

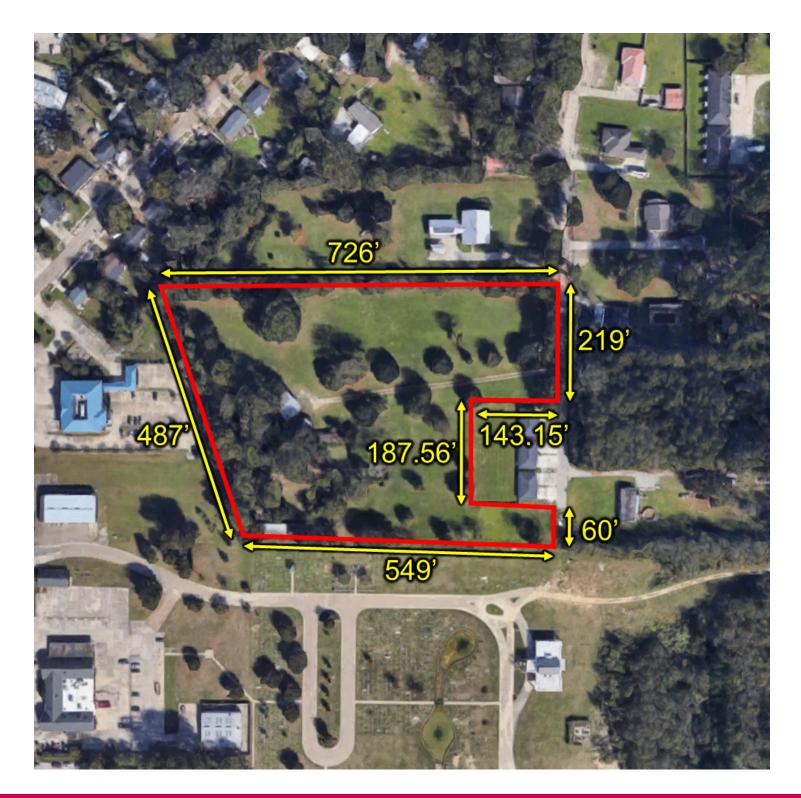
OFFERING SUMMARY		PROPERTY OVERVIEW
Sale Price:	\$295,000	This 6.19 acre picturesque development tract is located right off of S Range Ave in Denham Springs, just outside of Baton Rouge. The site is ideal to build multifamily.
Sale Price Per SF:	\$1.09 per SF	The existing structures are considered to have little to no value. The property does NOT include the three duplex buildings fronting Norma Drive.
Lot Size:	6.19 Acres	
Lots:	3 & 4-A	The land is located on Norma Dr in Denham Springs near I-12. Norma Dr runs parallel to S Range Ave and is connected by Tate Rd which runs perpendicular to both streets.
Zoning:	R-3, C-3	
Flood Zone:	AE	

Mathew Laborde, CCIM (C) 337.326.1368



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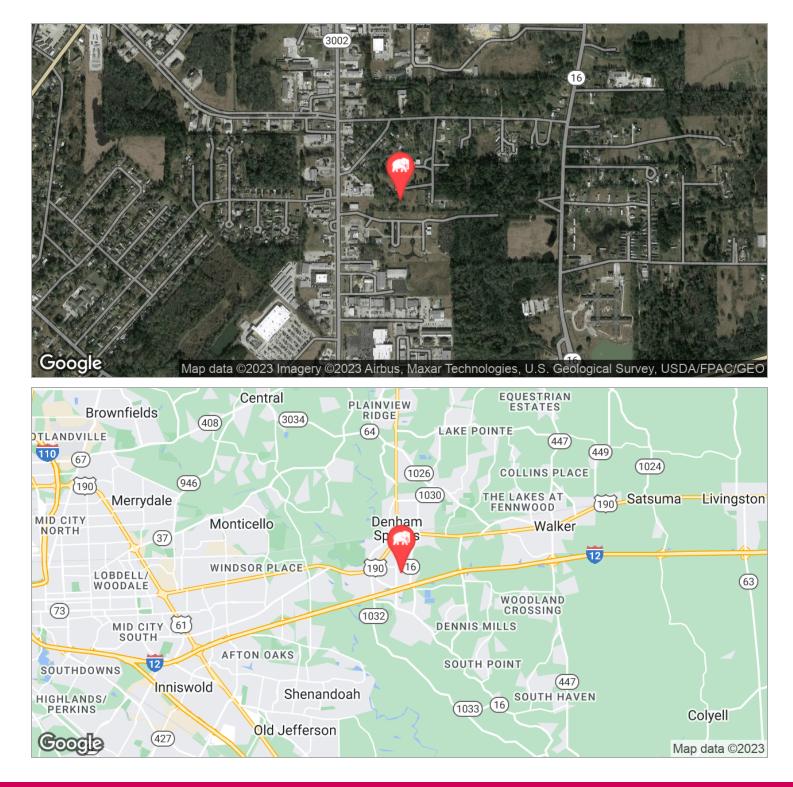
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Location Maps

