



Tara N. Smith,
Broker/Owner
11652 McCullough Rd,
Central, La. 70791

11115 Sullivan Rd. Central, La. 70818

2.0 Acres - Flood Zone X - Mainstreet 2030 Development Zone



Property ID: 2024007451

Status: ACTIVE

Property Type: Vacant Land

Possible Uses: Commercial Development

Gross Land Area: 2.0 Acres

Sales Price: \$675,000

Unit Price: \$337,500/acre

Sale Terms: Cash to Seller

Overview/Comments: Located in the heart of Central just steps away from recent commercial development. Highly trafficked location with great visibility. Located in flood zone X, no flood insurance required. +-208' front footage along Sullivan Rd. Currently zoned R2 with the potential of commercial. Property is located in the Mainstreet 2030 Development Zone.

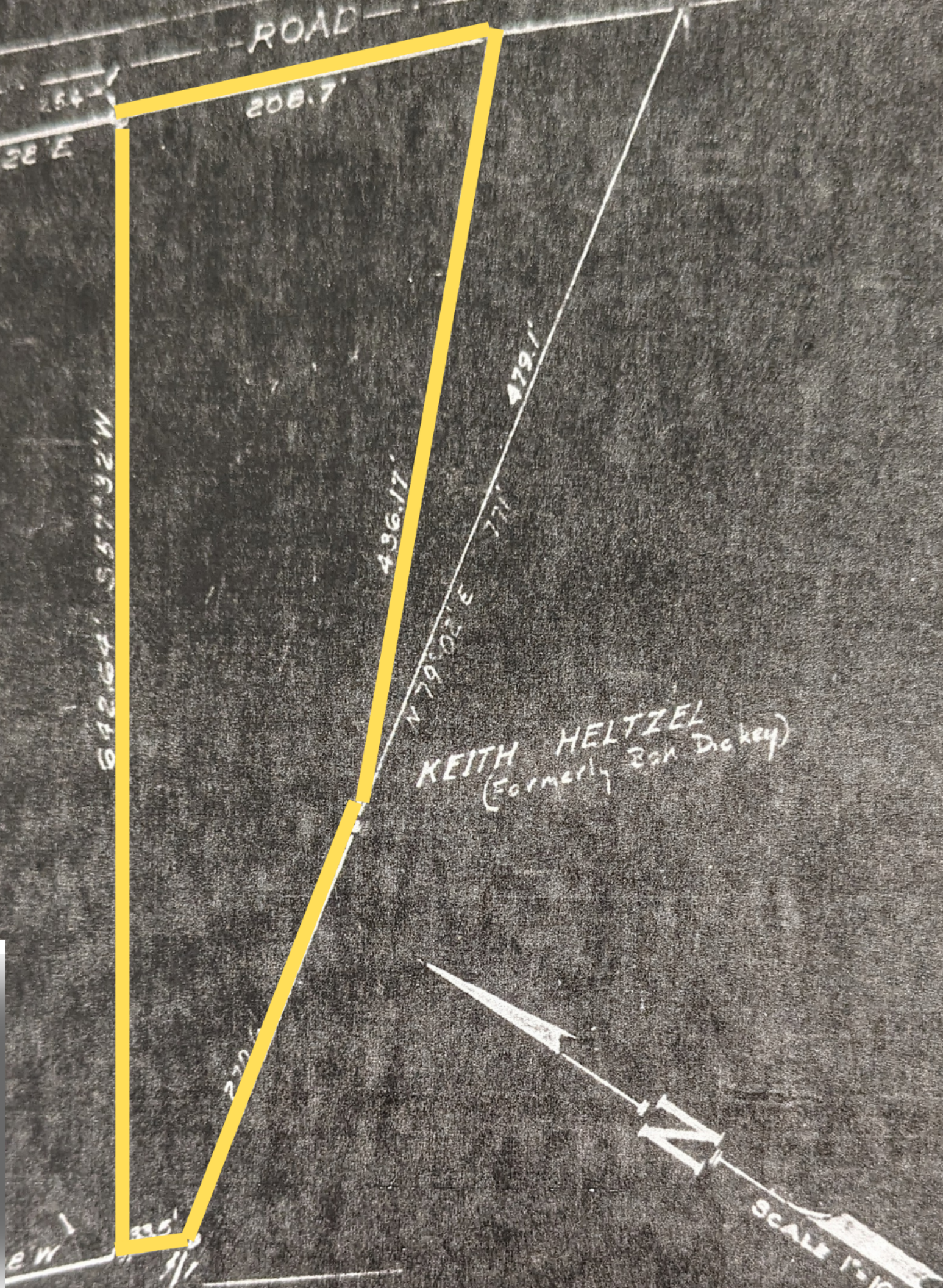
11115 Sullivan Rd.

