

LAND FOR SALE

INDUSTRIAL LAND FOR SALE

245 Edgewood Dr., Denham Springs, LA 70726



SALE PRICE: \$35,000

PRICE PER ACRE: \$134,615

LOT SIZE: 0.26 Acres

PROPERTY OVERVIEW

Great parcel for office warehouse construction or general commercial use. Previously zoned residential but recently changed to commercial. City sewer and City water at street. Septic tank on property.

PROPERTY FEATURES

- Lot dimensions 94 x 122
- City water
- City Sewer

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

INDUSTRIAL LAND FOR SALE

245 Edgewood Dr., Denham Springs, LA 70726



KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

INDUSTRIAL LAND FOR SALE

245 Edgewood Dr., Denham Springs, LA 70726



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The Livingston Parish Assessor's Office makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The Assessor retains the right to make changes and update data on this site at anytime without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the Parish of Livingston only, and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessor's Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate parish or municipal office.

February 16, 2017

1 inch = 39 feet
0 20 40 60 80 Feet

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
O: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

INDUSTRIAL LAND FOR SALE

245 Edgewood Dr., Denham Springs, LA 70726



Louisiana Flood Map 245 Edgewood Drive Denham Springs LA 70726



Visible Layers

Effective FIRM

Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.4747, -90.9541

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation
1	22063C0205E 4/3/2012	AE	manual	39.5

1. Ground Elevation is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

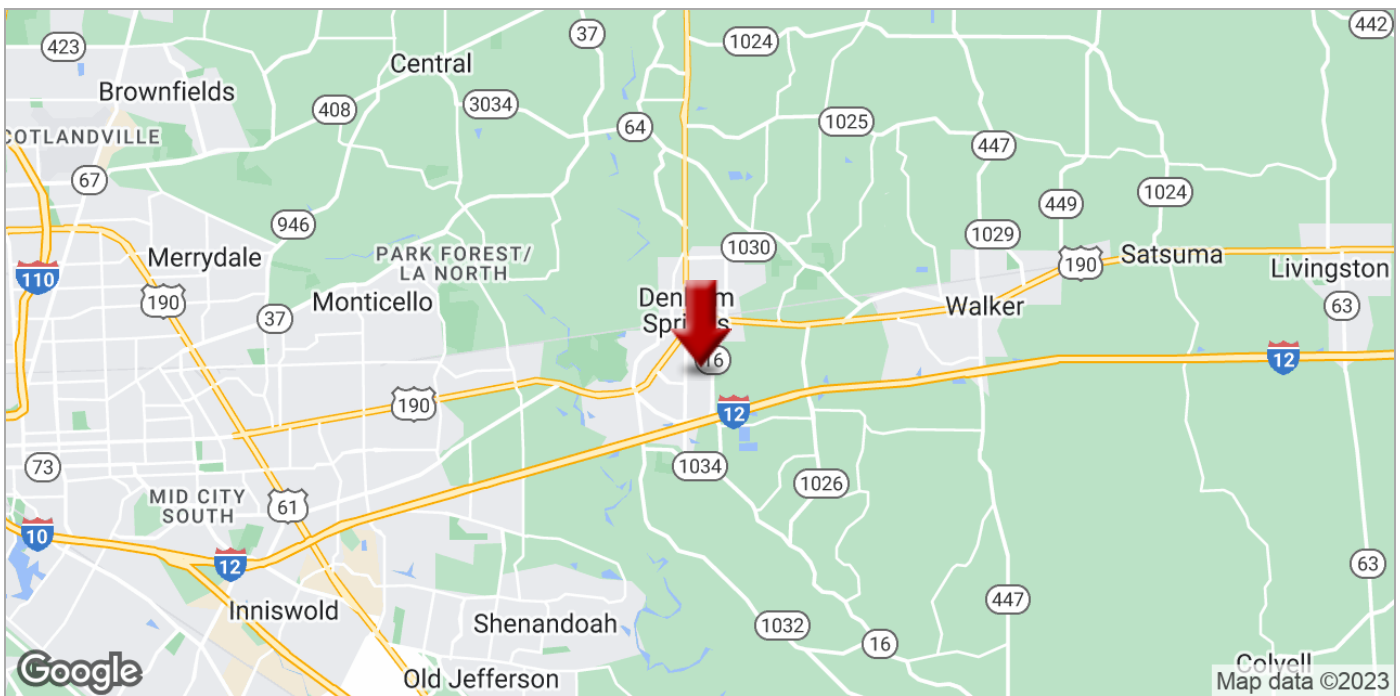
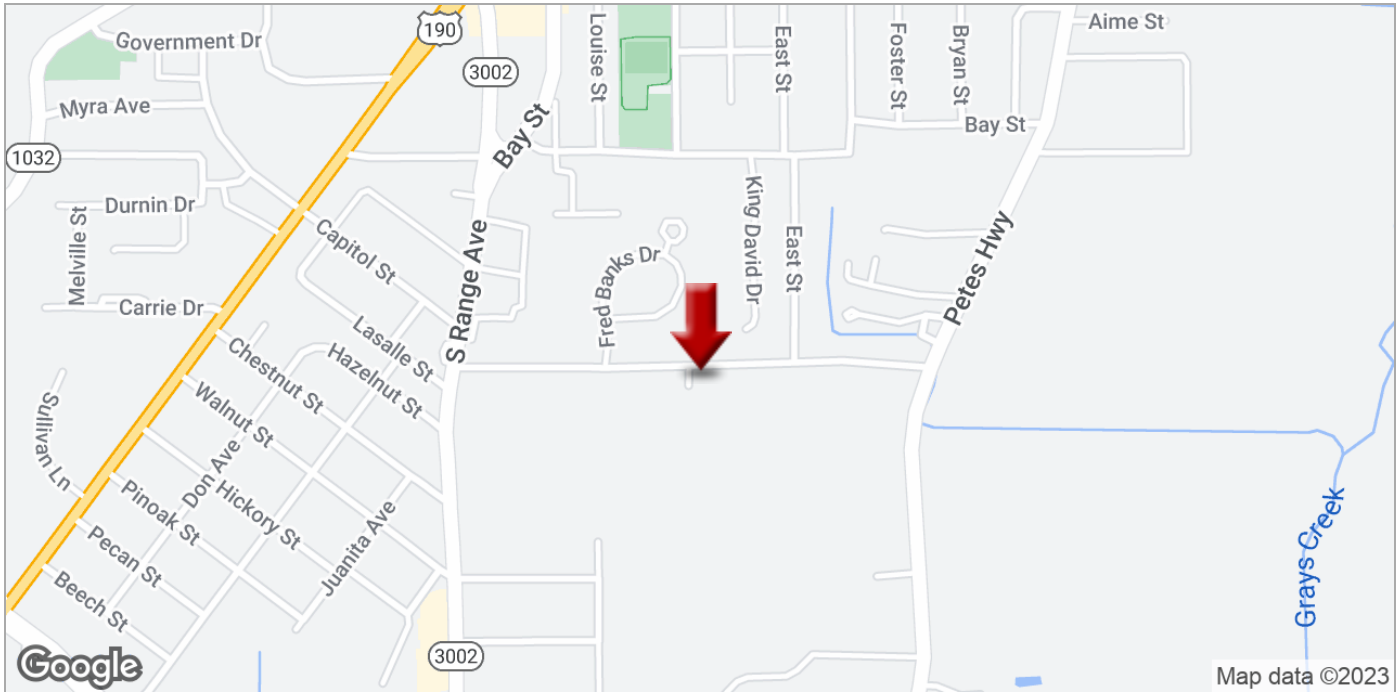
KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
O: 225.405.3257
yourccim@kw.com