Baker Bueche Brownfields Centr Brownfields Merrydale Monticel 76 Baton Rouge 10 Brusly Brusly Addis	lo Denham Springs Walke	r 3 Spring (42) Colyell	Woodhaver Albany yville 43 Springfield 444 Killian Map data ©2023
POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,508	29,813	73,215
Median age	35.9	34.0	34.0
Median age (Male)	34.1	33.4	33.2
Median age (Female)	37.7	34.8	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES

		•	•
Total households	1,654	10,616	26,083
# of persons per HH	2.7	2.8	2.8
Average HH income	\$56,907	\$60,710	\$67,944
Average house value	\$197,409	\$187,423	\$195,646

* Demographic data derived from 2020 ACS - US Census

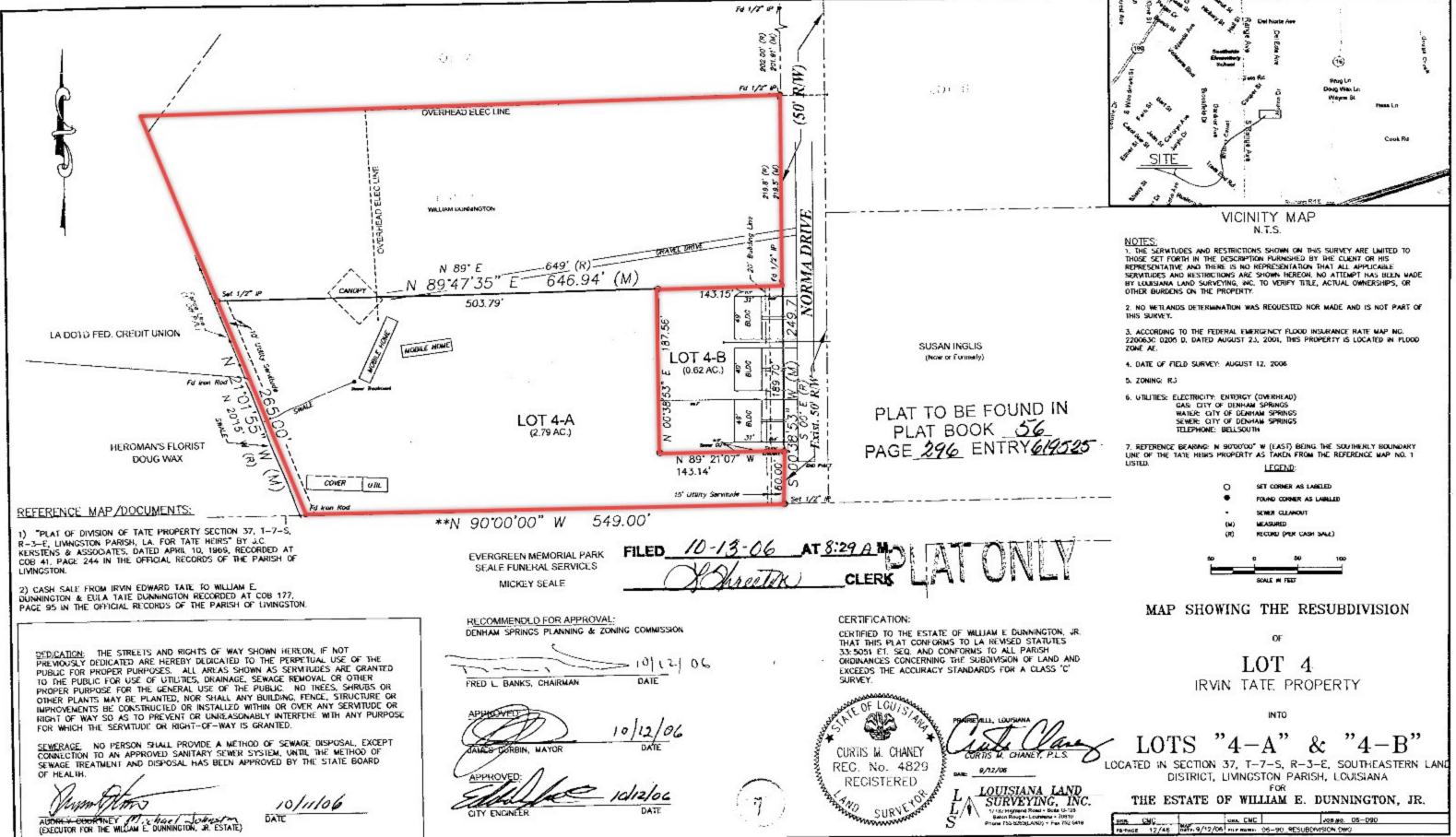
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0	SET CORNER AS LABELED
•	FOUND CORNER AS LABILLED
	SEWER CLEANOUT
(1)	MEASURED
(R)	RECORD (MER CASH SALE)

50	0	50	100	
1	_	_		
	SCALE	M FEET		

\times	- LOT	'S "4	-A"	& '	'4-B"	
\mathcal{O}	LOCATED IN S		T-7-5, R-	-3-E, SO	UTHEASTERN JISIANA	LAND
			FOR			
С.	THE ES	TATE OF	WILLIAM F	E. DUNN	INGTON, JE	2.
	URR CHC	CRA.	CNC	125 49.	05-090	