

Greenwell Springs Road

LAND FOR SALE

14123 Greenwell Springs Rd., Greenwell Springs, LA 70739

Cade Bogan | 225.333.9807 | cbogan@beaubox.com



Greenwell Springs Vacant Land

14123 Greenwell Springs Rd., Greenwell Springs, LA 70739

PROPERTY SUMMARY



Property Description

Two vacant lots, 'E' and 'F', to be sold together totaling 4.492 acres. Great development opportunity near several national retailers. The subject property is located less than half a mile southwest of the intersection of Central Thruway and Greenwell Springs Road. Notable retailers include Oak Point Fresh Market, Sherwin-Williams Paint Store, Walgreens, Chase Bank, Sonic, Waffle House, Burger King, Snap Fitness, and etc.

Property Highlights

- 4.492 Acres (Recorded Boundary Survey)
- 310.18' of frontage on Greenwell Springs Road
- Flood Zone X and AE
- Zoned R/A, Rural Agricultural with a Corridor Overlay District on the frontage of the property (will require a rezone for commercial development)

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Offering Summary

Sale Price:	Subject To Offer
Lot Size:	4.492 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	914	35,049	168,472
Total Population	2,292	87,802	393,842
Average HH Income	\$95,332	\$64,339	\$70,203



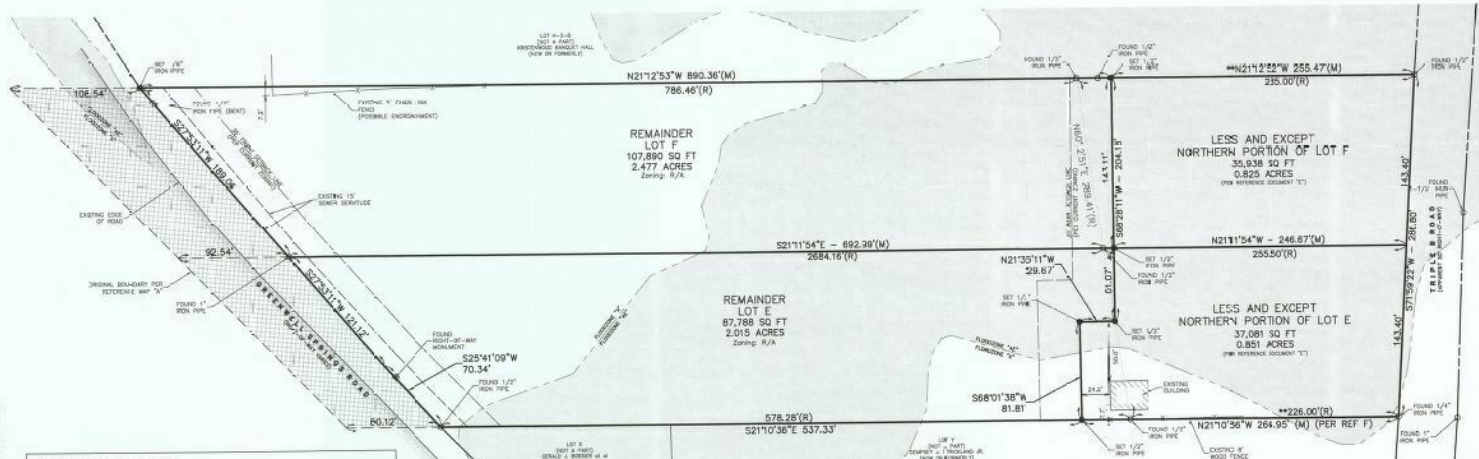
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SURVEY



