



HIGHLY VISIBLE LOT JUST ± 1 MINUTE OFF HWY 190 / 16

HATCHELL LN DENHAM SPRINGS, LA 70726



OFFERED: FOR SALE

SALE PRICE: \$69,000

± 0.452 ACRES

- $\pm 81'$ Frontage on Hatchell Lane – $\pm 16,379$ daily traffic
- Situated in industrial and residential heavy corridor
- Located just ± 1 minute off Hwy 190 / 16
- I-1 Zoning (Industrial District)

CONTACT:

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859.916.9354

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



PROPERTY SUMMARY

- Now available for sale, this ± 0.452 acre lot presents the opportunity to own ± 81 ft of frontage on highly traveled Hatchell Lane ($\pm 16,379$ daily traffic).
- The property is situated in an industrial and residential heavy corridor, which features businesses such as Cox, Superior Steel, Holmes, Southern Pipe & Supply, CAP Technologies, and Certified Alarm Systems.
- The subject property is zoned I-1 (Industrial District).
- Hatchell Ln cuts US Hwy 190 / 16 and turns into LA-16. The property is located just ± 1 minute off of this intersection.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	Hatchell Ln
City, State, Zip	Denham Springs, LA 70726
County	Livingston Parish
Market	LA - Baton Rouge MSA
Side Of Street	West
Nearest Highway	US Hwy 190 / LA-16
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Land
Zoning	I-1 (Industrial District)
Lot Size	±0.452 Acres
APN #	0352450
Lot Frontage	±81 ft
Lot Depth	±269.1 ft
Traffic Count	±16,379
Traffic Count Street	Hatchell Lane

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AERIAL PHOTOS



CONTACT:

