

Vacant Land For Sale On Juban Rd

NEAR I-12 AND JUBAN CROSSING



Powell Ln

1026

Buddy Ellis Rd

27325 Juban Rd Denham Springs, LA 70726

Brent Garrett | 225.978.2071 | bgarrett@beaubox.com



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PROPERTY SUMMARY



Property Description

Vacant lot on Juban Road near I-12 and Buddy Ellis Rd, this +/- 1.296 Acre Lot is located in a rapidly developing area. Located in Flood Zone X.

Property Highlights

- +/- 1.296 Acres
- Easy Access to I-12 and Juban Crossing
- Flood Zone X
- 4,634 AADT (2005)

Location Description

Located on Juban Rd across from Buddy Ellis Rd near the I-12 Exit

Offering Summary

Sale Price:	\$699,000
Lot Size:	1.296 Acres

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ADDITIONAL PHOTOS



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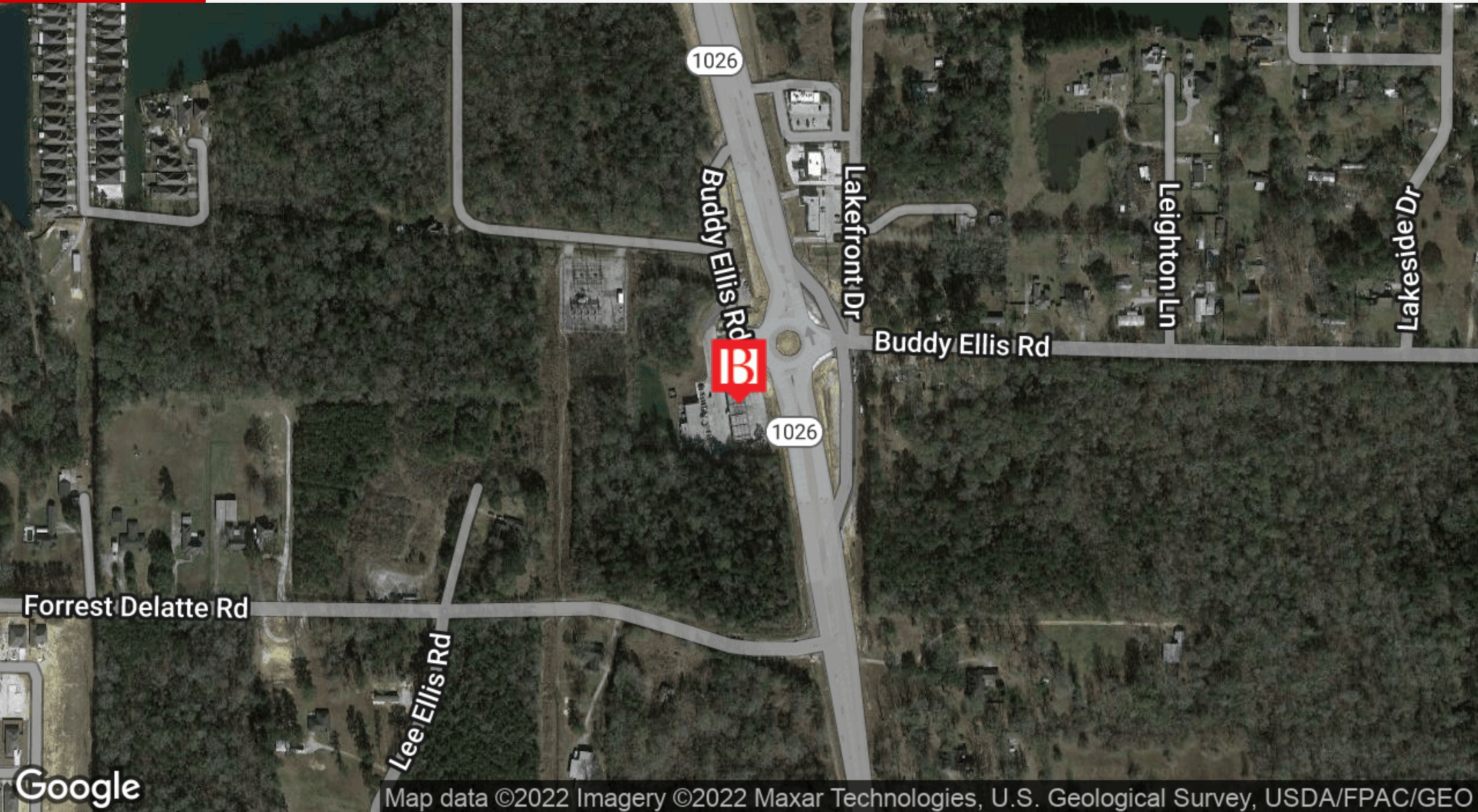
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LOCATION MAP



