

For Sale

Property Description

Fee Simple Sale.

This 28.7 acre tract, located in Central, would be preferable for developing a residential subdivision. It has about .17 mile (900 ft) of frontage on Magnolia Bridge Road. It connects to the Willow Creek subdivision.

Property Highlights

- Located where Wax Rd meets Magnolia Bridge Rd
- Adjacent to the Willow Creek subdivision
- 1,000 ft from Demco electric
- Close to Central High School
- Many options for food just up the road

Property Description

Located in Central, LA, this 28.7 acre property is on the corner of Wax Rd and Magnolia Bridge Rd. It is 500 ft from Blimpie sandwiches, about 1000 ft from Demco electric utility company, and adjacent to the Magnolia Creek subdivision. Just about a mile and a half up the road you have a variety of food. Also Central High and Elementary are just up the road. There is quick access to shopping with the local shopping center about a half mile down the road and a Neighborhood Walmart about a mile down the road.

Sale Price

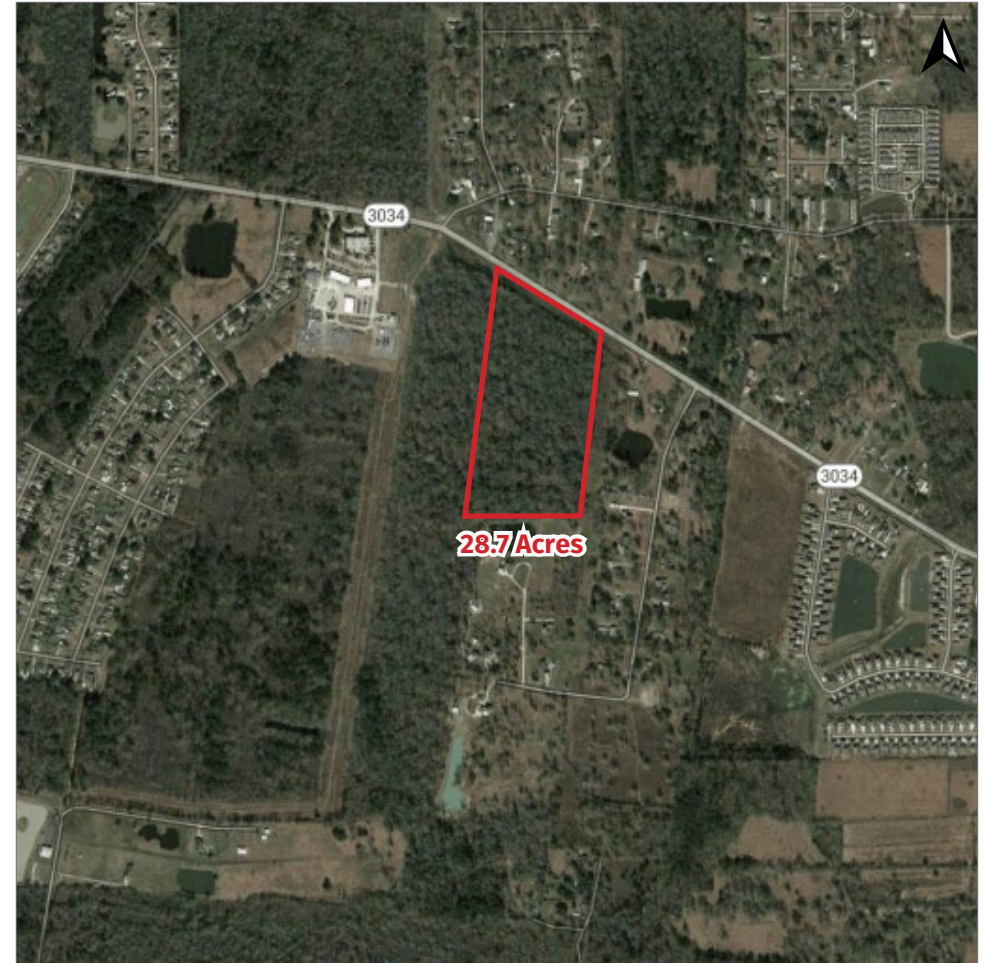
- Subject To Offer

Price / Acre

- \$25,000/Acre

Lot Size

- +/- 28.7 Acres



28 Acres Site on Magnolia Bridge Road

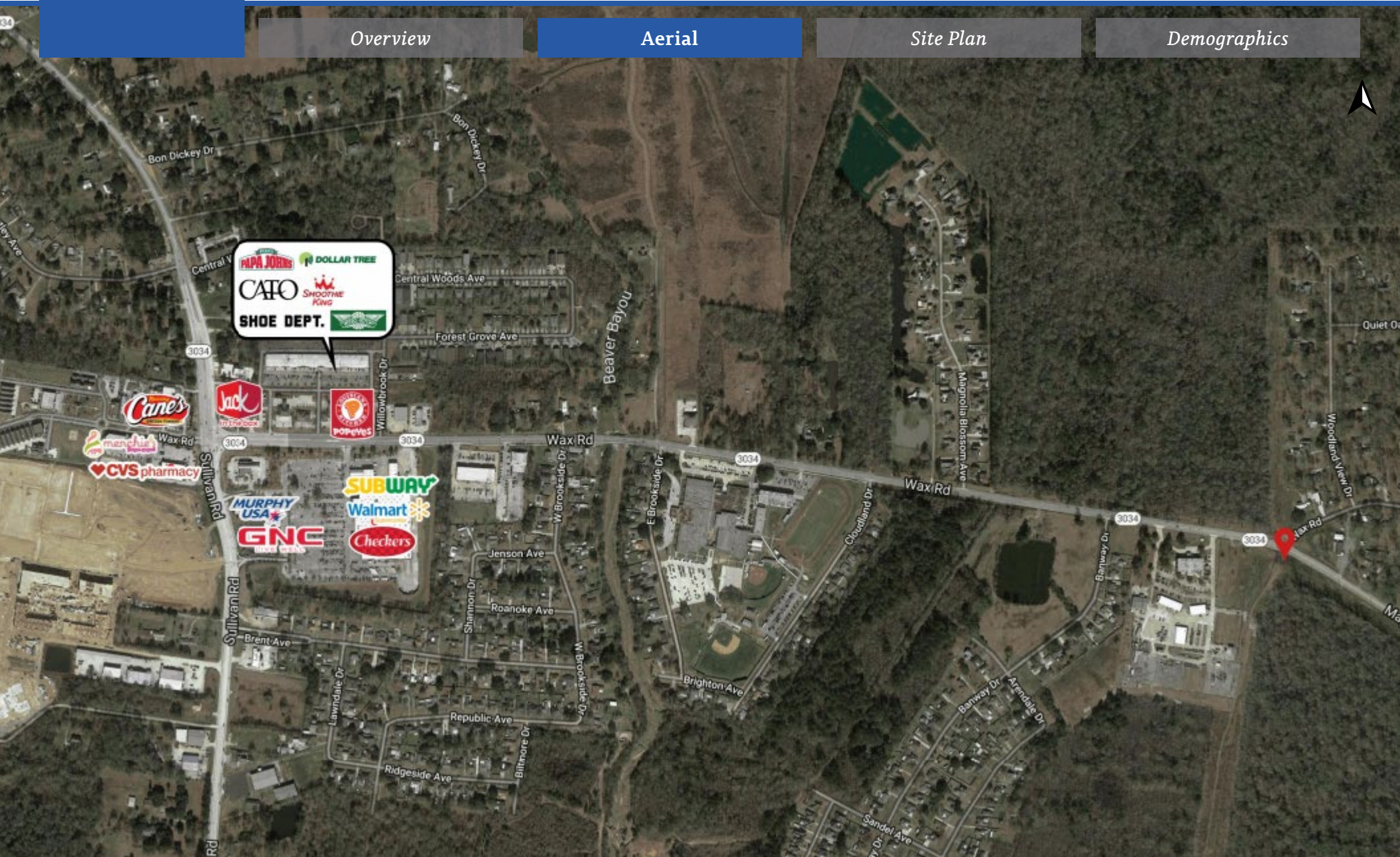
Wax Road at Magnolia Bridge Road, Central, LA

