



# Bobby Gill Rd Vacant Land For Sale

**TBD Bobby Gill Rd Denham Springs, LA 70726**

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### PROPERTY SUMMARY



### Property Highlights

- North Adjacent DSLD Development
- Access From Juban Rd. & Walker South Rd Interstate Exits
- Close Proximity To Juban Crossing Retail Development
- Minutes From Interstate 12
- Rapidly Growing Area
- Ideal Location For Both Single & Multifamily Developments
- Zoned Rural

### Offering Summary

Sale Price:	\$800,000
Lot Size:	75 Acres

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### EXECUTIVE SUMMARY



### Offering Summary

Sale Price:	\$800,000
Lot Size:	75 Acres
Price / Acre:	\$0.24 PSF
Flood Zone:	AE
Zoning:	Rural
Market:	Denham Springs

### Property Overview

TBD Bobby Gill Rd features 75 acres of wooded vacant land. Located minutes from Interstate 12 and accessible from the Juban Rd and Walker South Rd exits. With up to 75 acres available, this location is ideal for both single and multifamily developments. Surrounding by multifamily and the Juban Crossing retail developments in a rapidly growing Livingston parish. The DSLD residential development sits adjacent to the North boundary. Zoned rural, which will allow for a multitude of uses.

Demographics	1 Mile	5 Miles	10 Miles
Total Households	318	13,034	61,140
Total Population	939	38,373	172,318
Average HH Income	\$69,559	\$65,459	\$73,632

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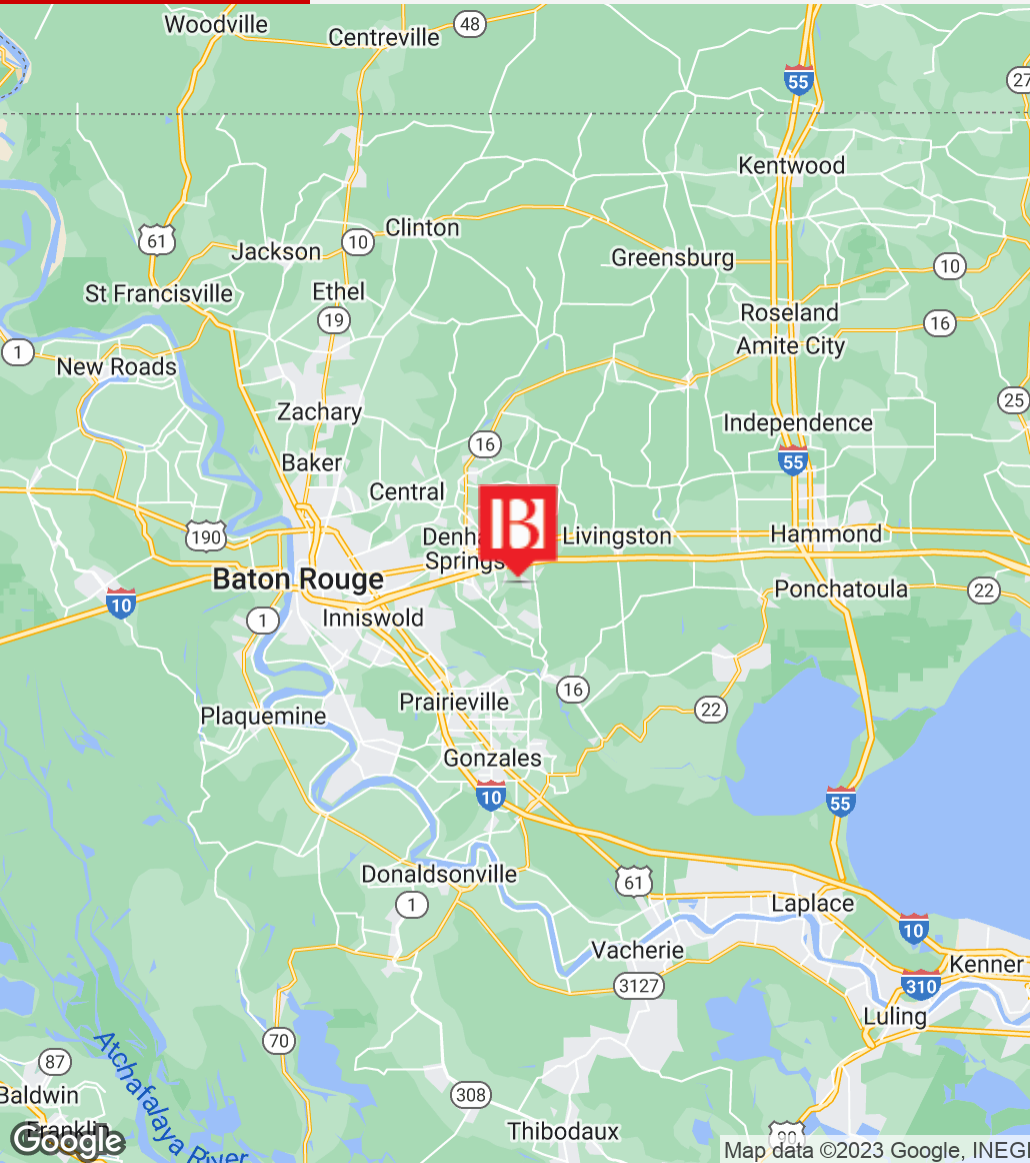