- GENERAL NOTES:**
- 1) THIS SURVEY IS ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 220530009P OF EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED JUNE 16, 2010. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE" & "V". NEAREST BASE FLOOD ELEVATION IS 16.00. (DAWG) "AE" AND "V" ARE ALSO ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE IDENTIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATION. (SCALE: AS INTRODUCED TO THE "PROPERTY" ON COMPLETED).
 - 2) ZONING: R1A ZONING INFORMATION WAS OBTAINED FROM: www.beaumontla.gov/development/development.htm FROM: 1400 W. BEAUX BOIS BLVD. BEAUX BOIS SUBDIVISION 26 FEE. BEAUX BOIS TRACT 26 FEE. REAR YARD STRADDLE 30 FEET.
 - 3) REFERENCE DOCUMENTS:
 - A) MAP SHOWING THE SUBMISSION OF THE W.D. EDWARDS TRACT DATED JUNE 4, 1947 BY A.S. MANDROUK.
 - B) MAP SHOWING THE SURVEY OF LOT 10-11 BEING THE SOUTHERN PORTION OF LOT 11 AND THE CORRESPONDING PORTION OF LOT 12 OF THE W.D. EDWARDS TRACT, BY TERRY DUFFY DATED JANUARY 29, 1974.
 - C) MAP SHOWING SURVEY OF A SERVICE TO BE ACQUIRED TO ACCOMMODATE CONSTRUCTION OF THE EAST BATON ROUGE WASTEWATER SYSTEM PROGRAM, FOR LOT 17 BY JOSEPH GARRETT DATED FEBRUARY 22, 1981 ORIGINAL FOR RAINBOW VIGOR.
 - D) MAP SHOWING SURVEY OF A SERVICE TO BE ACQUIRED TO ACCOMMODATE CONSTRUCTION OF THE EAST BATON ROUGE WASTEWATER SYSTEM PROGRAM, FOR LOT 17 BY JOSEPH GARRETT DATED FEBRUARY 22, 1981 ORIGINAL FOR RAINBOW VIGOR.
 - E) "LITTO AND EXCEPT THE NORTHERN MOST PORTION OF LOTS E AND F," BOOK 974 PAGE 11, DATED JUNE 1, 1988.
 - F) MAP SHOWING SUBMISSION OF A PORTION OF THE W.D. EDWARDS TRACT BY A.S. MANDROUK DATED JUNE 4, 1947.
 - G) MAP SHOWING BOUNDARY SURVEY OF REMAINDER OF LOTS E & LOT F LESS AND EXCEPT THE NORTHERN PORTION OF LOTS E & LOT F OF THE W.D. EDWARDS TRACT FOR TERRY HOPPER AND BELINDA MOUNCE BY WALTER S. GRAYSON DATED 03/28/19.
 - 4) THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83). TO CONVERT TO FROM GRID BEARINGS TO TRUE BEARINGS USE: \pm 1.1
 - 5) NO ATTEMPT HAS BEEN MADE BY OURS, INC. TO VERIFY TITLE, ACTUAL OWNERSHIP, DEED RESTRICTIONS, UNRECORDED INTERESTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT REFERRED BY THE CLIENT IN ITS REPRESENTATION.
- **ADJUSTED FROM OUTCROUCH BOUNDARY **



OWNERS SIGNATURE BLOCK:

LOT E OWNERS:

Jeff Hopper *[Signature]* 04/18/19 DATE
 Belinda Mounce *[Signature]* 04/18/19 DATE

LOT F OWNERS:

Henry Hopper *[Signature]* 04/18/19 DATE
 Nita Mason *[Signature]* 03/28/19 DATE

LESS AND EXCEPT NORTHERN PORTION OF LOT E AND LOT F:

Orlinda Comptel *[Signature]* 3/28/19 DATE



- LEGEND:**
- FOUND MONUMENT
 - SET MONUMENT
 - RIGHT OF WAY MON.
 - USDA - USDA MARK
 - DRAIN MANHOLE
 - DROP INLET
 - CATCH BASIN
 - DRAIN
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - SEWER BLOWOUT VALVE
 - ECHER
 - POWER POLE
 - POWER POLE & GUY
 - POWER DROP
 - POWER TRANSFORMER
 - POWER JUNCTION BOX
 - POWER VAULT
 - POWER LINE
 - GAS METER
 - GAS VALVE
 - GAS VENT
 - GAS
 - TELEPHONE MANHOLE
 - TELEPHONE PLUMBIAL
 - TELE. CROSS CON. BOX
 - TELEPHONE
 - CABLE
 - WATER METER
 - WATER VALVE
 - WATER CLEANOUT
 - FIRE HYDRANT
 - WATER
 - TRAFFIC CONTROL BOX
 - TRAFFIC LIGHT POLE
 - TRAFFIC SIGN
 - STUT CLEIGH HIGH
 - CONTOUR LINE
 - FENCE
 - FLAG POLE
 - MAIL BOX
 - ORNAMENTAL LIGHT
 - SIGN
 - TREE
 - STANDARD PARKING
 - HANDICAP PARKING
- FLOODZONE "AE"
- REMIT BY NEW TRACT

CSRS

6707 Pothier Road Suite 200 Baton Rouge, LA 70808
 Telephone: 225-769-0246 Fax: 225-761-6000
www.csrsurvey.com

Map Showing Boundary Line Agreement

Between Lots E, F, Less and Except the Northern Portion of Lot E and Less and Except the Northern Portion of Lot F

The W.D. Edwards Tract

SECTION 42
 T-6-S-W-2-E
 GREENWELL SPRINGS DISTRICT
 EAST BATON ROUGE PARISH
 LOUISIANA

For
**Henry Hopper, Nita Mason,
 Belinda Mounce, &
 Jeff Hopper**



CERTIFICATION:

I HEREBY CERTIFY THAT I MADE A SURVEY ON THE SUBJECT OF THE PROPERTY SHOWN ON THIS DRAWING ACCORDING TO THE PROVISIONS OF THE LAWS AND STATUTES OF THE STATE OF LOUISIANA TO THE BEST OF MY SKILL AND THAT THE SURVEY CONFORMS TO A CLASS "B" SURVEY IN ACCORDANCE WITH THE STATE OF LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS.