2.0 acres
Flood Zone X



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11115 Sullivan Rd.

**2.0 acres
Flood Zone X**

*Smith Squared*²
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Flood Map

11115 Sullivan Rd.

2.0 acres
Flood Zone X

59.15

58.65

58.54

58.51

58.5

58

HUNTLEY AVE

ZONING MAP

City of Central ZONING

 B-4 General Commercial/Business District

 B-5 Large Scale Commercial/Business District

 O, R & D Office, Research & Development District

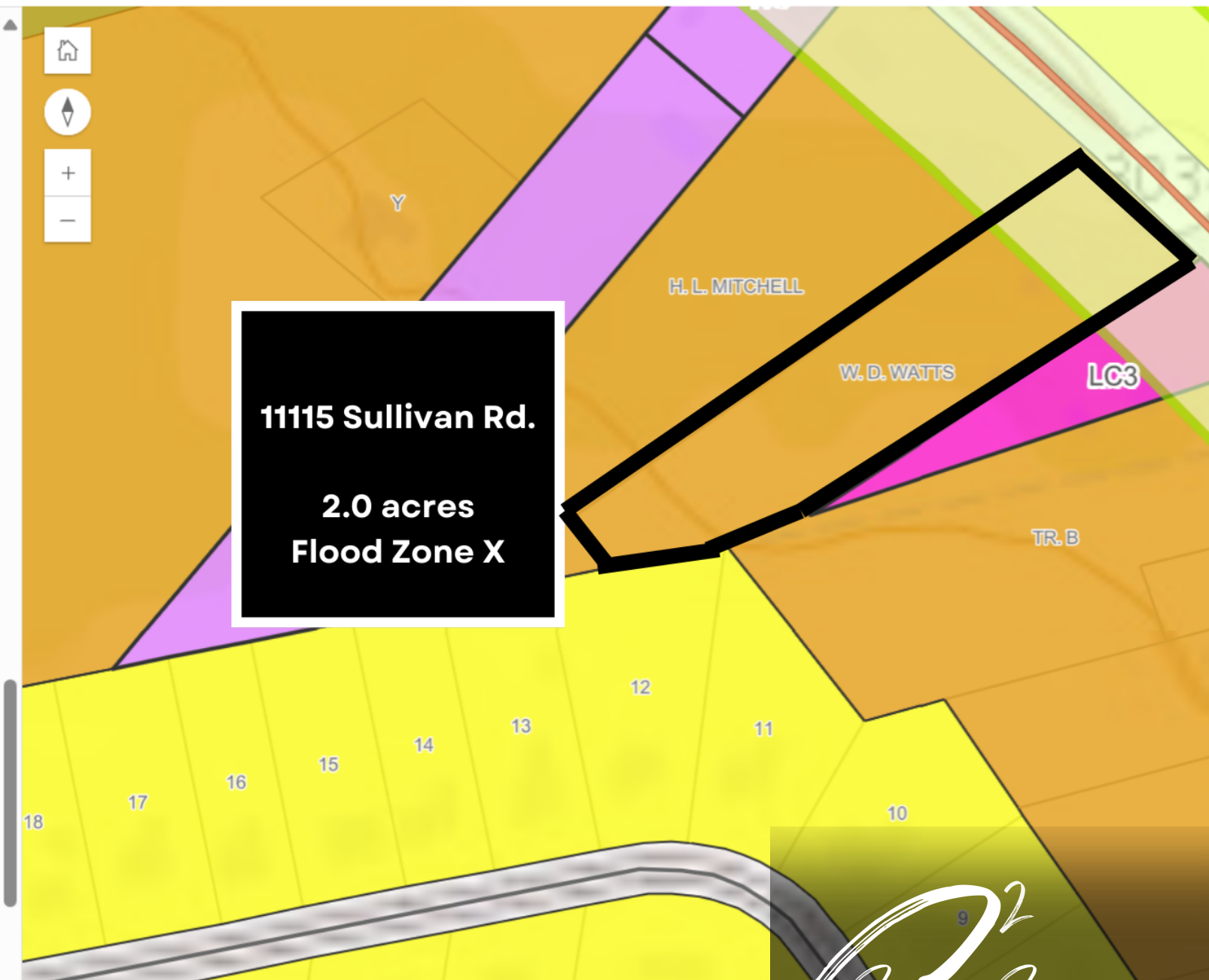
 R-1 Single Family Residential District

 R-2 Single Family Residential District

 R-3 Single Family Attached/Multi-Family Residence District

 R/A Rural/Agricultural District

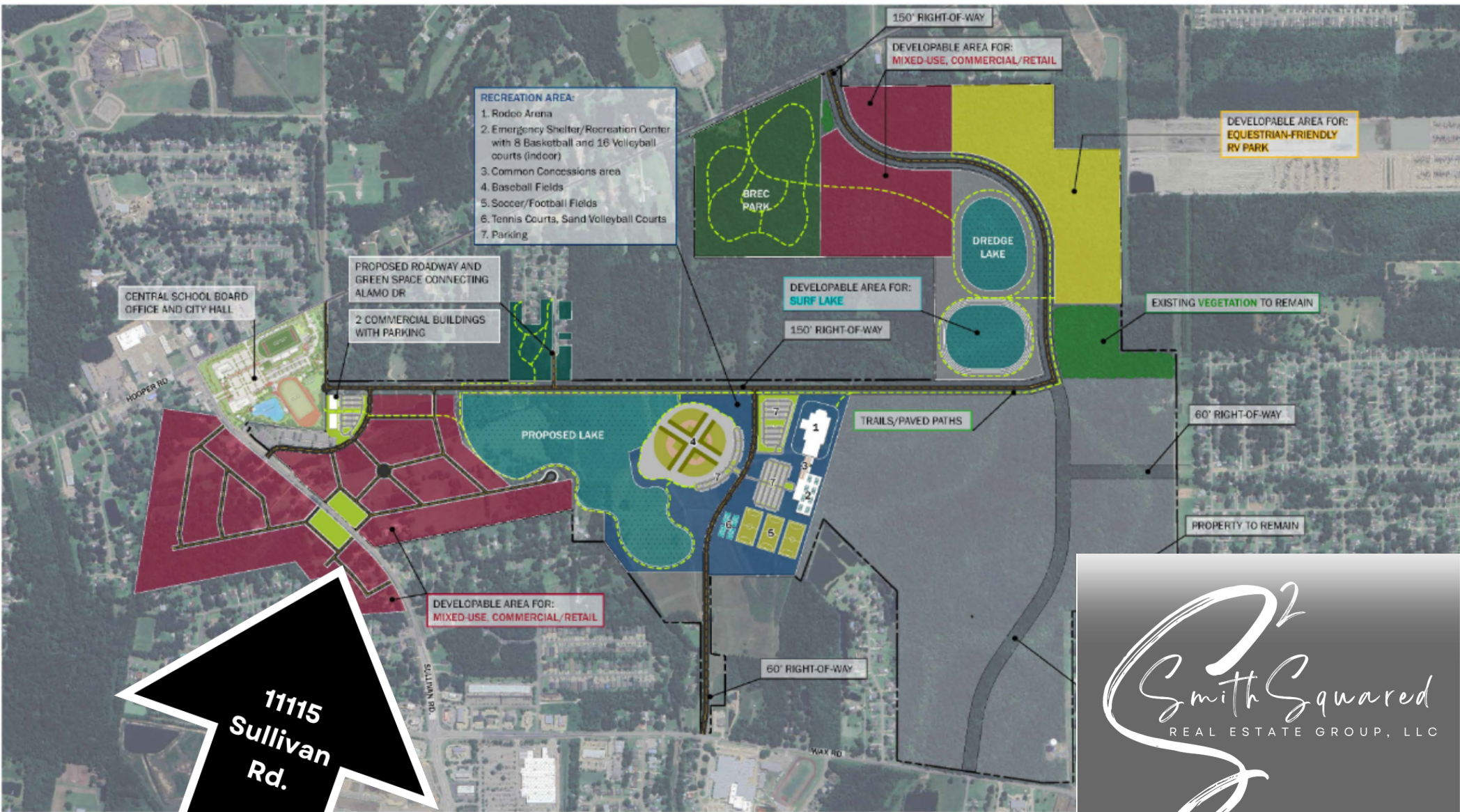
