

PICTURESQUE DENHAM SPRINGS DEVELOPMENT TRACT



OFFERING SUMMARY

Sale Price:	\$295,000
Sale Price Per SF:	\$1.09 per SF
Lot Size:	6.19 Acres
Lots:	3 & 4-A
Zoning:	R-3, C-3
Flood Zone:	AE

PROPERTY OVERVIEW

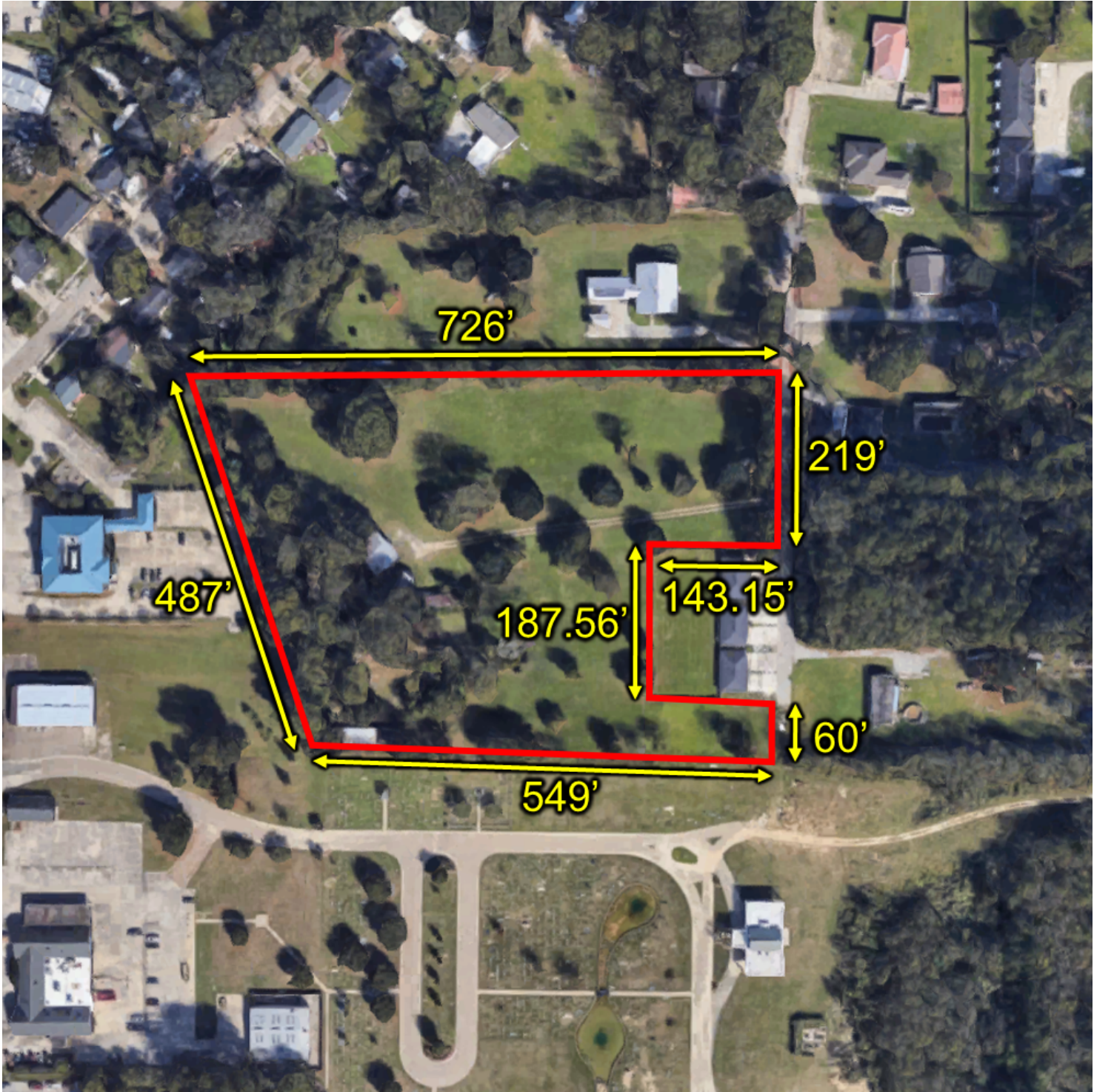
This 6.19 acre picturesque development tract is located right off of S Range Ave in Denham Springs, just outside of Baton Rouge. The site is ideal to build multifamily.

