

# WALMART OUTPARCEL WITH PRIME FRONTAGE



## OFFERING SUMMARY

Sale Price: \$315,000 | \$2.79/SF

Lot Size: 2.59 Acres

Price / SF: \$2.79

## PROPERTY OVERVIEW

Approximately 2.59 Acres of vacant land with 208 feet of PRIME frontage along Hwy 16 in Denham Springs. The subject property is located directly North of the Walmart Supercenter and has tremendous potential for a commercial business wanting high visibility and frontage along the highly trafficked Hwy 16.

## PROPERTY HIGHLIGHTS

- 208 feet of frontage along Highway 16
- 20K+ cars per day
- Directly adjacent to Walmart Supercenter
- Tremendous opportunity for retail development
- Much of the property lies in Flood Zone X

Will Chadwick, MBA (C) 225.368.7667 Jacob Loveland (C) 225.460.0877

 **ELIFIN** 225.368.7667 | <https://elifinrealty.com>  
640 Main St, Suite A, Baton Rouge, LA 70801

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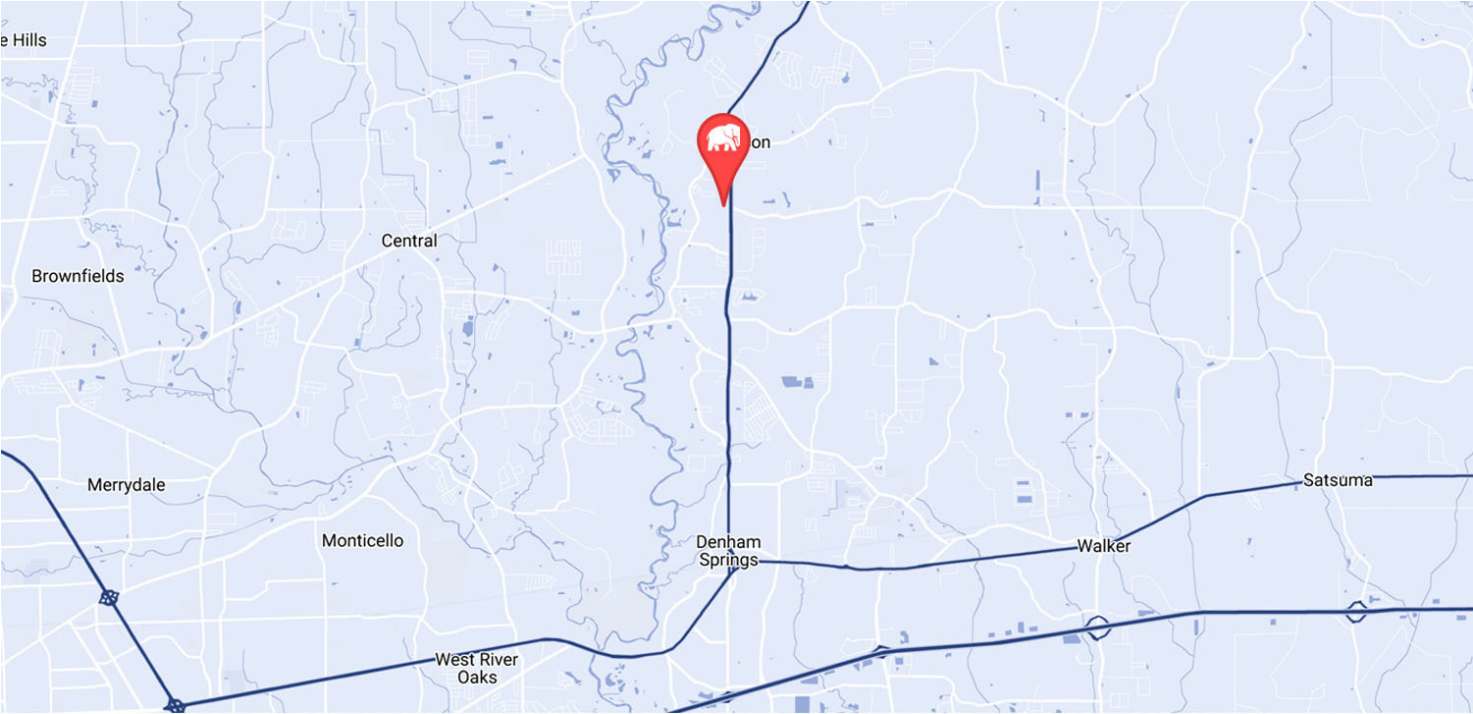
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MAP DATA ©2018 GOOGLE

