



VACANT LAND NEAR INTERSTATE 12 IN DENHAM SPRINGS

S RANGE AVENUE DENHAM SPRINGS, LA 70726



OFFERED: FOR SALE

SALE PRICE: \$1,854,349 (\$10.99/SF)

306' FRONTAGE ON S RANGE AVE

- Near intersection of Bass Pro Blvd & S Range Ave - ±59,067 daily traffic
- Near Bass Pro, Sam's Club, numerous national and local retailers
- 100% Wooded

CONTACT:

COLE BREWTON
936.585.3132

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 age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



CUSTOM HEADER 1

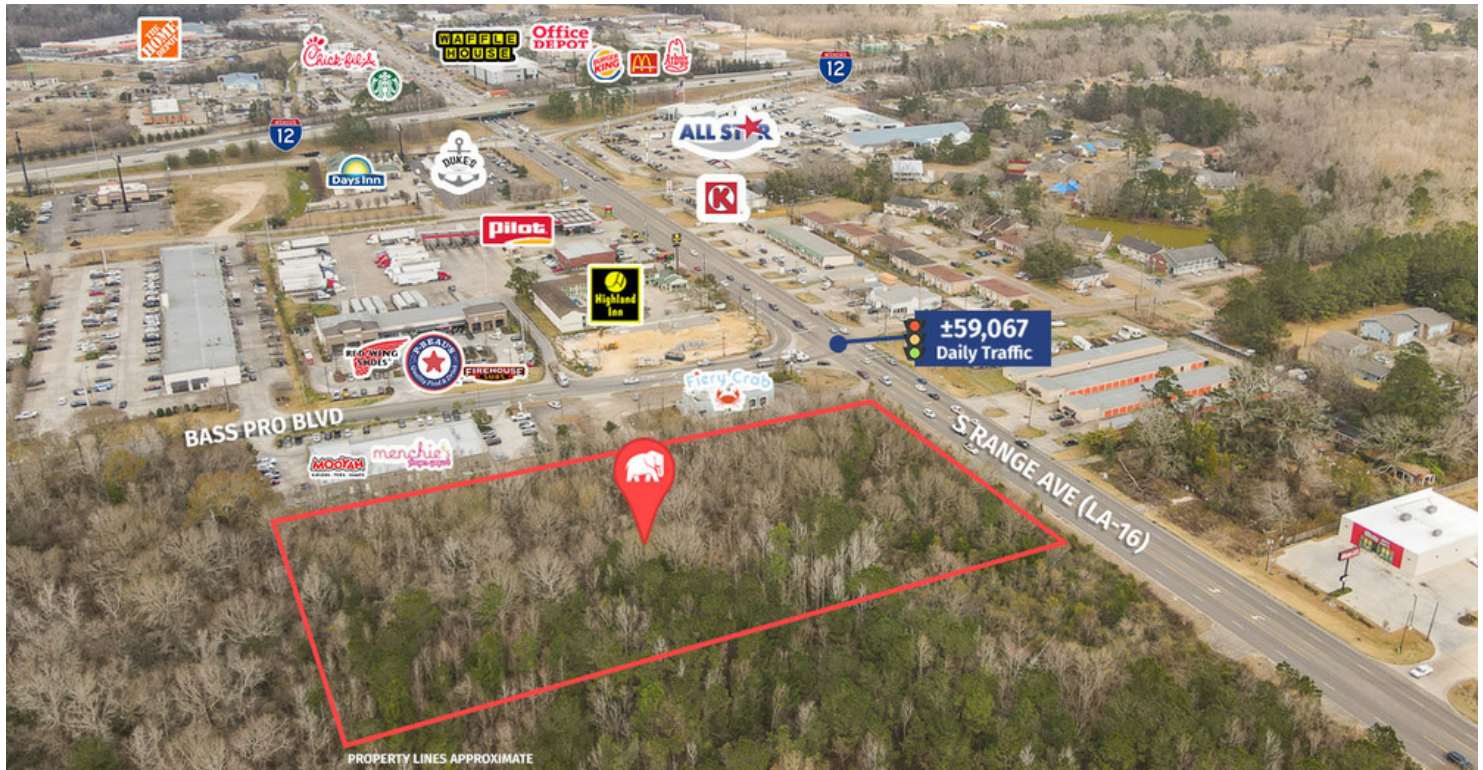
- Vacant development tract for sale just south of Interstate 12 in Denham Springs.
- It sits just off the intersection of Bass Pro Blvd and S Range Ave which sees approximately 59,067 vehicles per day.
- Located near Bass Pro Shops, Sam's Club, and numerous retail developments.
- The property is 100% wooded and would require clearing before development.
- Additional adjacent acreage potentially available.