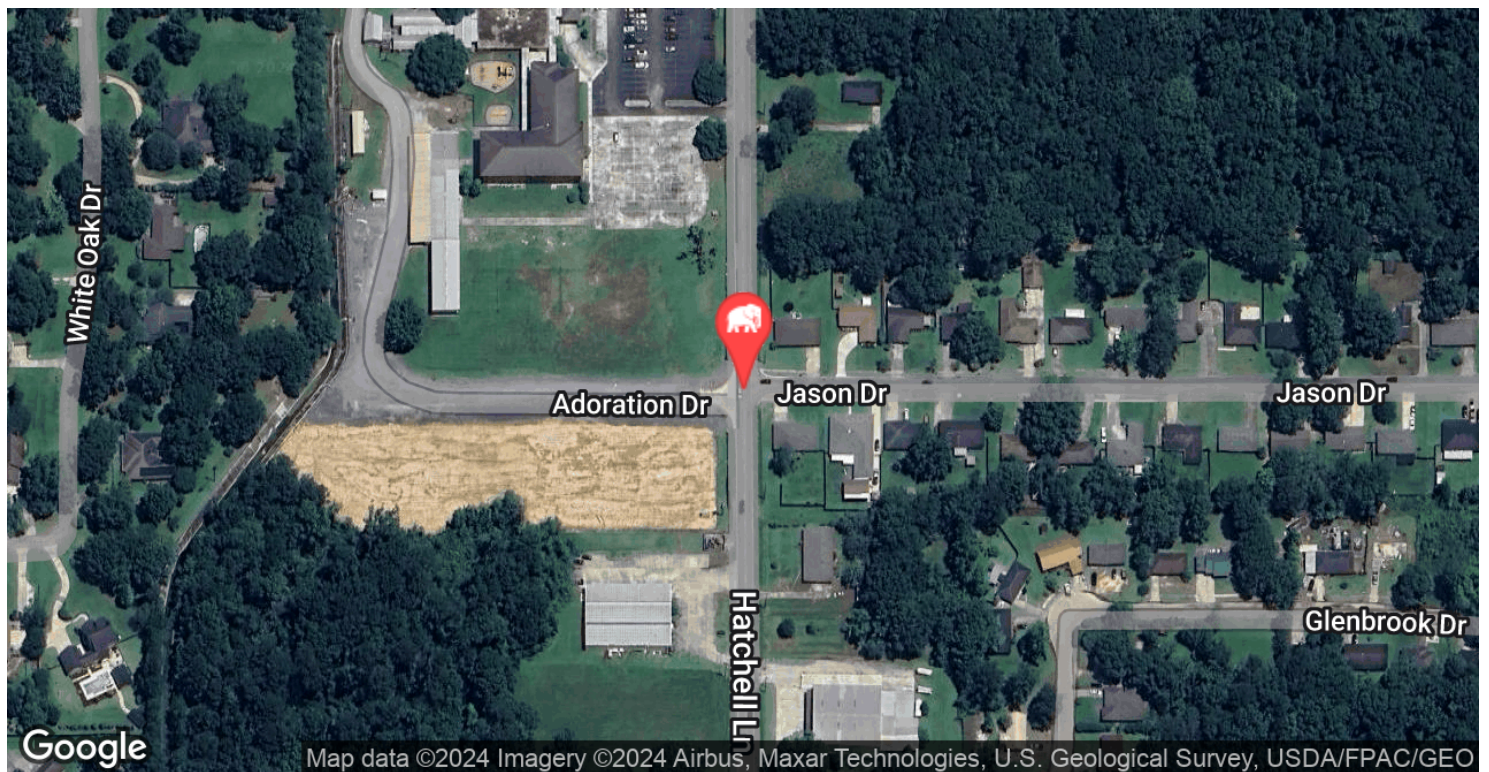
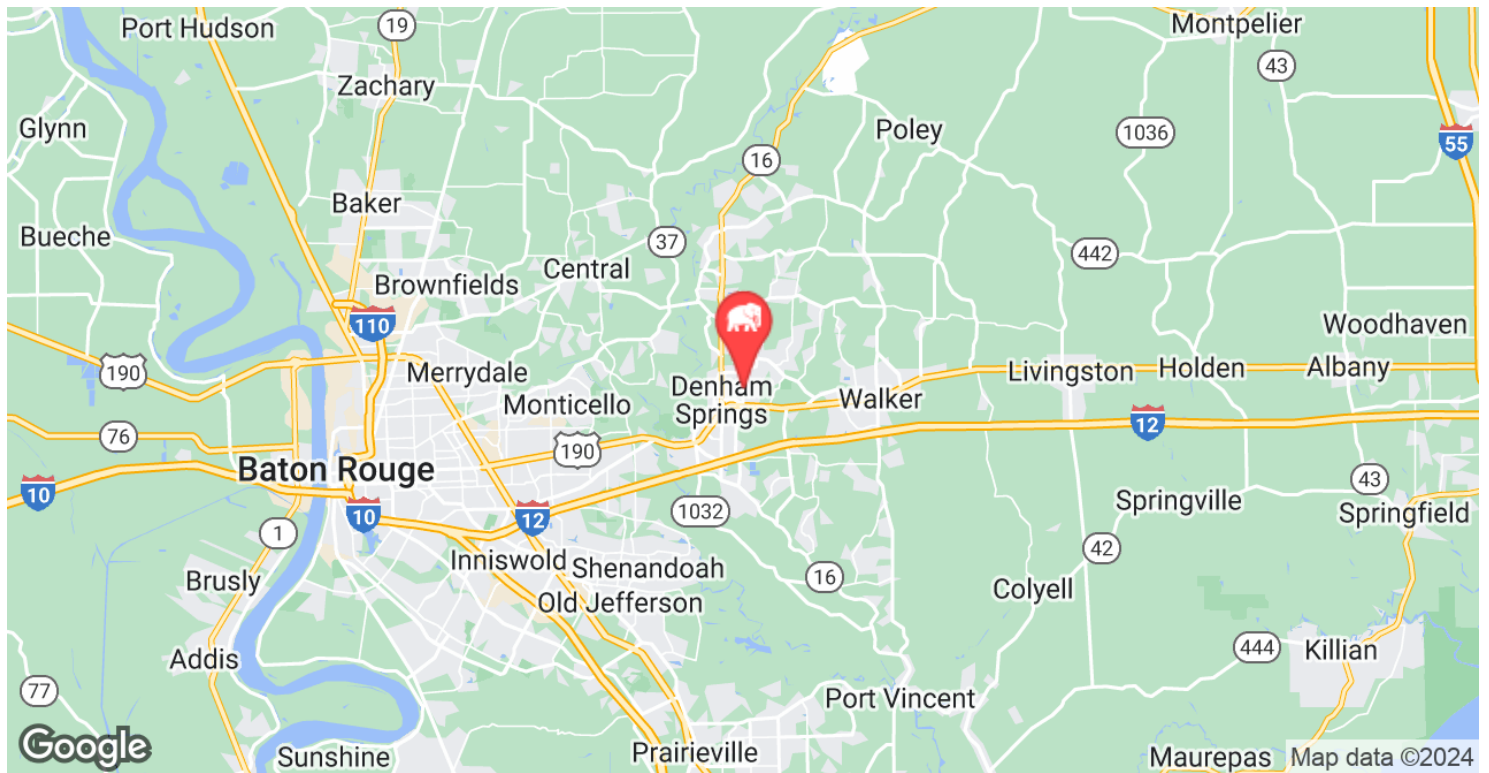
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LOCATION MAP



