



# Up To 6.5 Acres On Bass Pro Blvd & 4-H Club Rd Corner

VACANT LAND FOR SALE

UP TO 6.5 Acres +/- FOR SALE

TBD Bass Pro Blvd Denham Springs, LA 70726

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## PROPERTY SUMMARY



## Property Highlights

- Up To 6.564 Acres Of Vacant Land For Sale
- Located At The Corner Of Bass Pro Blvd & 4-H Club Rd
- Adjacent 4.4 Acres Also Available
- Owner Will Subdivide
- Great Exposure With I-12 Frontage
- Property Can Accommodate A Multitude Of Uses
- 757.15 Feet Of Frontage On Bass Pro Blvd & Interstate-12
- 205.83 Feet Of Frontage On 4-H Club Rd
- Zoned Commercial (C-3)

## Offering Summary

Sale Price:	\$12.00 PSF
Lot Size:	5.564 Acres

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## TBD Bass Pro Blvd Denham Springs, LA 70726

### EXECUTIVE SUMMARY



### Offering Summary

Sale Price:	\$12.00 PSF
Lot Size:	1- 6.5 Acres
Price PSF	\$12.00 PSF
Total Frontage:	962.98 Feet
Traffic Count (Including I-10):	118,195 VPD
Zoning:	C-3
Flood Zone:	AE
Market:	Baton Rouge

### Location Overview

The corner of Bass Pro Blvd and 4-H Club Rd features up to 6.564 acres for sale. Owner will subdivide lot dependent on Buyer's needs. This property offers great exposure with frontage on Interstate 12, Bass Pro Blvd, and 4-H Club Rd. This location has the ability to service Baton Rouge, Watson, Denham Springs, Walker, and Livingston all within a twenty (20) minute drive. The average daily traffic count for this lot is 111,399 vehicles per day along the north Interstate 12 border and 6,796 vehicles per day along the west 4-H Club Rd border. The adjacent 4.4 acres is also available, offering a total of +/-10.94 acres if needed. The C-3 Commercial District offers a large range of permitted uses. Please refer to Article 10 in the Denham Springs Code of Ordinances for a full list of permitted and conditional uses.