Overview

Aerial

Site Plan

Demographics

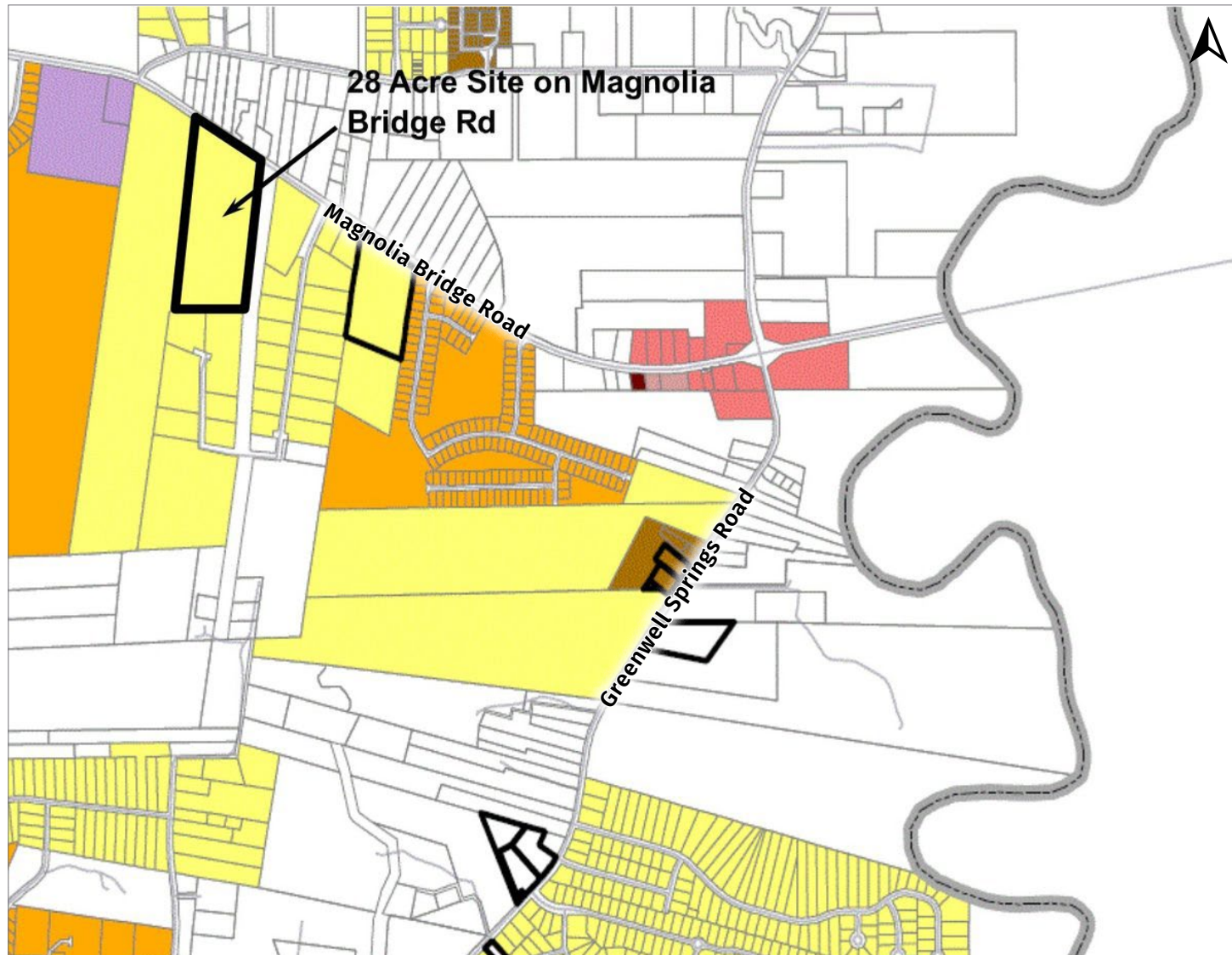


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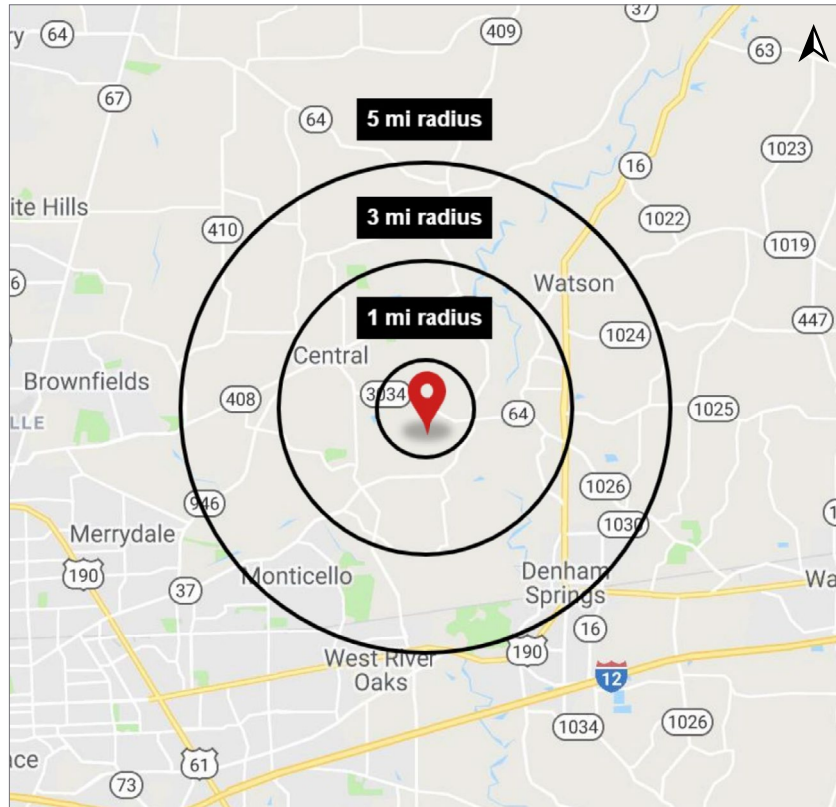
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Demographic Map



2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	2,139	18,963	54,368
Avg. HH Income	\$88,717	\$80,287	\$75,181

Traffic Counts (ADT 2018)

