



# 187-ACRE DUAL FRONTAGE DEVELOPMENT TRACT ON HWY 16

187 ACRES LA HWY 16 DENHAM SPRINGS, LA 70726



## SALE PRICE: \$1,496,000 (\$8,000/ACRE)

### 187 ACRES | ±1,253' FRONTAGE

- ±1,253 ft Total Frontage on Hwy 16
- ±6,183 Daily Traffic
- 10 minutes from I-12

#### CONTACT:

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800.895.9329 | <https://elifinrealty.com> | April 2024  
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acre are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# OFFERING SUMMARY



## PROPERTY SUMMARY

- This 187 Acre lot sits along a more quiet rural section of Hwy 16 in Denham Springs approximately 10 minutes from I-12.
- The property features  $\pm 1,253$  total feet of frontage along Hwy 16 and provides the opportunity for multiple points of access.
- This versatile parcel features an untamed forest full of beautiful hardwoods that provide the ideal location for recreation, hunting, or other large-scale development.
- Gray's Creek also runs peacefully along Hwy 16 on the northeast side of the property.

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# INTERIOR PHOTOS



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**CONTACT:**

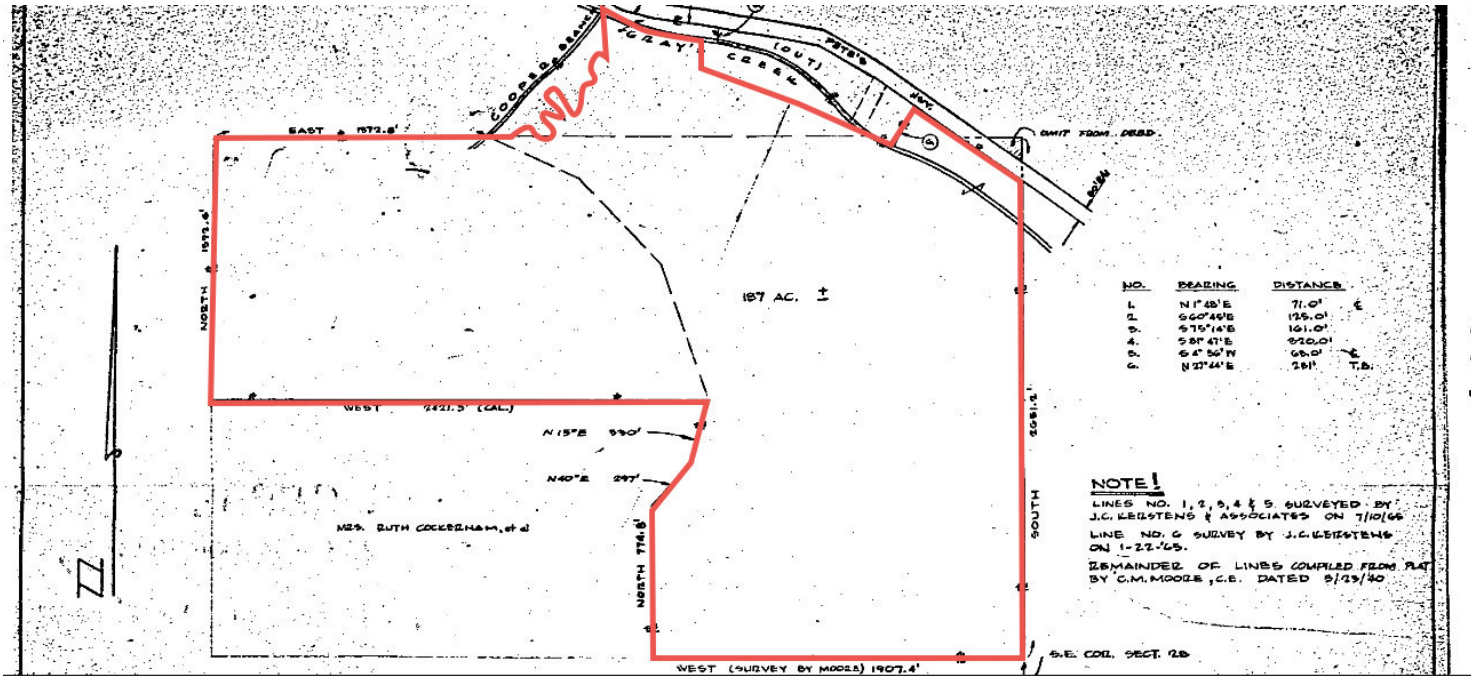
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# SURVEY