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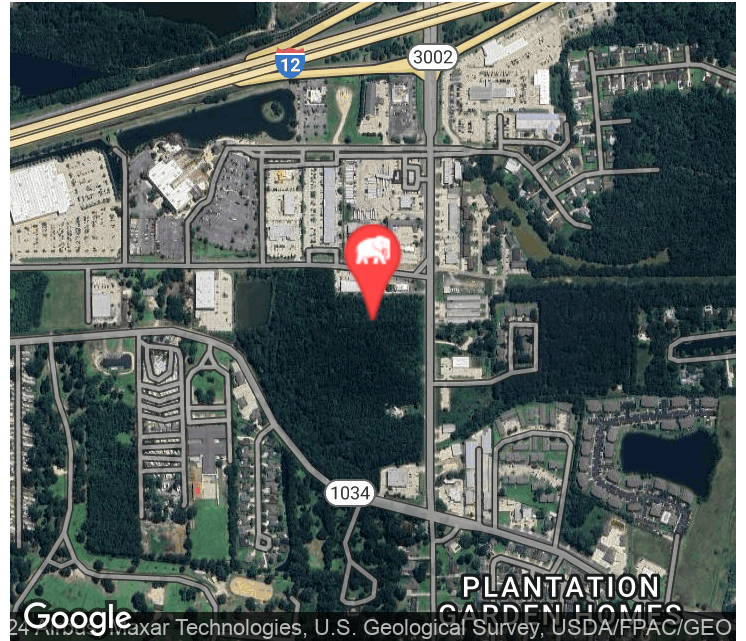
INTERIOR PHOTOS



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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	S Range Avenue
City, State, Zip	Denham Springs, LA 70726
County	Livingston
Market	Denham Springs
Township	8S
Range	2E
Section	12
Side Of The Street	West
Street Parking	No
Signal Intersection	No
Road Type	Highway
Nearest Highway	Highway 16
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

