

## LAND FOR SALE

# JUBAN ROAD RETAIL SITE FOR SALE

27166 Juban Rd, Denham Springs, LA 70726

**SALE PRICE:**

Undisclosed

**AVAILABLE SF:****LOT SIZE:**

4.65 Acres

**ZONING:**

Rural

**TRAFFIC COUNT:**

24,436 CPD

**PROPERTY OVERVIEW**

Great tract for commercial retail development. Located directly behind Dairy Queen on the "old" Juban Rd. House on property is included in sale.

**PROPERTY HIGHLIGHTS**

- 500 ft frontage on Juban Rd
- 395 ft deep
- Did not flood in 2016
- Flood Zone X
- All utilities on site

**KW COMMERCIAL**  
8686 Bluebonnet Boulevard,  
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Baton Rouge, LA 70810

**DAVID VERCHER**  
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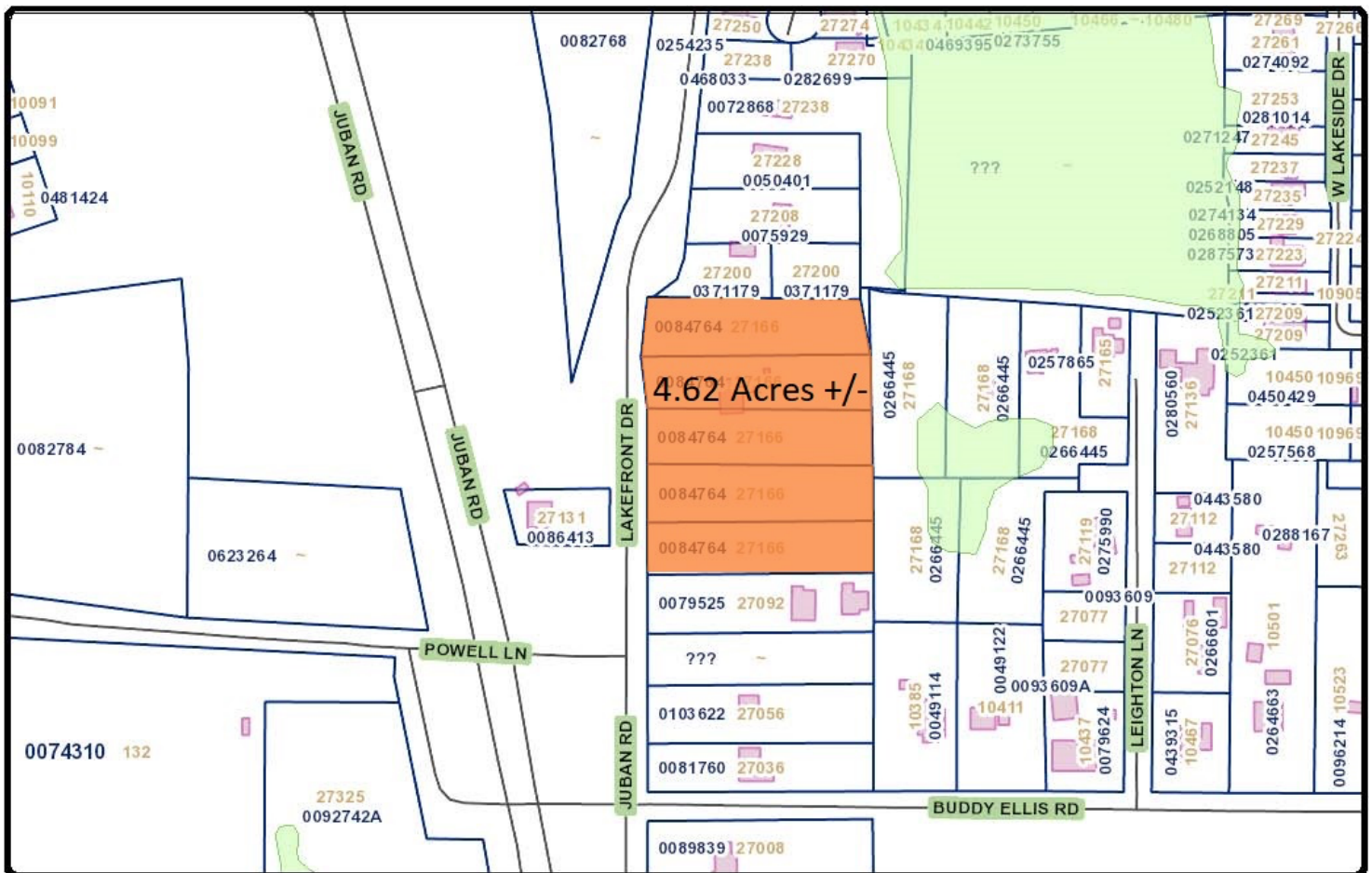
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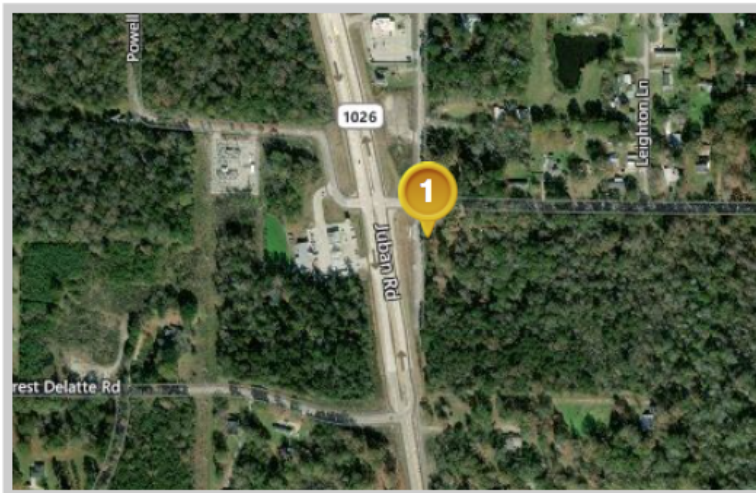
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## Louisiana Flood Map 27166 Juban Road Denham Springs LA 70726