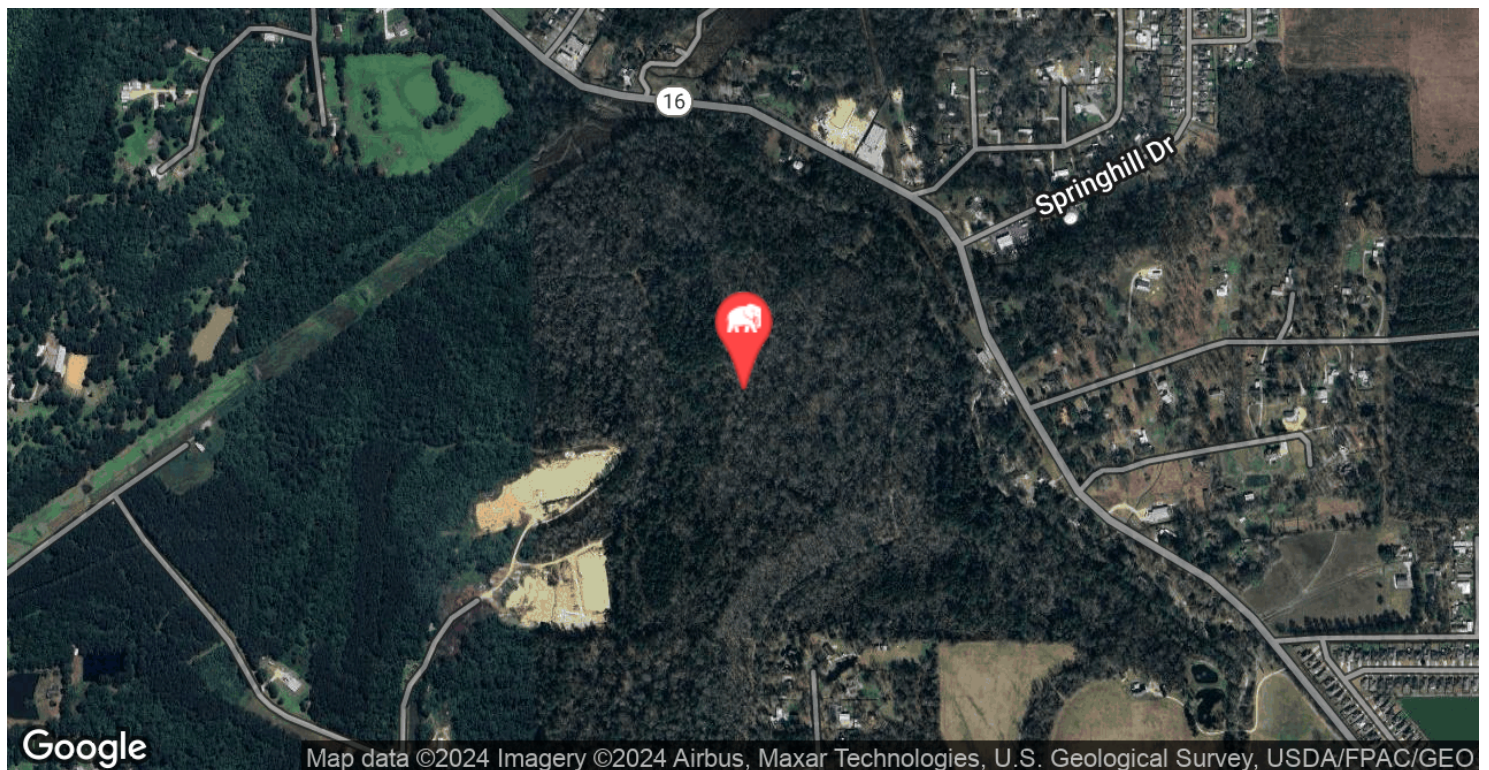
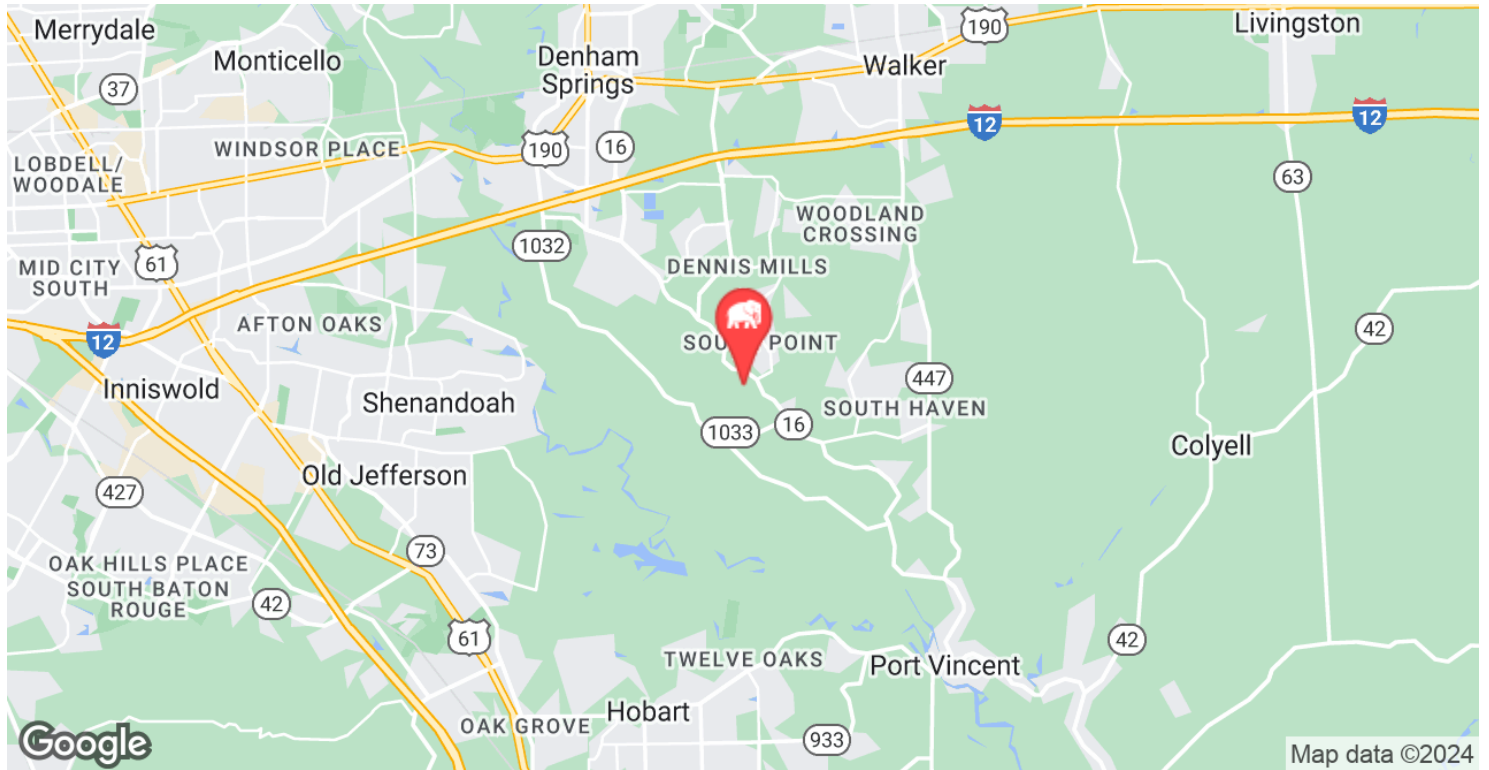
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606.853.3329 | <https://jeffreyfite.com/> | April 1st 2024  
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# LOCATION MAP