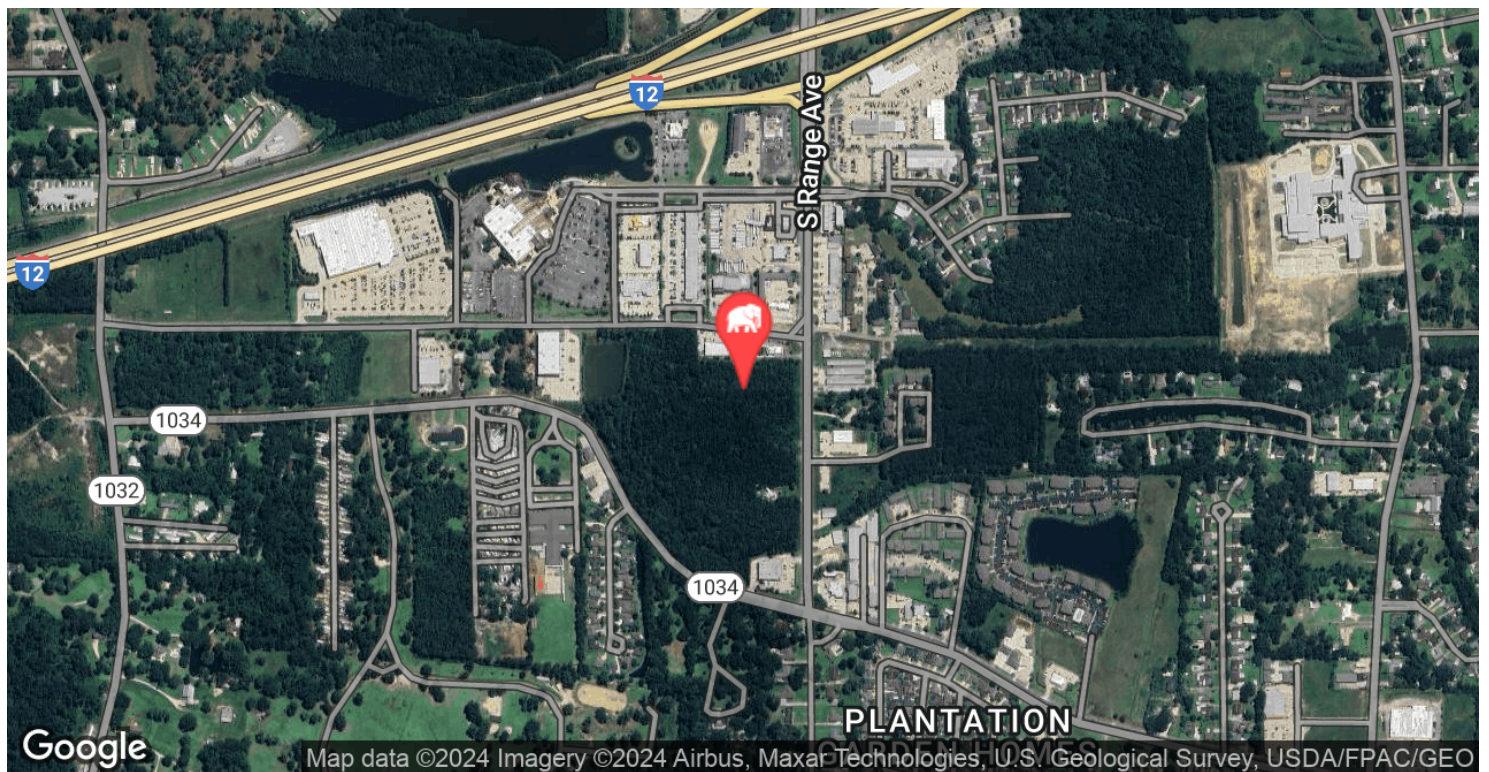
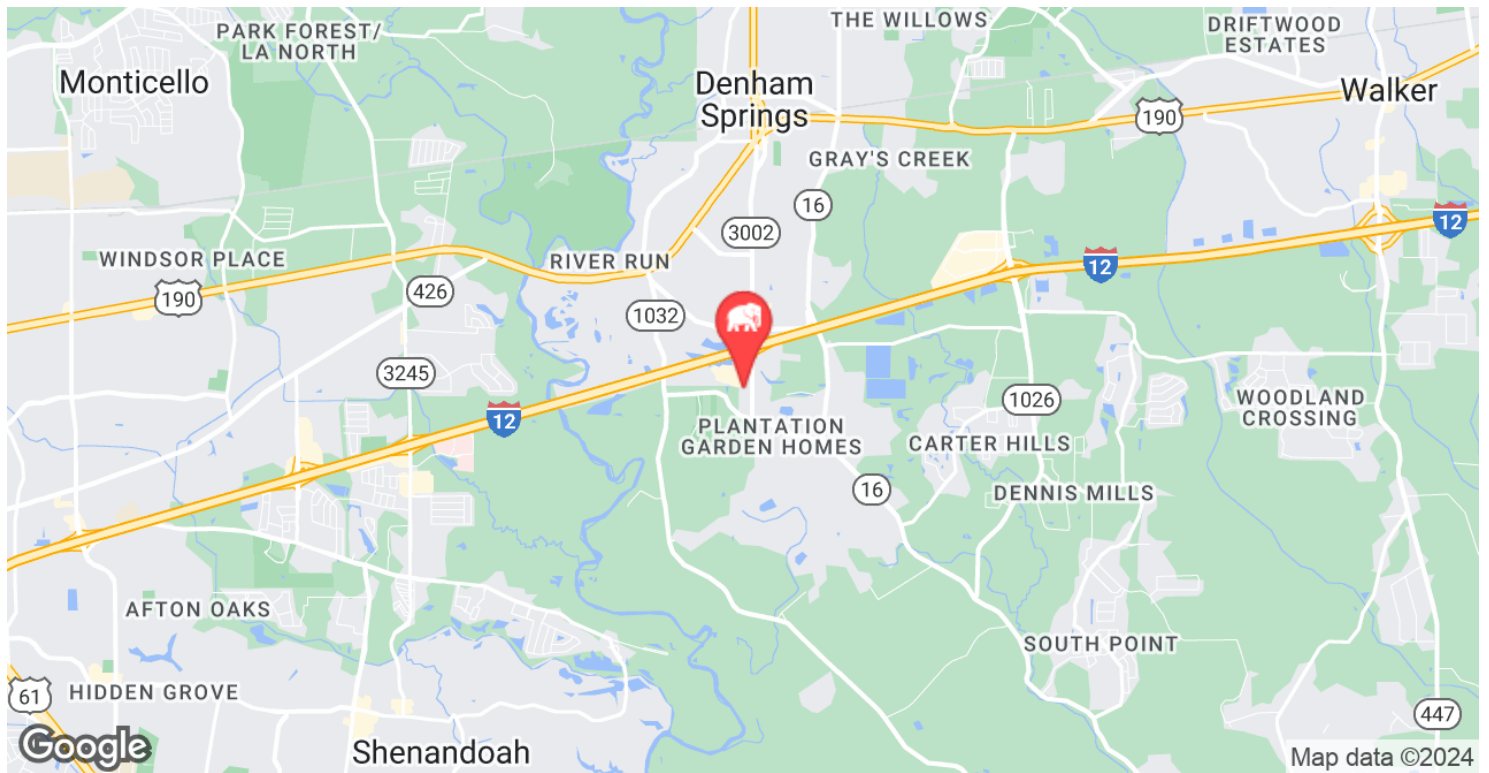
Property Type	Land
Property Subtype	Retail / Office / Hospitality / Other
Zoning	C3 (Heavy Commercial)
Lot Size	3.87 Acres
APN #	0346759
Lot Frontage	306 ft
Lot Depth	551 ft
Corner Property	No
Traffic Count	41,524
Traffic Count Street	South Range Avenue
Traffic Count Frontage	306 ft