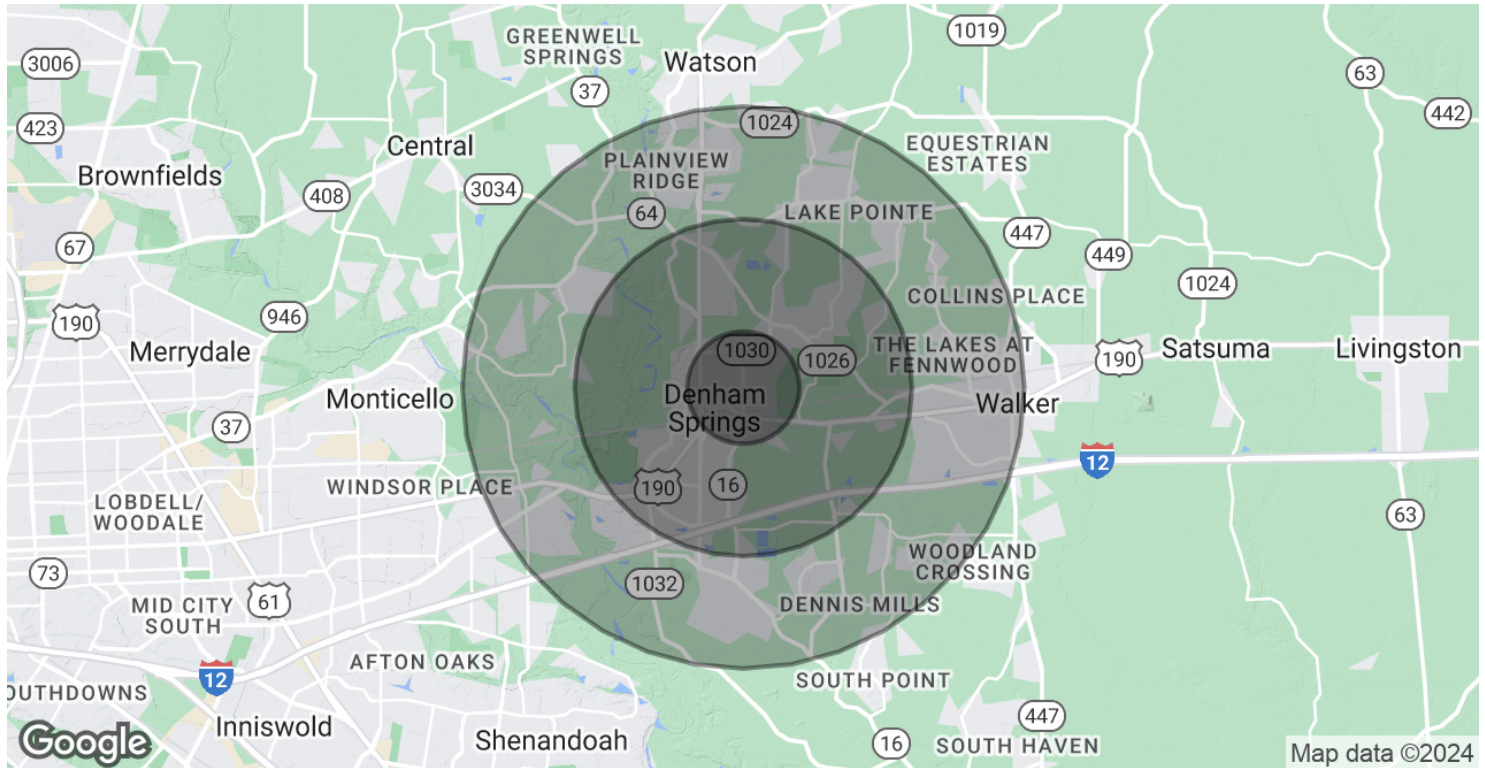
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,891	28,826	71,635
Average Age	39.0	40.3	37.0
Average Age (Male)	35.1	36.1	35.1
Average Age (Female)	39.3	42.9	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,835	12,799	28,943
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$70,606	\$68,408	\$73,712
Average House Value	\$168,735	\$173,072	\$191,184