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### LOCATION MAPS



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## ASSESSOR MAP



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## **TBD Bobby Gill Rd Denham Springs, LA 70726**

NORTH AERIAL VIEW



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SOUTH AERIAL VIEW



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DRONE PHOTO



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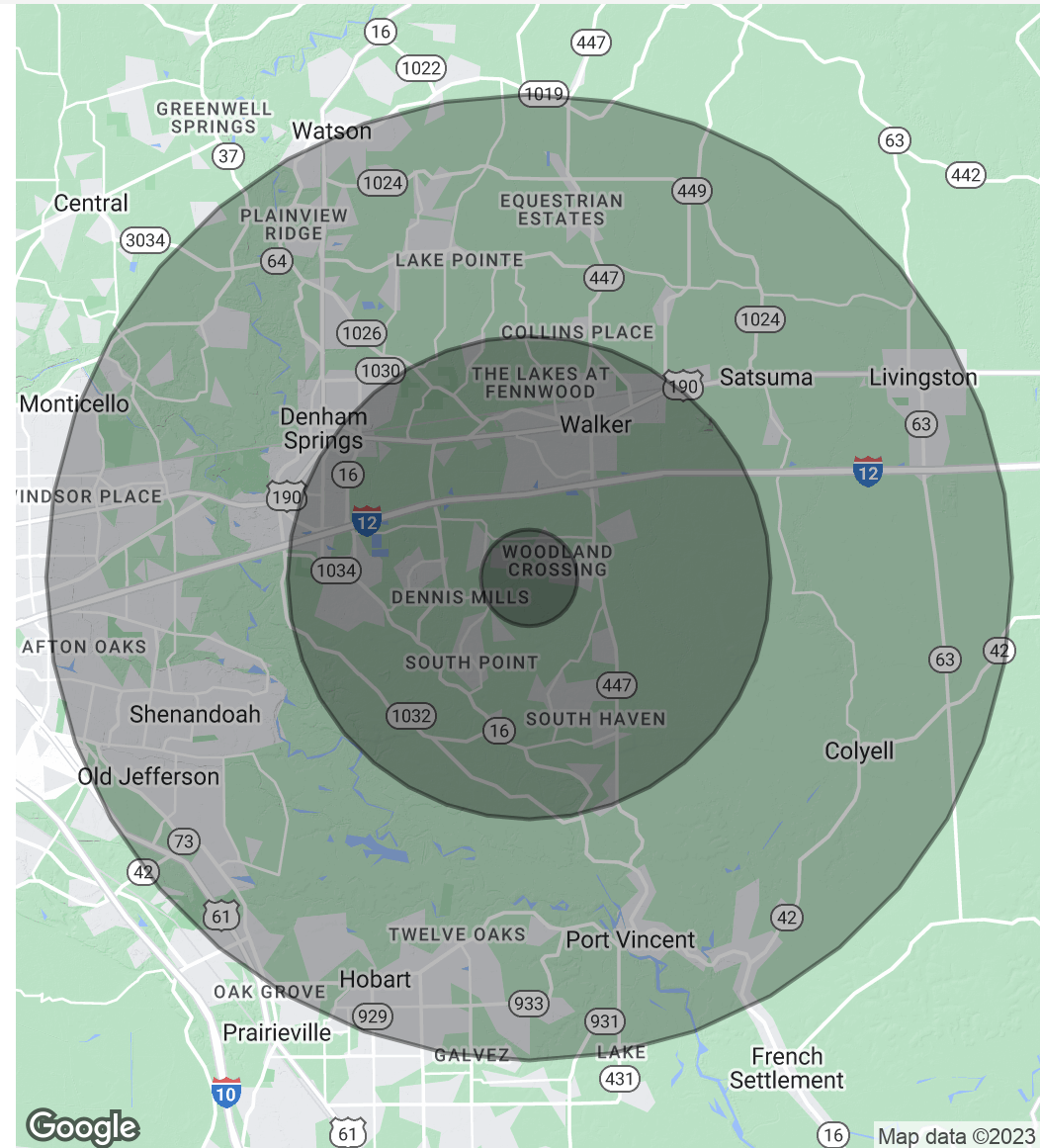
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	939	38,373	172,318
Average Age	30.0	32.3	34.3
Average Age (Male)	29.3	31.4	33.2
Average Age (Female)	30.9	33.1	35.4

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	318	13,034	61,140
# Of Persons Per HH	3.0	2.9	2.8
Average HH Income	\$69,559	\$65,459	\$73,632
Average House Value	\$147,177	\$160,954	\$174,773

\* Demographic data derived from 2020 ACS - US Census



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