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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	187 Acres LA HWY 16
City, State, Zip	Denham Springs, LA 70726
County	Livingston Parish
Location Description	Denham Springs
Township	7S
Range	3E
Section	12
Side Of The Street	Southwest
Road Type	Highway
Nearest Highway	Hwy 16
Nearest Airport	Louisiana Regional

## PROPERTY INFORMATION

Property Type	Land
Lot Size	187 Acres
Lot Frontage	±1,253 ft
Traffic Count	±6,183
Traffic Count Street	Hwy 16

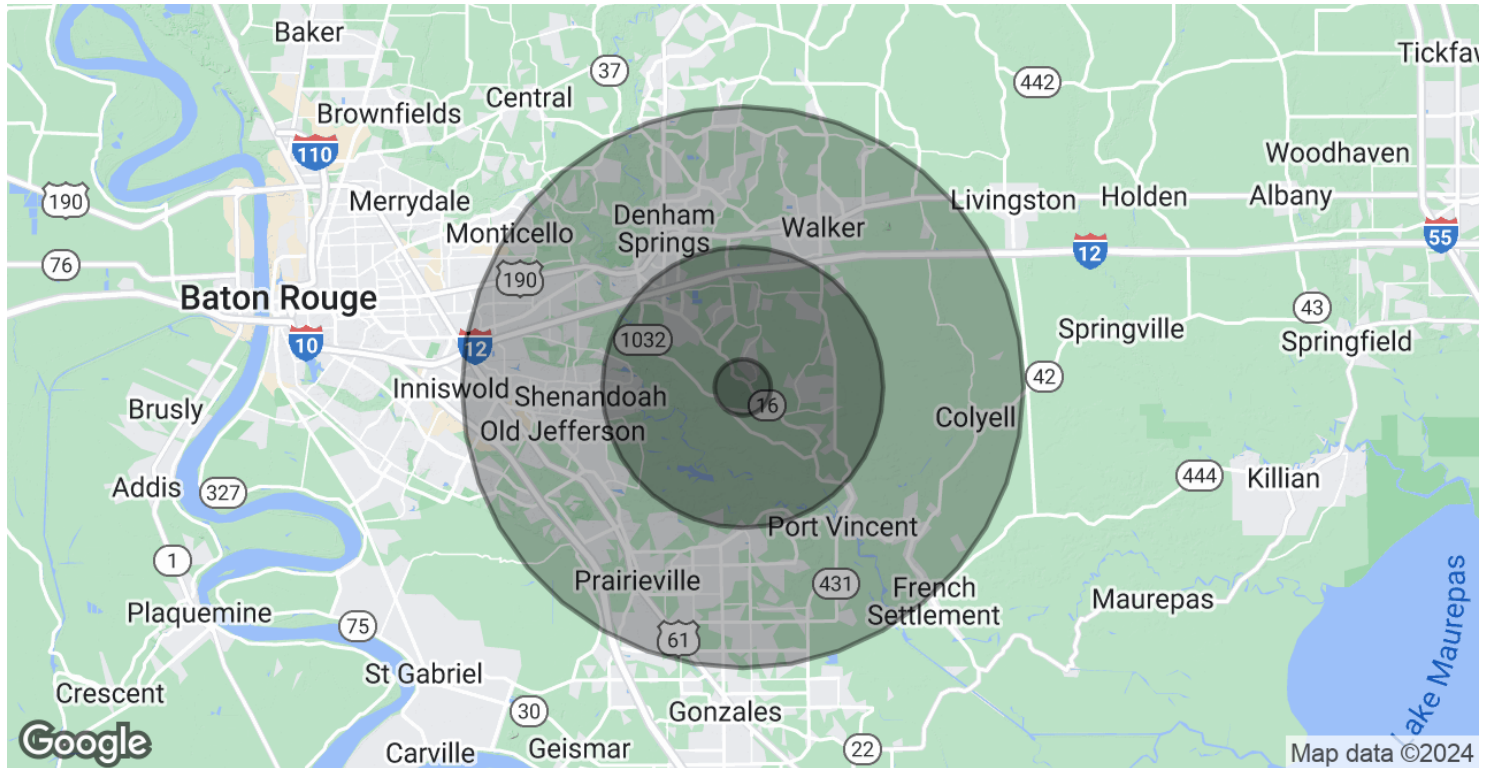
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	889	35,656	226,577
Average Age	32.8	33.7	34.5
Average Age (Male)	28.5	32.3	33.3
Average Age (Female)	36.9	35.3	35.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	296	12,447	82,894
# of Persons per HH	3.0	2.9	2.7
Average HH Income	\$69,005	\$74,593	\$75,654
Average House Value	\$148,200	\$184,961	\$194,296