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LOCATION MAPS



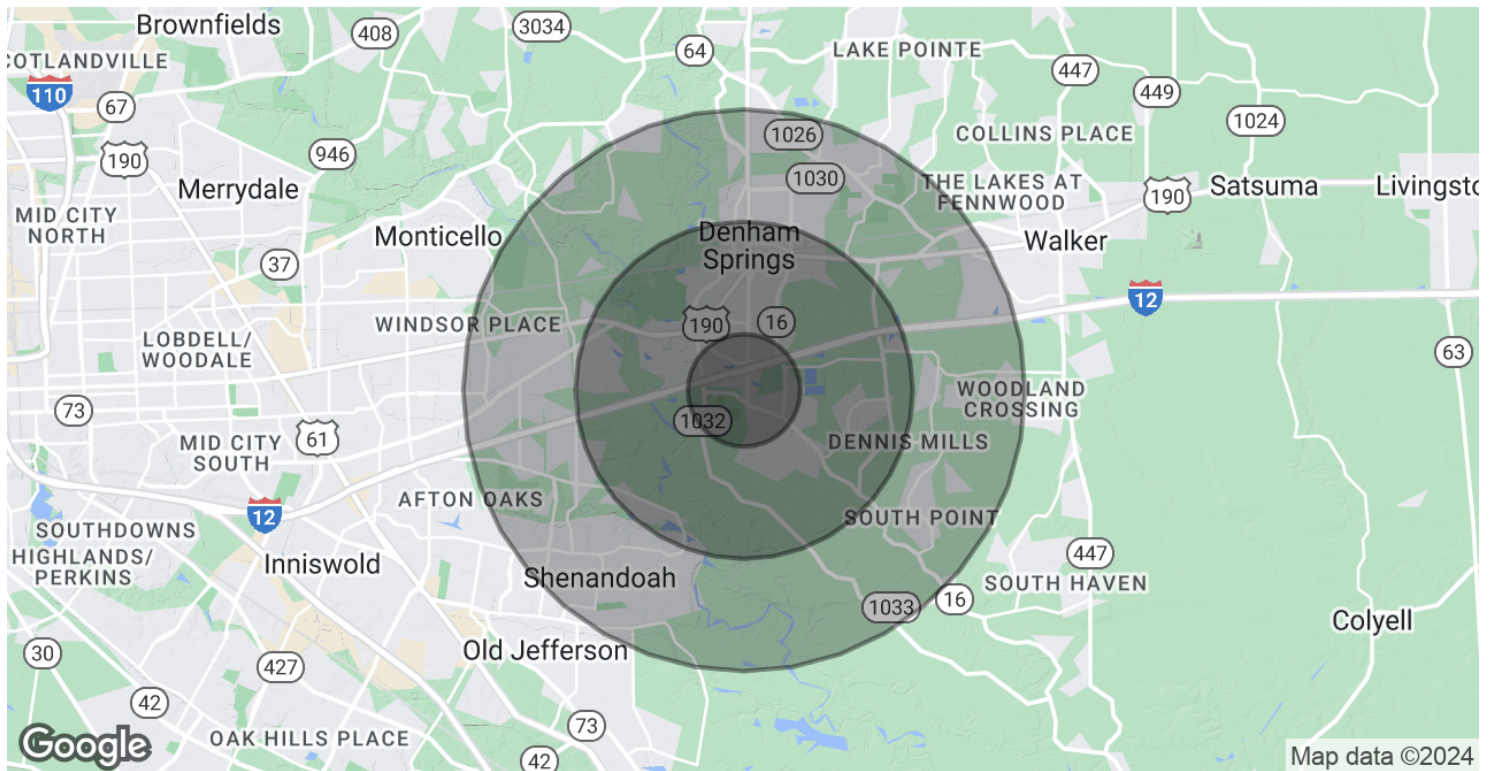
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,647	29,176	79,375
Average Age	33.4	33.0	34.6
Average Age (Male)	33.8	32.2	33.6
Average Age (Female)	33.7	34.1	35.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	919	10,485	28,728
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$60,525	\$62,150	\$72,097
Average House Value	\$196,540	\$190,354	\$207,033