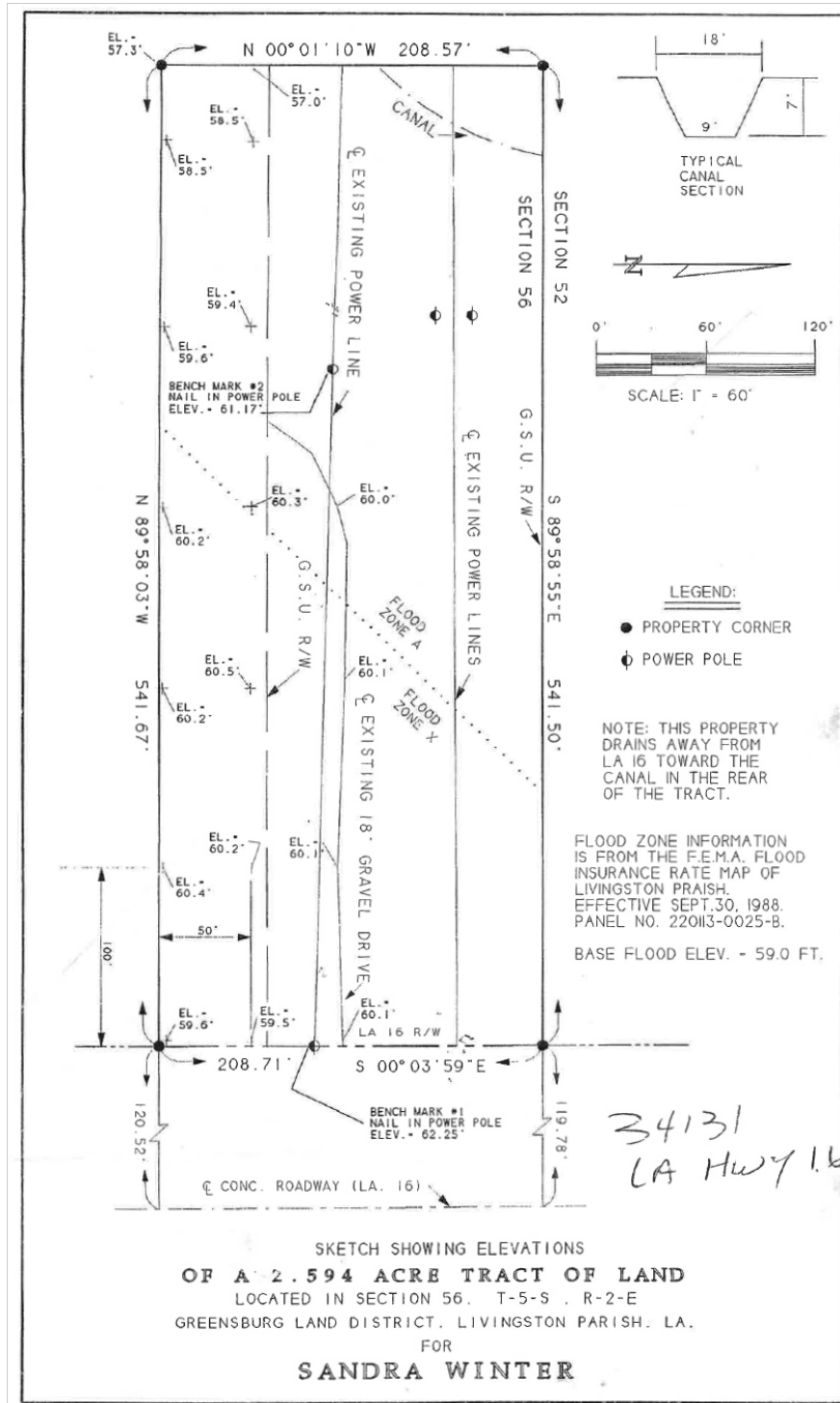


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(NOT TO SCALE)