[Signature]
 COLIN R. GRAYSON P.L.S.
 License No. 0115

3/28/19 DATE

DATE: March 28, 2019
 PROJECT NUMBER: 218190
 DRAWN BY: JH
 CHECKED BY: JH
 DATE: 03/28/19

1

Sheet No. 1 of 1

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LOCATION MAP



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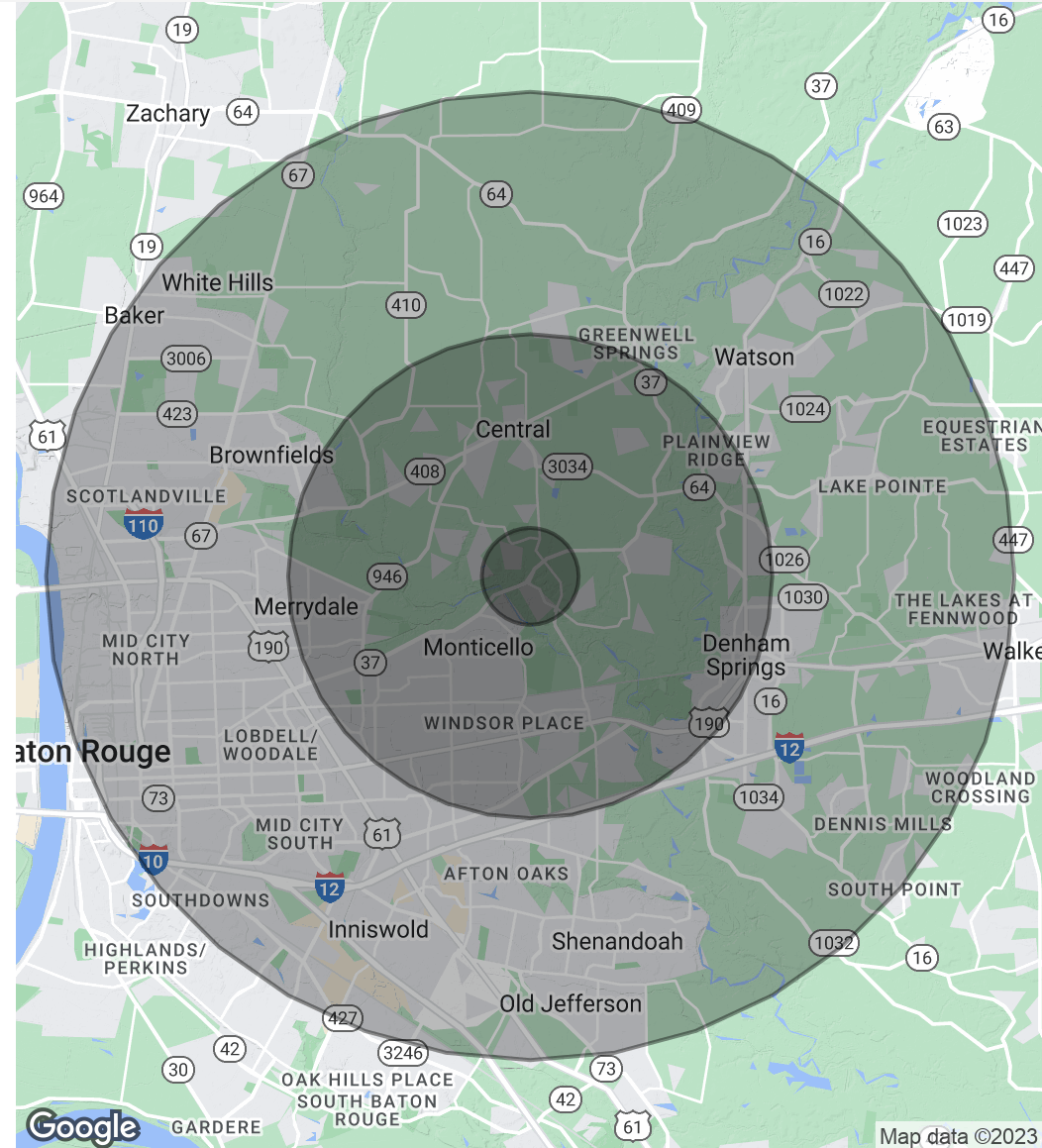
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	2,292	87,802	393,842
Average Age	40.4	35.4	36.8
Average Age (Male)	37.1	33.7	34.9
Average Age (Female)	41.7	37.5	38.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	914	35,049	168,472
# Of Persons Per HH	2.5	2.5	2.3
Average HH Income	\$95,332	\$64,339	\$70,203
Average House Value	\$271,743	\$191,668	\$188,805

* Demographic data derived from 2020 ACS - US Census



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