



# 14.6 ACRES NEAR I-12 & RANGE

Bass Pro Blvd, Denham Springs, LA 70726

*Presented by:*

**WILL ADAMS, CCIM**

225.412.3467

LA #73158

[will.adams@propertyone.com](mailto:will.adams@propertyone.com)

**KELLY MORGAN**

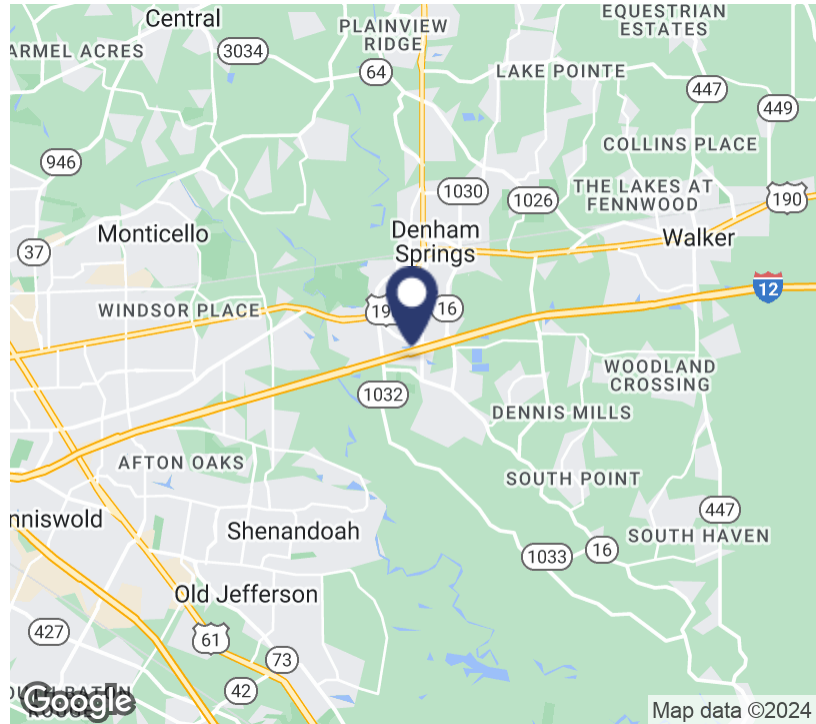
225.412.3464

LA #995703799

[kelly.morgan@propertyone.com](mailto:kelly.morgan@propertyone.com)

14.6 ACRES - NEAR I-12 & RANGE AVE

Bass Pro Blvd, Denham Springs, LA 70726



SALE PRICE	\$1,878,851
PRICE PER SF	\$2.95 PSF

OFFERING SUMMARY	
Lot Size:	14.646 Acres
Market:	Greater Baton Rouge
Submarket:	Livingston/ Denham Springs
Zoning	C-3
Flood Zone	AE

PROPERTY OVERVIEW

This 14.646 acre tract in Denham Springs, Louisiana is positioned in an attractive retail corridor just off Interstate 12, which has traffic counts of +/- 84,000 VPD. The site is located on Bass Pro Boulevard and is across from Bass Pro Shops and Sam's Club, historically heavy traffic drivers, and is adjacent to the newly opened Urban Air Adventure Trampoline Park.

A Wetland Delineation Report was completed on the property in 2011 which did find that the site contains jurisdictional wetlands (a map is included on page 4). Additionally, there is a pond on this site that could be dug for additional fill.

Situated in Livingston Parish, inside the city limits of Denham Springs, the property is zoned C-3 which allows for a multitude of uses as identified in the city's Code of Ordinances.