2020 American Community Survey (ACS)

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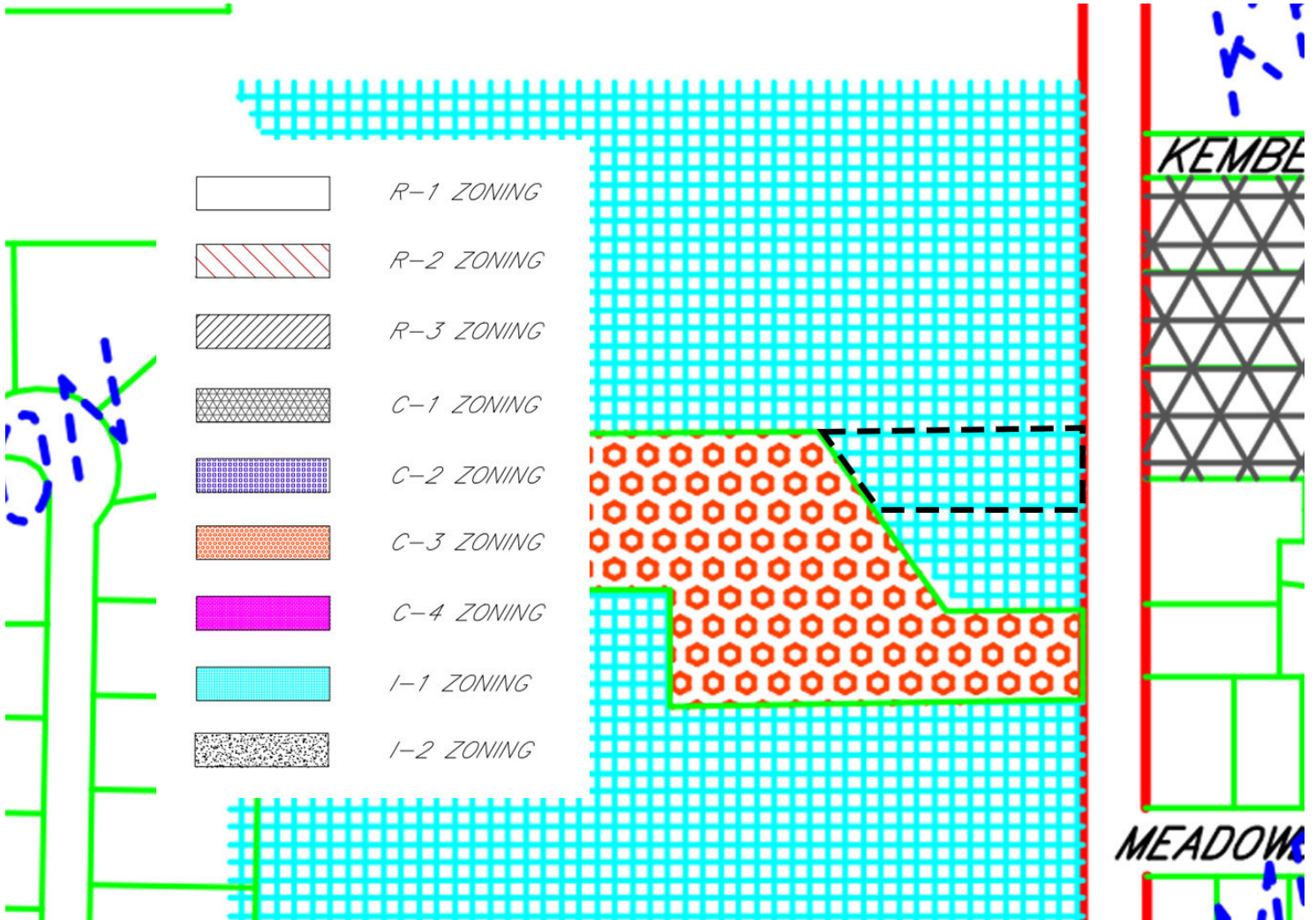
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ZONING MAP