LAND FOR SALE

INDUSTRIAL LAND FOR SALE

245 Edgewood Dr., Denham Springs, LA 70726



KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

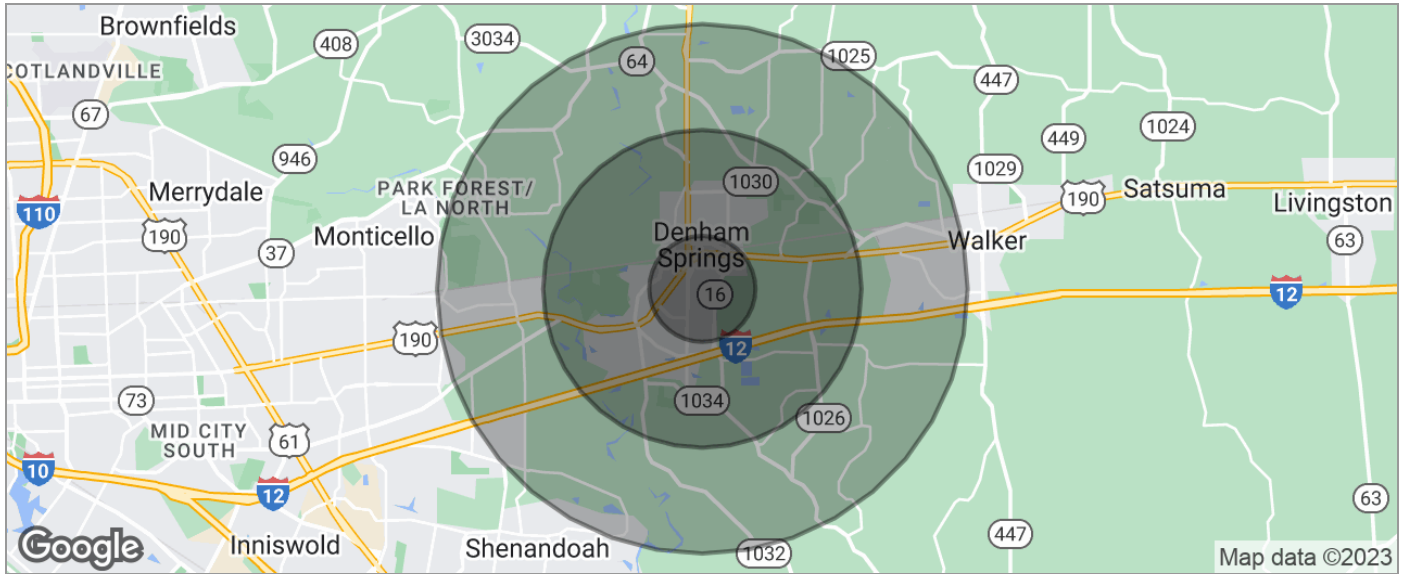
DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

INDUSTRIAL LAND FOR SALE

245 Edgewood Dr., Denham Springs, LA 70726



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,858	29,910	70,366
MEDIAN AGE	36.7	34.6	33.6
MEDIAN AGE (MALE)	33.9	34.0	32.9
MEDIAN AGE (FEMALE)	39.4	35.1	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,811	10,609	24,972
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$56,445	\$60,726	\$65,217
AVERAGE HOUSE VALUE		\$190,825	\$181,411
RACE	1 MILE	3 MILES	5 MILES
% WHITE	82.6%	84.4%	79.9%
% BLACK	15.2%	12.4%	16.1%
% ASIAN	1.4%	1.5%	2.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.3%
% OTHER	0.0%	0.2%	0.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.1%	5.1%	4.8%

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com