* Demographic data derived from 2020 ACS - US Census

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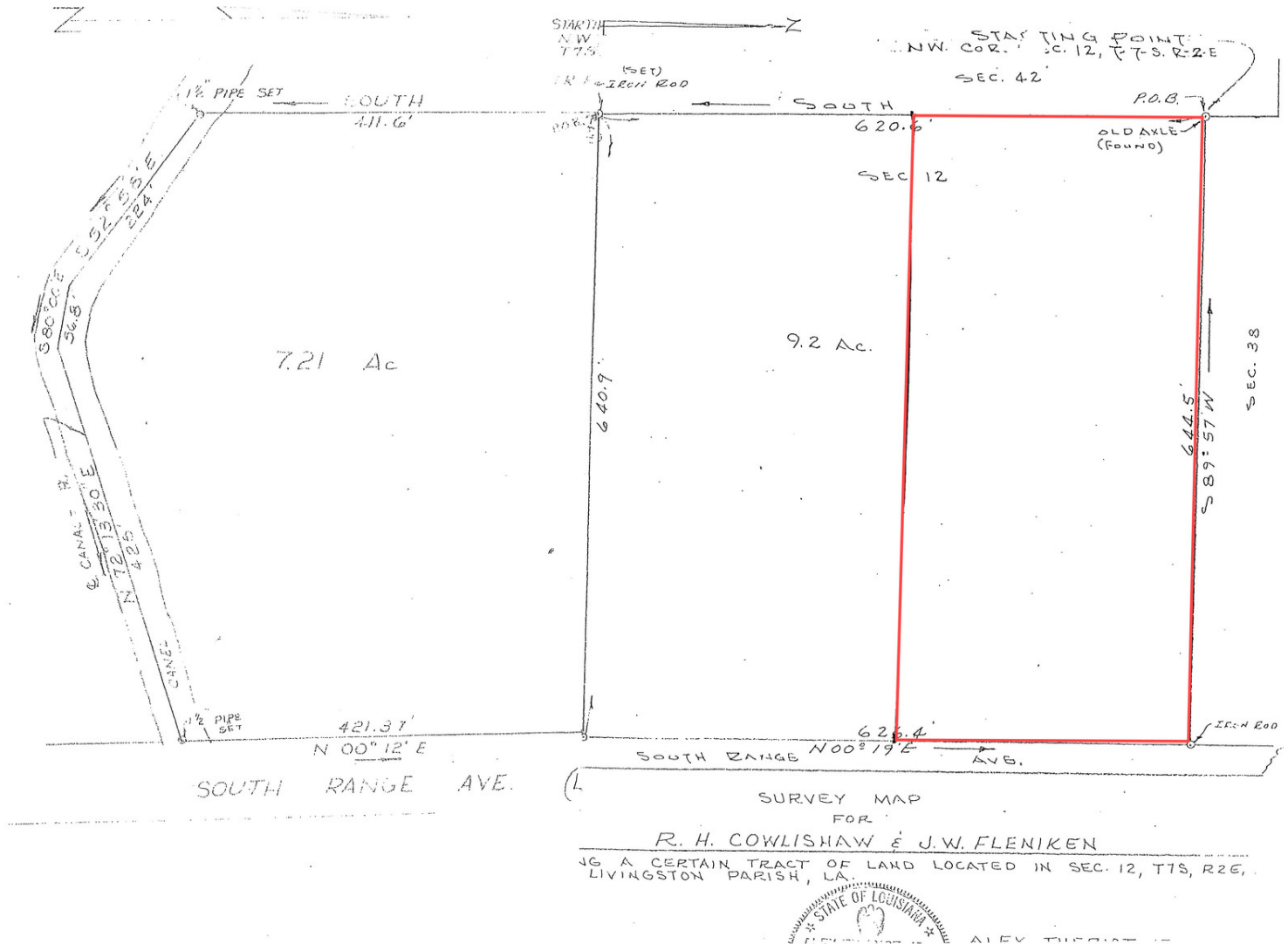
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SURVEY