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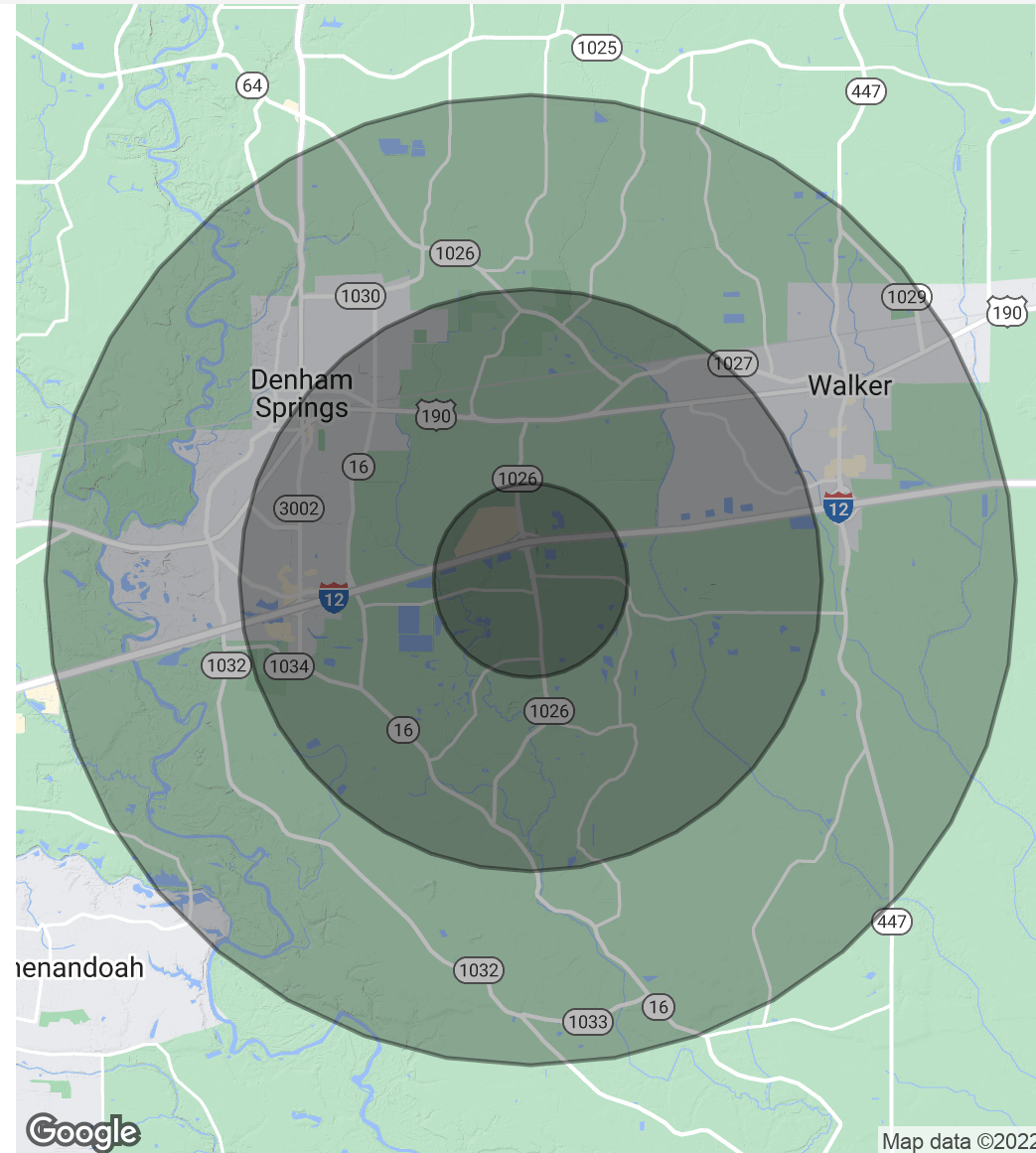
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	2,866	28,545	64,772
Average Age	45.6	36.6	37.0
Average Age (Male)	45.9	35.2	35.4
Average Age (Female)	45.3	36.0	36.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,172	10,741	26,244
# Of Persons Per HH	2.4	2.7	2.5
Average HH Income	\$88,480	\$74,825	\$72,164
Average House Value	\$398,080	\$248,254	\$228,610

* Demographic data derived from 2020 ACS - US Census



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