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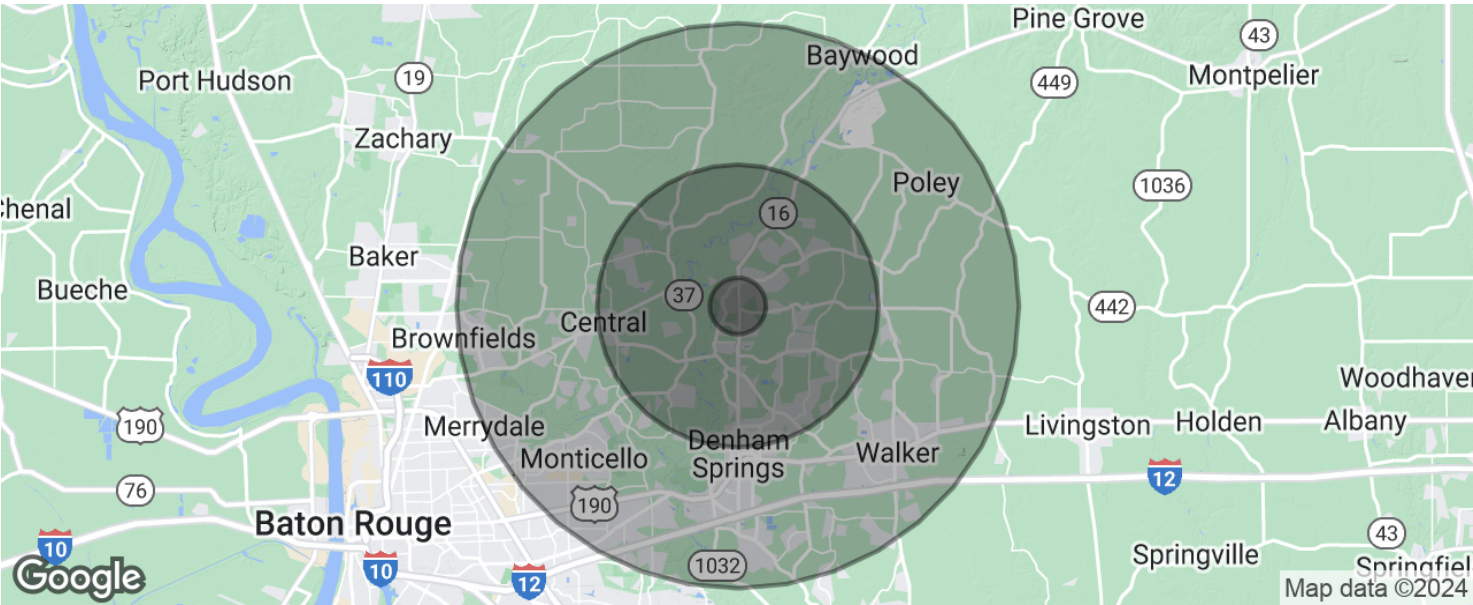

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,061	44,925	165,908
Median age	33.3	34.5	34.5
Median age (Male)	33.1	34.0	33.5
Median age (Female)	33.4	34.8	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	669	15,473	58,510
# of persons per HH	3.1	2.9	2.8
Average HH income	\$74,340	\$69,475	\$65,375
Average house value	\$181,162	\$178,483	\$162,632

\* Demographic data derived from 2020 ACS - US Census

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