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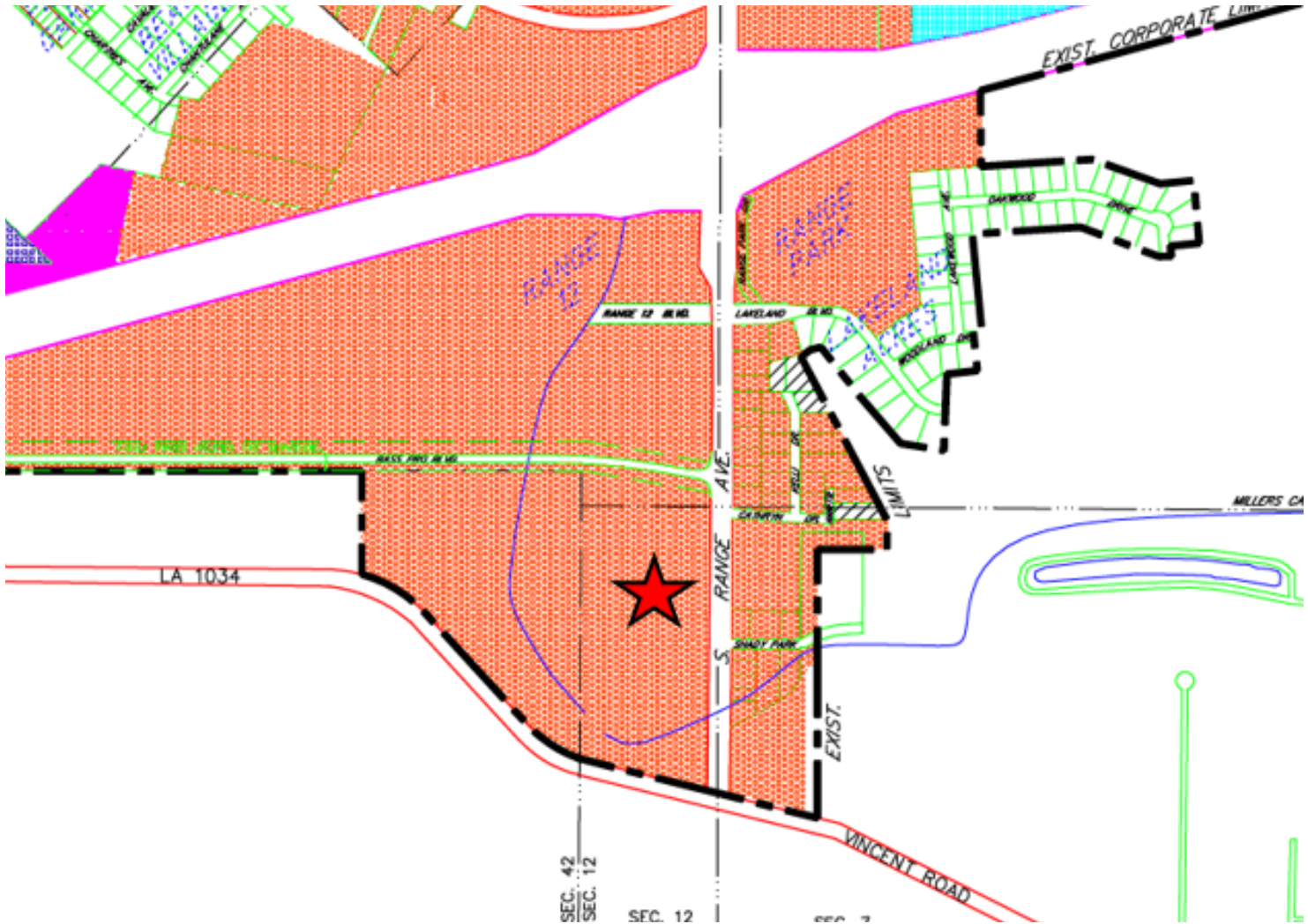
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ZONING MAP