I-1 - INDUSTRIAL DISTRICT

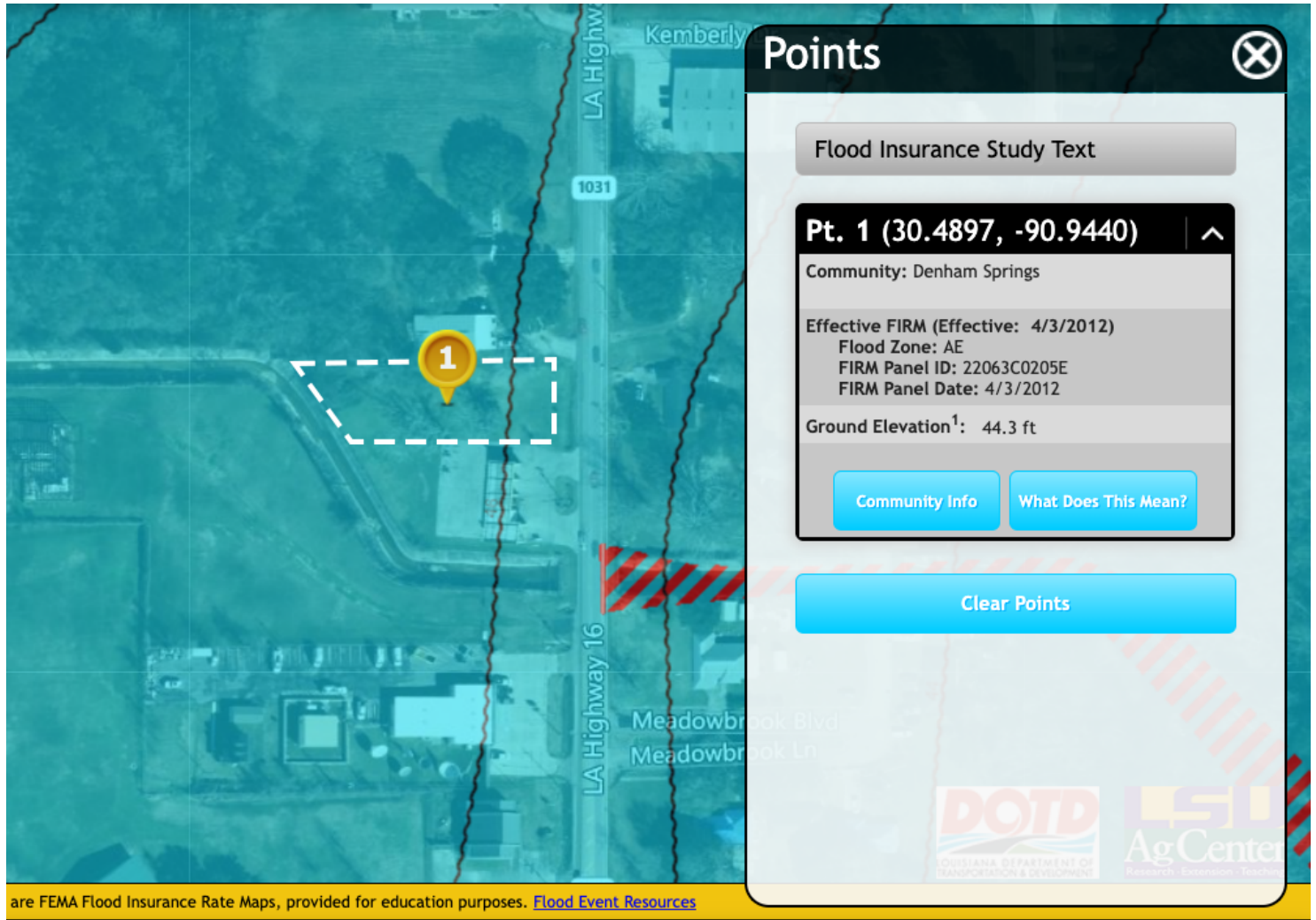
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE AE

Source: maps.lsuagcenter.com/floodmaps

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