14.6 ACRES - NEAR I-12 & RANGE AVE

Bass Pro Blvd, Denham Springs, LA 70726





14.6 ACRES - NEAR I-12 & RANGE

Bass Pro Blvd, Denham Springs, LA 70726



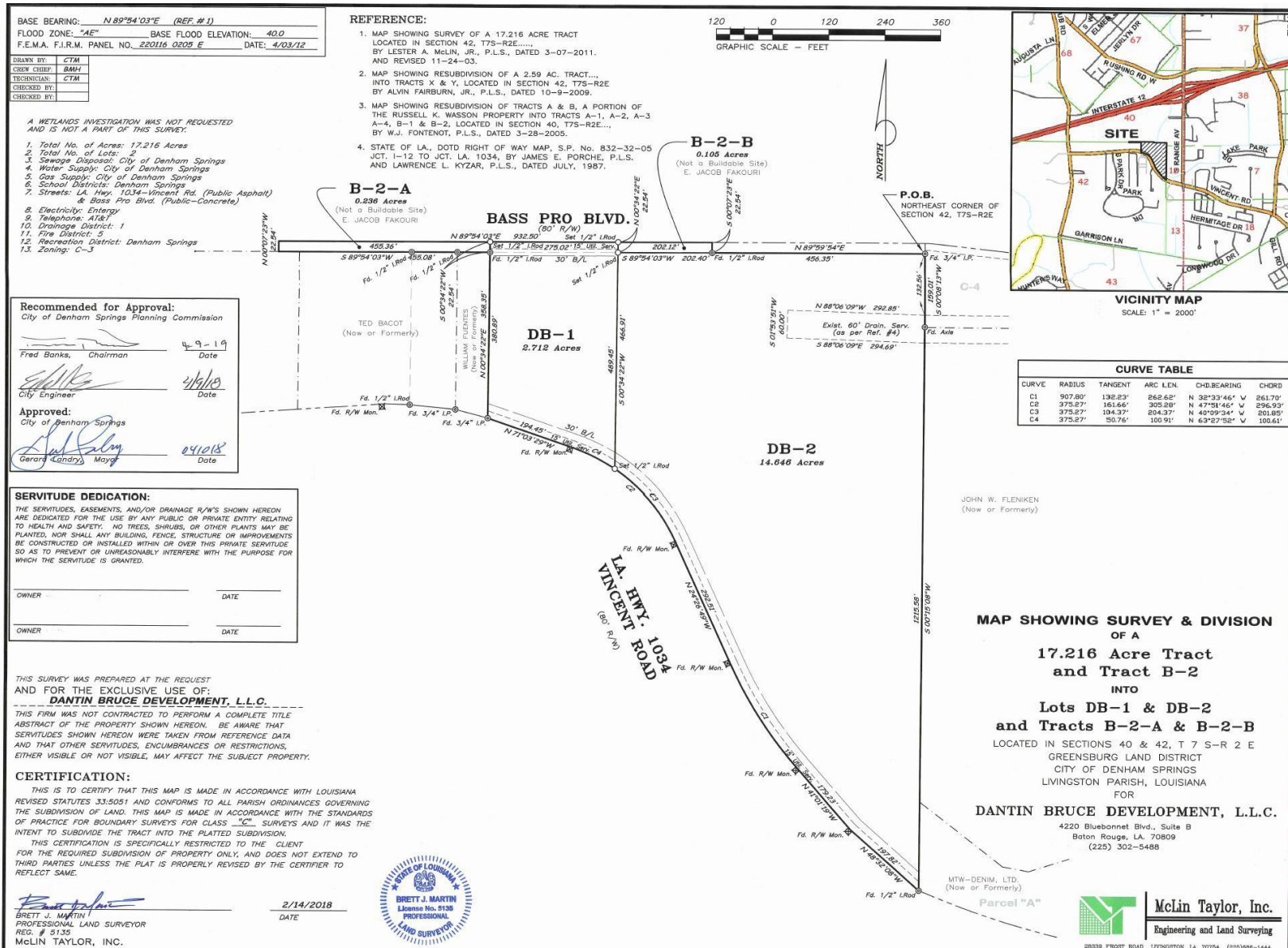
WILL ADAMS, CCIM • 225.412.3467 KELLY MORGAN • 225.412.3464

04/08/2024



## 14.6 ACRES - NEAR I-12 & RANGE

Bass Pro Blvd, Denham Springs, LA 70726



WILL ADAMS, CCIM • 225.412.3467 KELLY MORGAN • 225.412.3464

04/08/2024

Bass Pro Blvd, Denham Springs, LA 70726