\* Demographic data derived from 2020 ACS - US Census

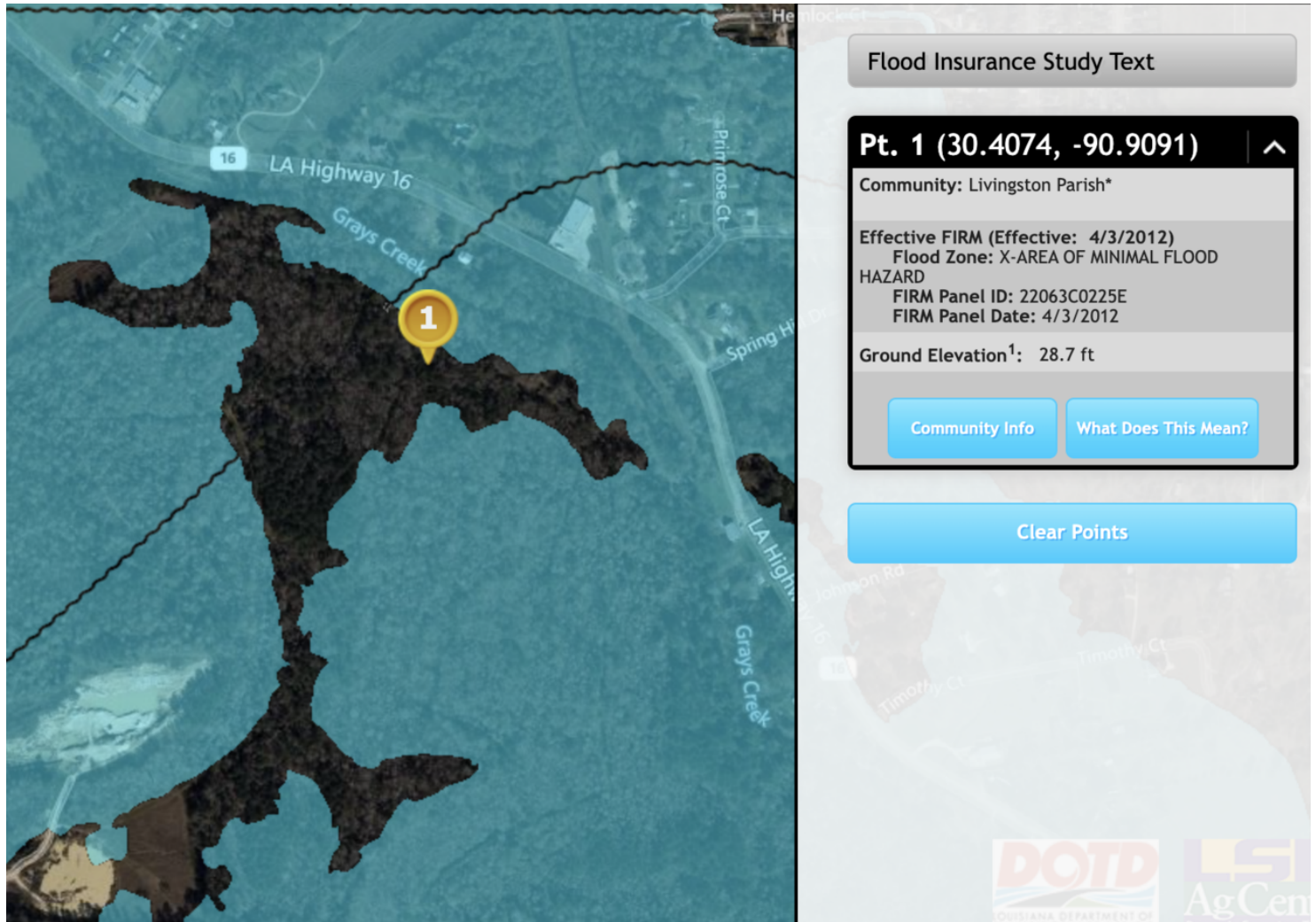
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# FLOOD ZONE MAP



Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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