### Visible Layers

Effective FIRM

Bing Hybrid

### Point Coordinates

Point #	Lat., Long.
1	30.4592, -90.9155

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation
1	22063C0210E 4/3/2012	X	out	38.6

1. Ground Elevation is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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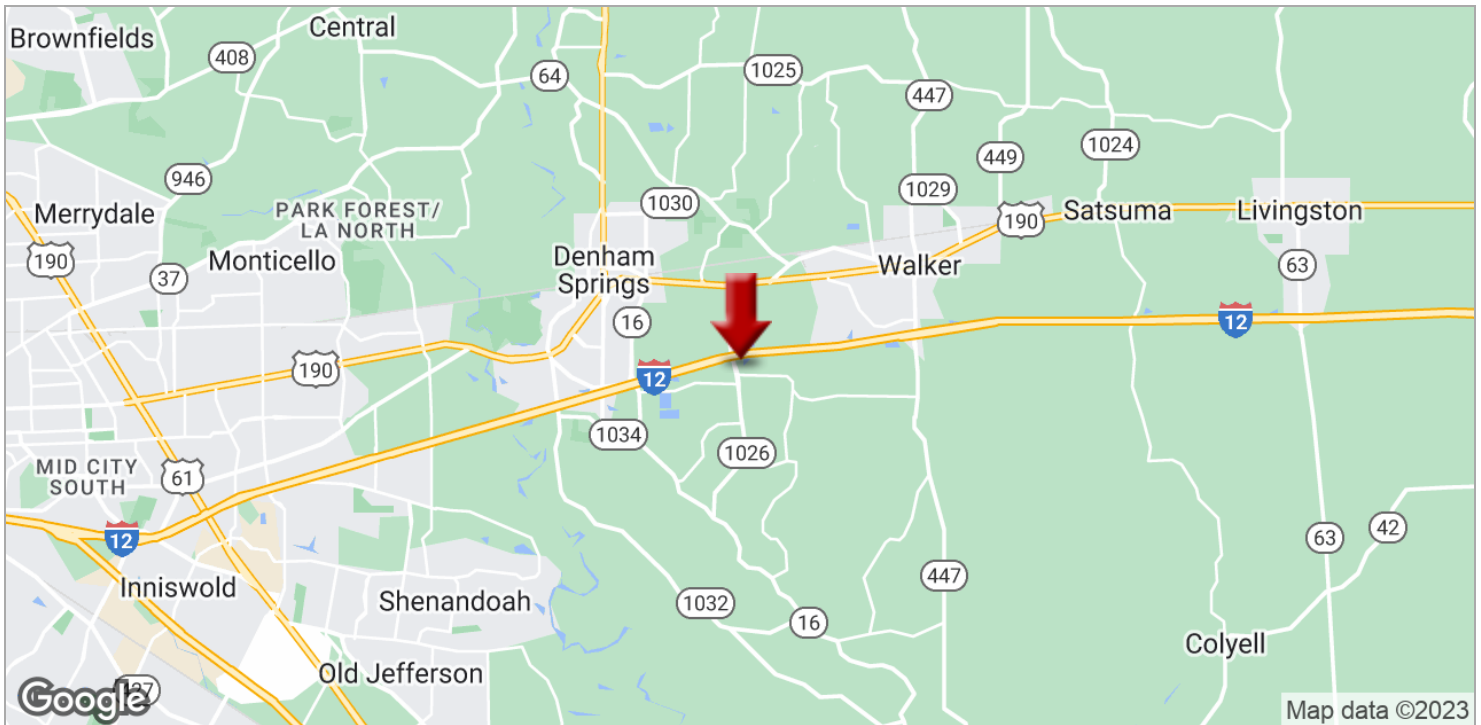
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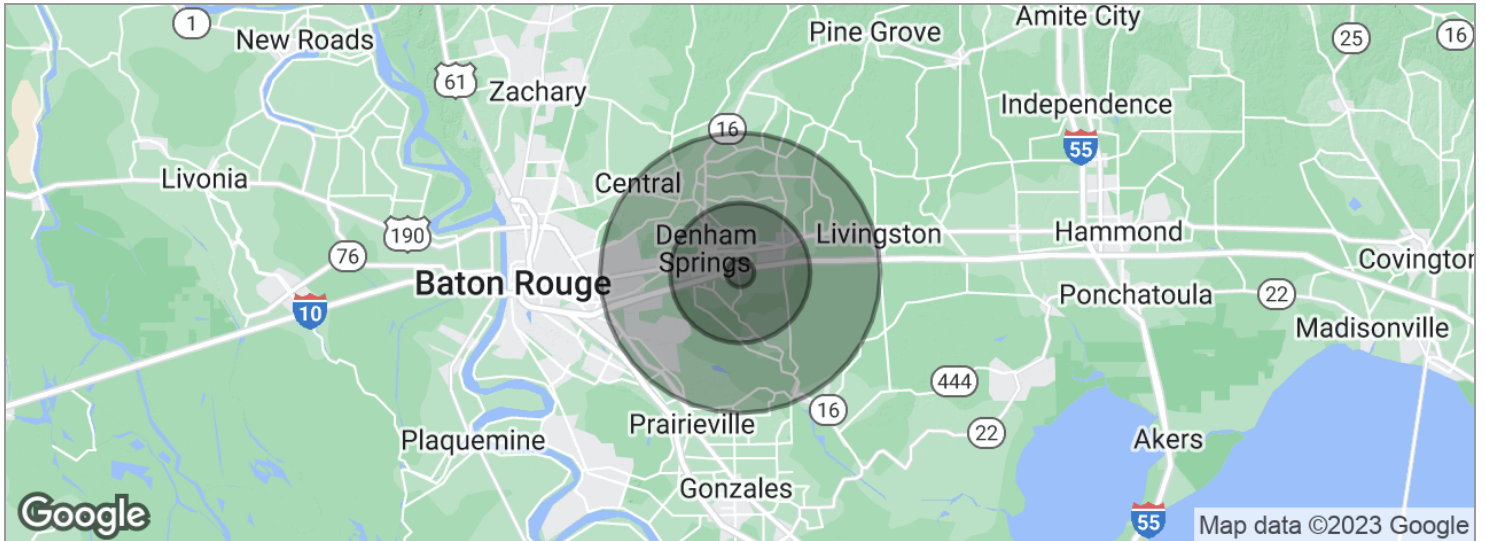
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,324	53,063	226,655
Median age	31.6	33.3	34.3
Median age (male)	33.6	32.3	33.3
Median age (Female)	30.0	34.0	35.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	778	18,382	82,532
# of persons per HH	3.0	2.9	2.7
Average HH income	\$66,675	\$62,786	\$71,775
Average house value	\$183,213	\$165,352	\$176,369

\* Demographic data derived from 2020 ACS - US Census

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