 City Center Overlay District




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MAINSTREET 2030

CITY OF CENTRAL MAIN STREET 2030



MAIN STREET 2030

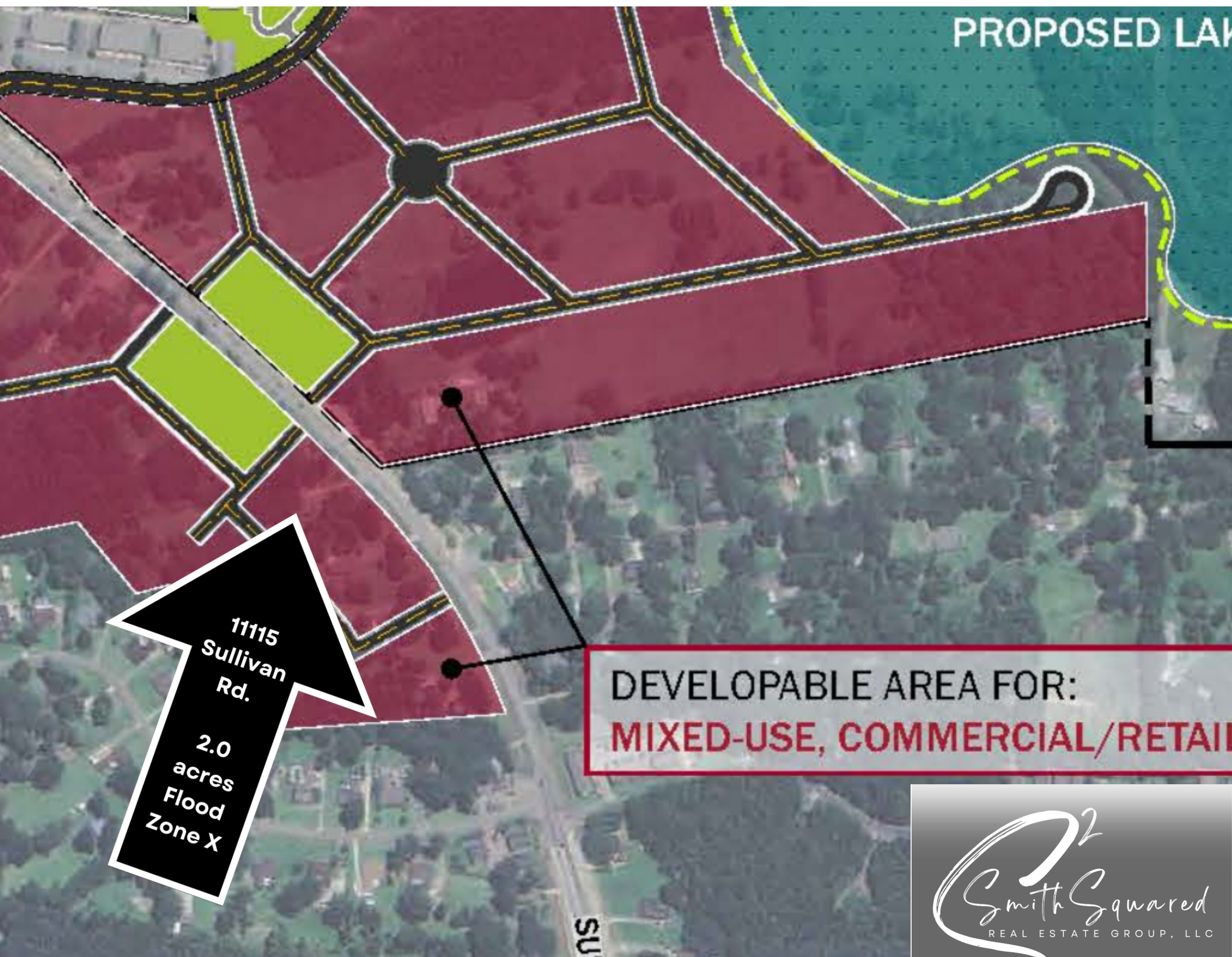
LOUISIANA | NOVEMBER 2023

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MAINSTREET 2030



DEVELOPABLE AREA FOR:
MIXED-USE, COMMERCIAL/RETAIL

SEWER MAP

