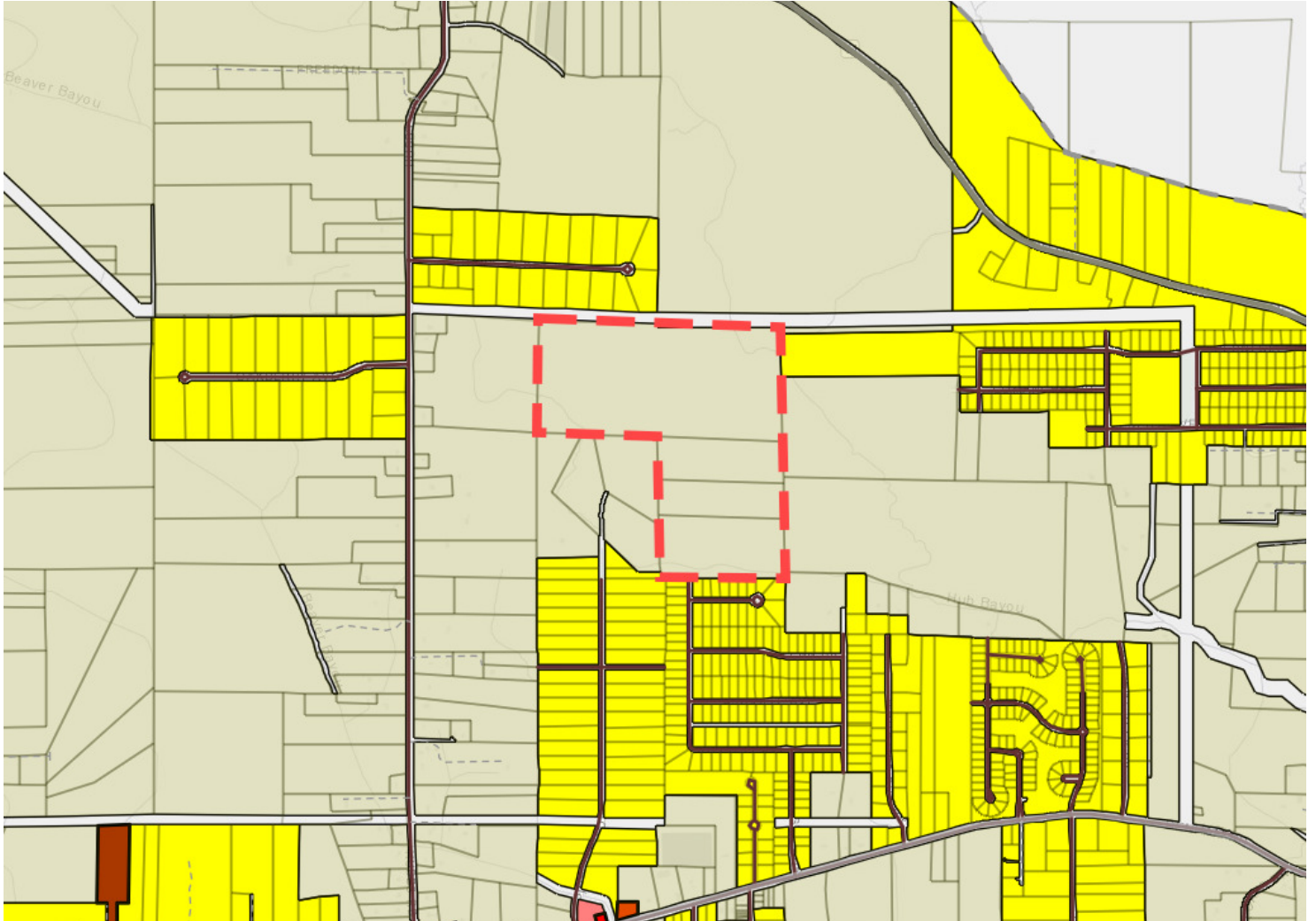
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	430	3,113	8,901
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$64,762	\$72,489	\$77,294
Average House Value	\$321,066	\$242,255	\$226,313

* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



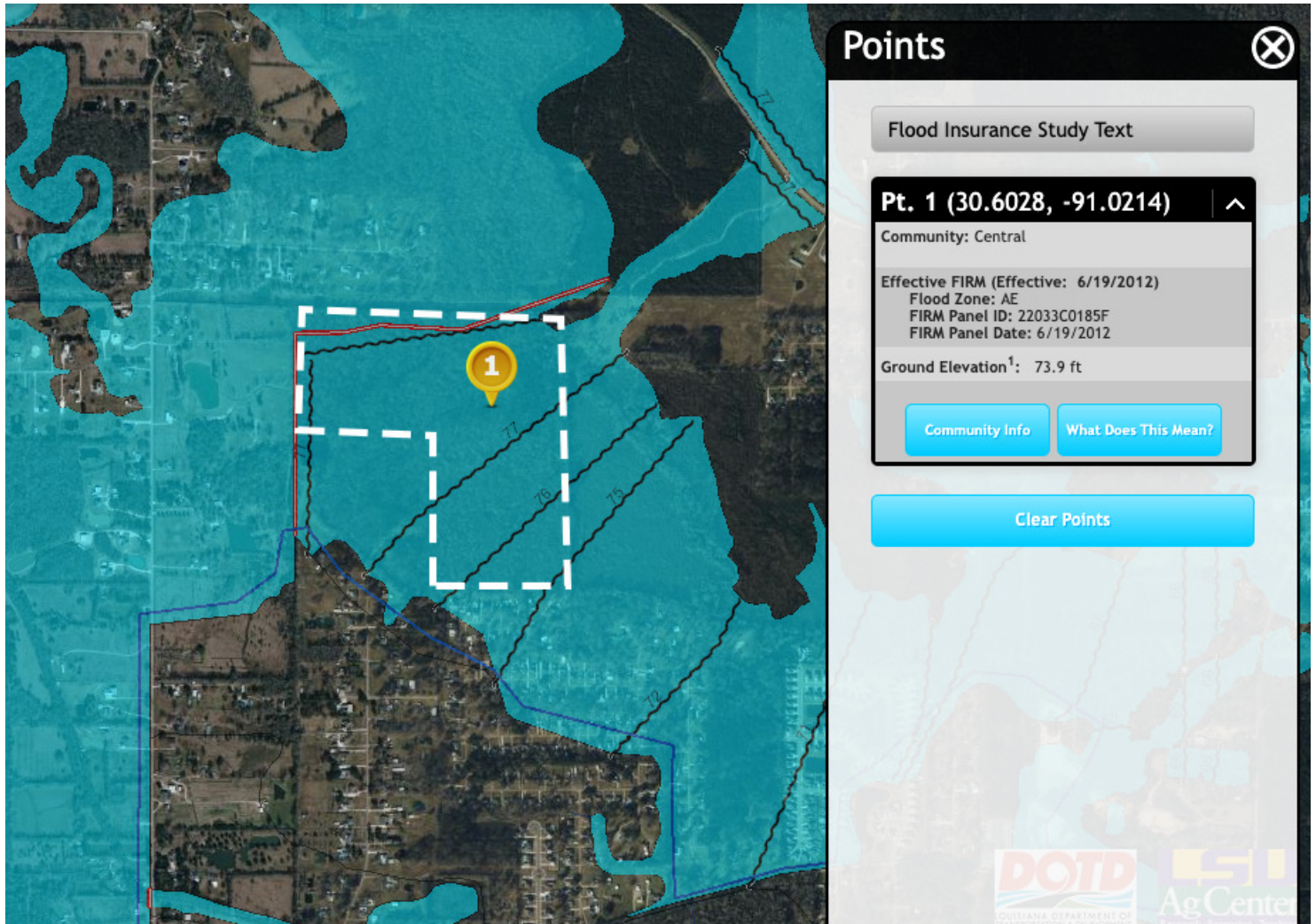
RA - RURAL / AGRICULTURAL

Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE AE

Source: maps.lsuagcenter.com/floodmaps

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