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## RETAILER MAP



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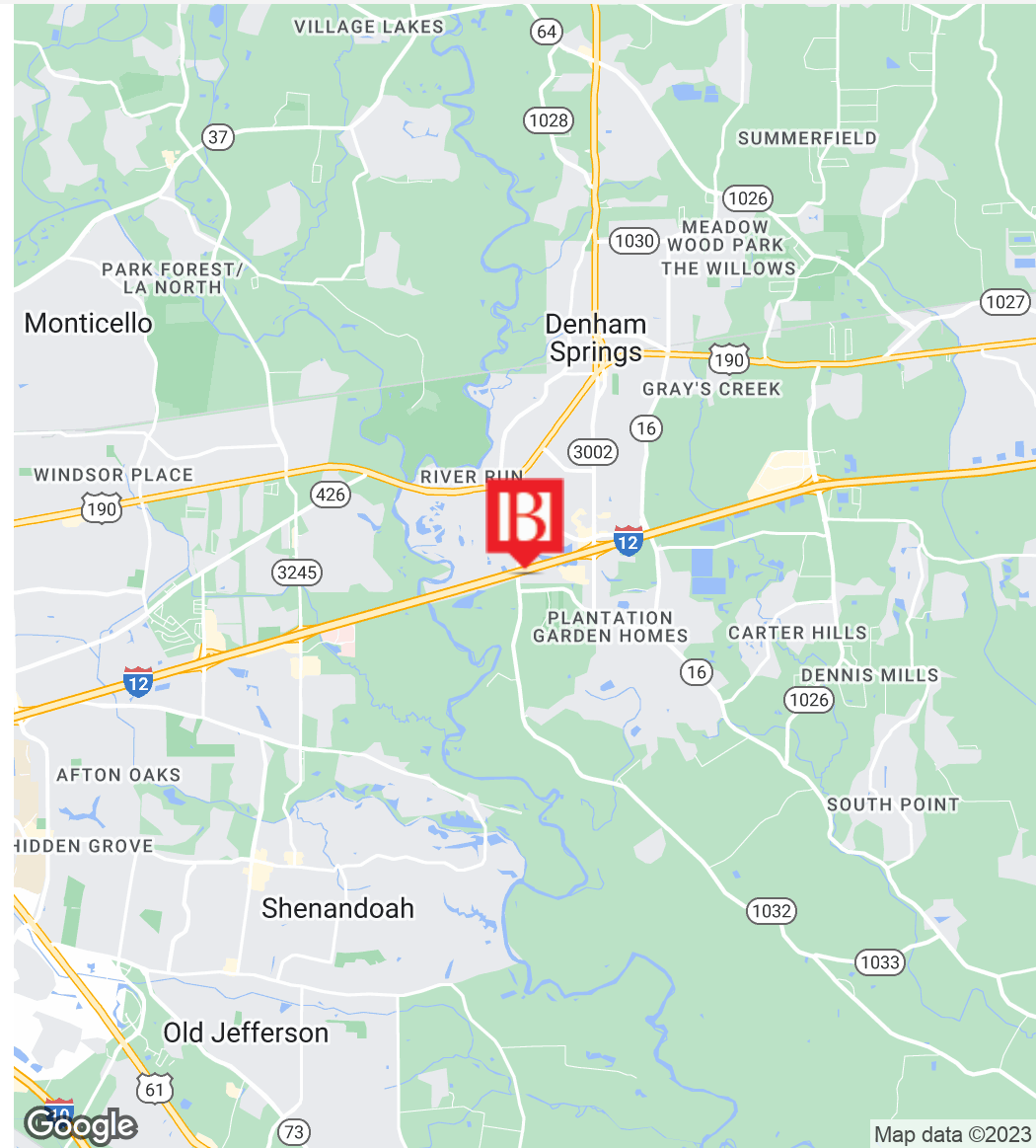
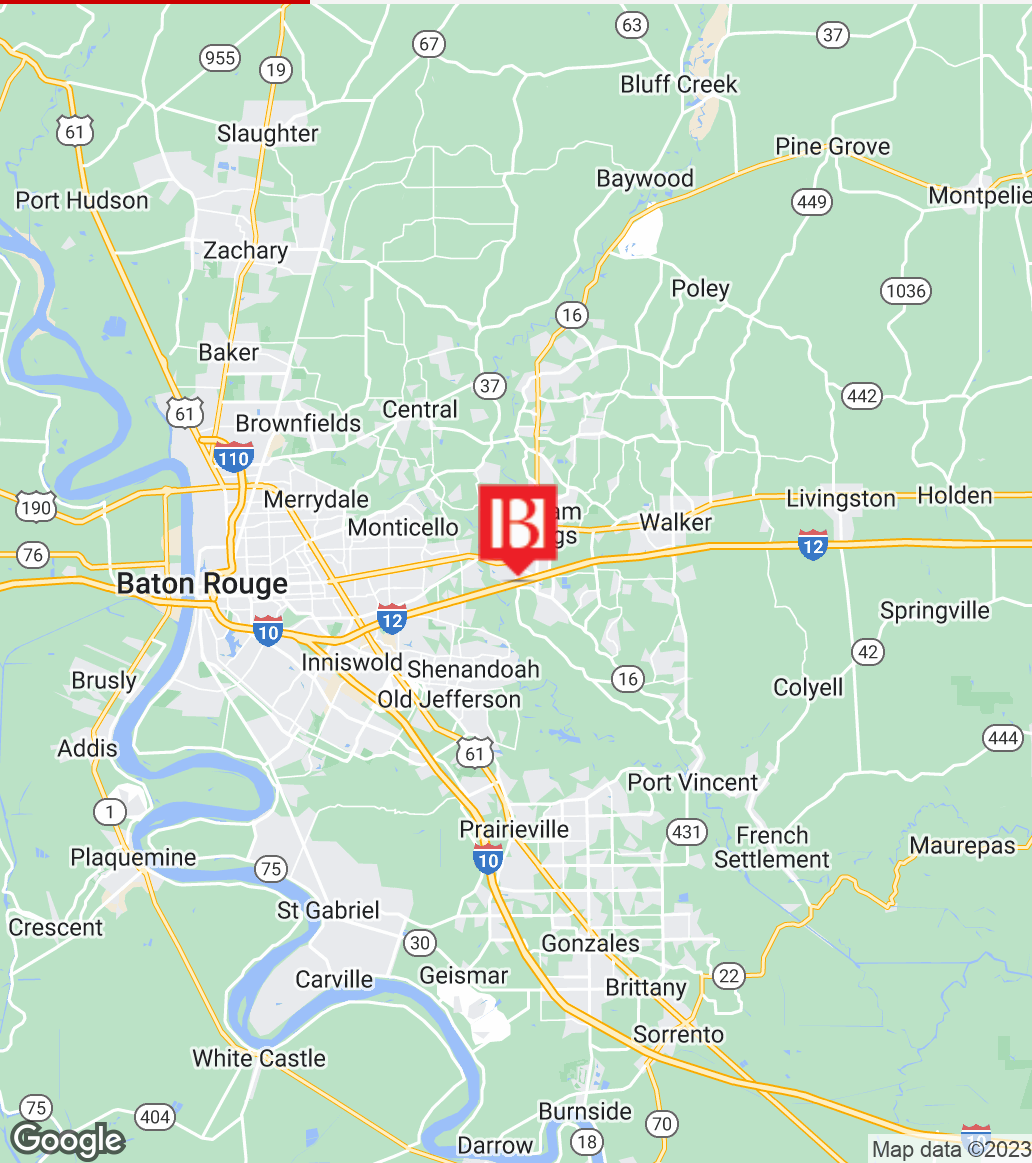
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## LOCATION MAPS