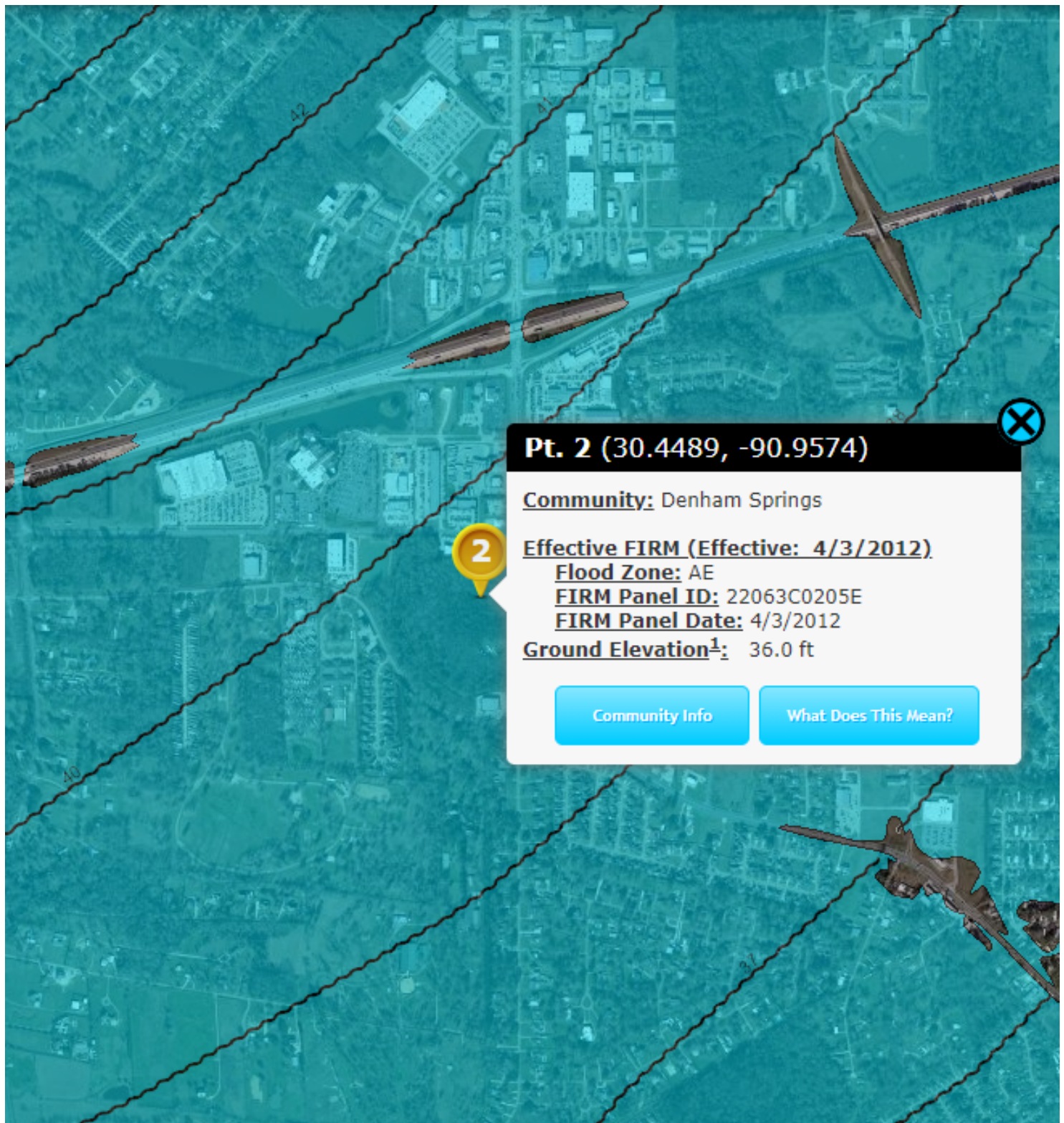
C3 (HEAVY COMMERCIAL)

Source: The municipality in which the property is located

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FLOOD ZONE MAP

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