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EXTERIOR PHOTO



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## ASSESSOR MAP



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# ZONING MAP

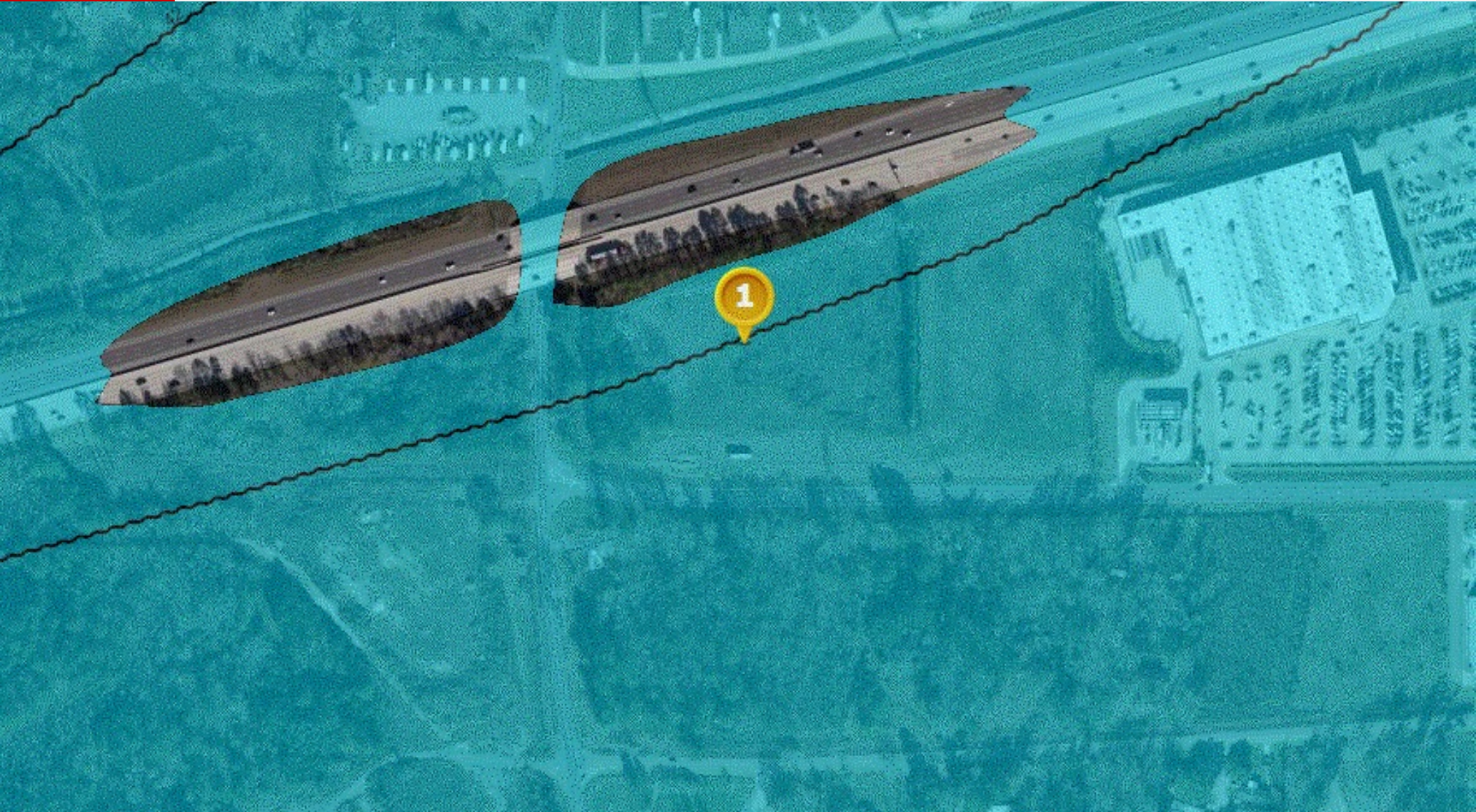




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FLOOD MAP



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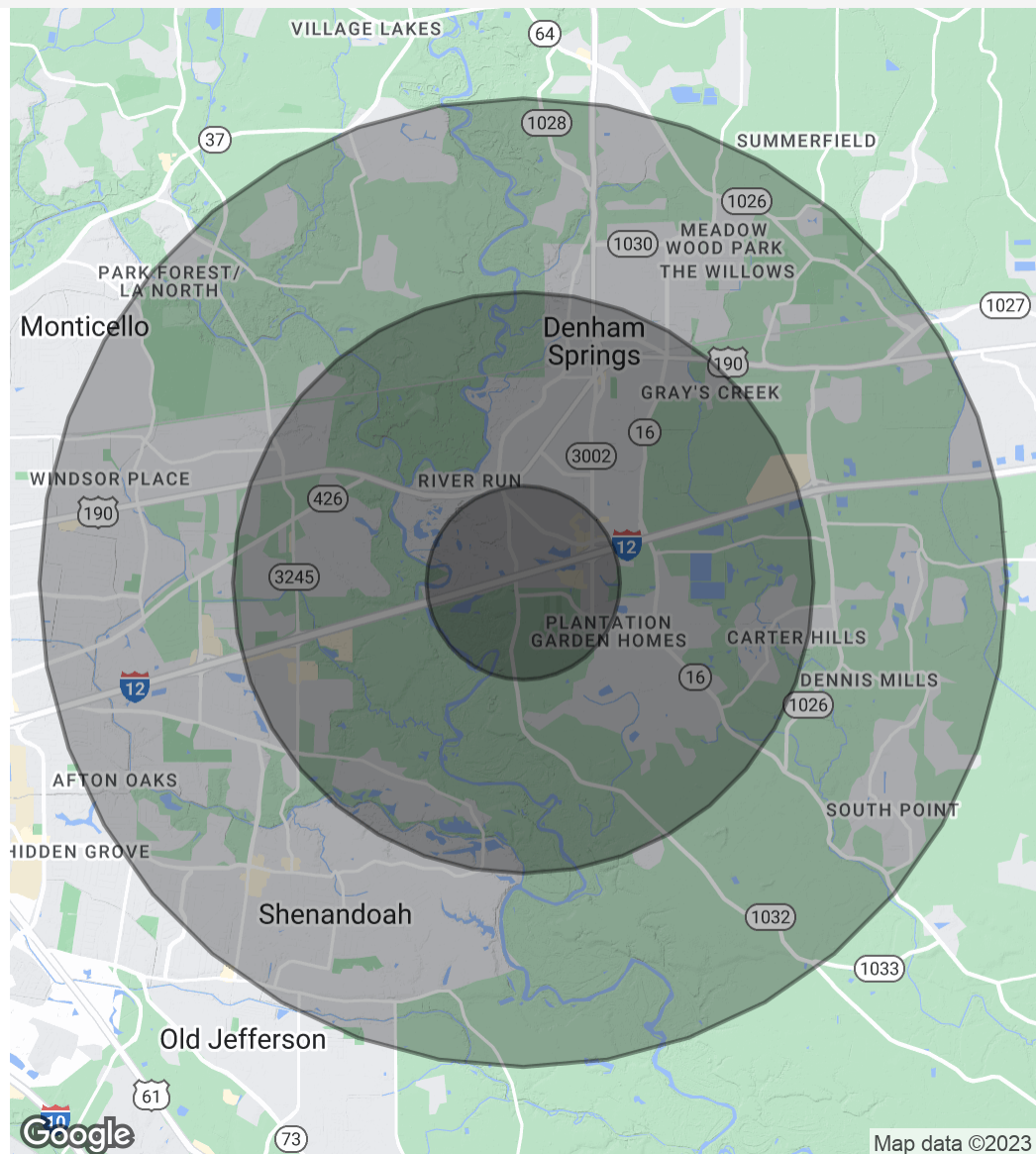
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	2,489	30,458	83,080
Average Age	33.9	33.0	34.7
Average Age (Male)	33.7	32.0	33.8
Average Age (Female)	34.4	34.3	35.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	868	11,013	30,269
# Of Persons Per HH	2.9	2.8	2.7
Average HH Income	\$58,444	\$62,411	\$72,073
Average House Value	\$196,581	\$187,960	\$207,699

\* Demographic data derived from 2020 ACS - US Census



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