The existing structures are considered to have little to no value. The property does NOT include the three duplex buildings fronting Norma Drive.

LOCATION OVERVIEW

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.

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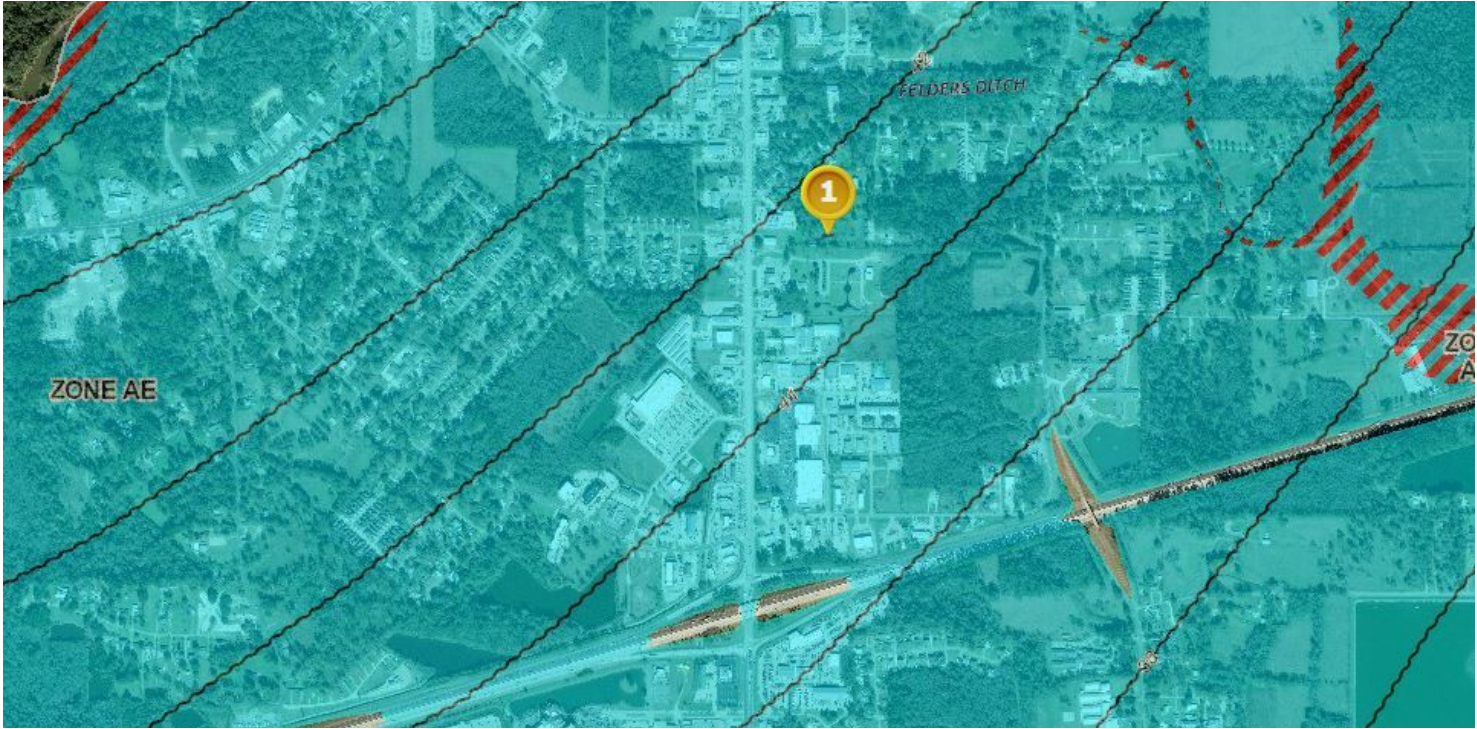


Mathew Laborde, CCIM (C) 337.326.1368

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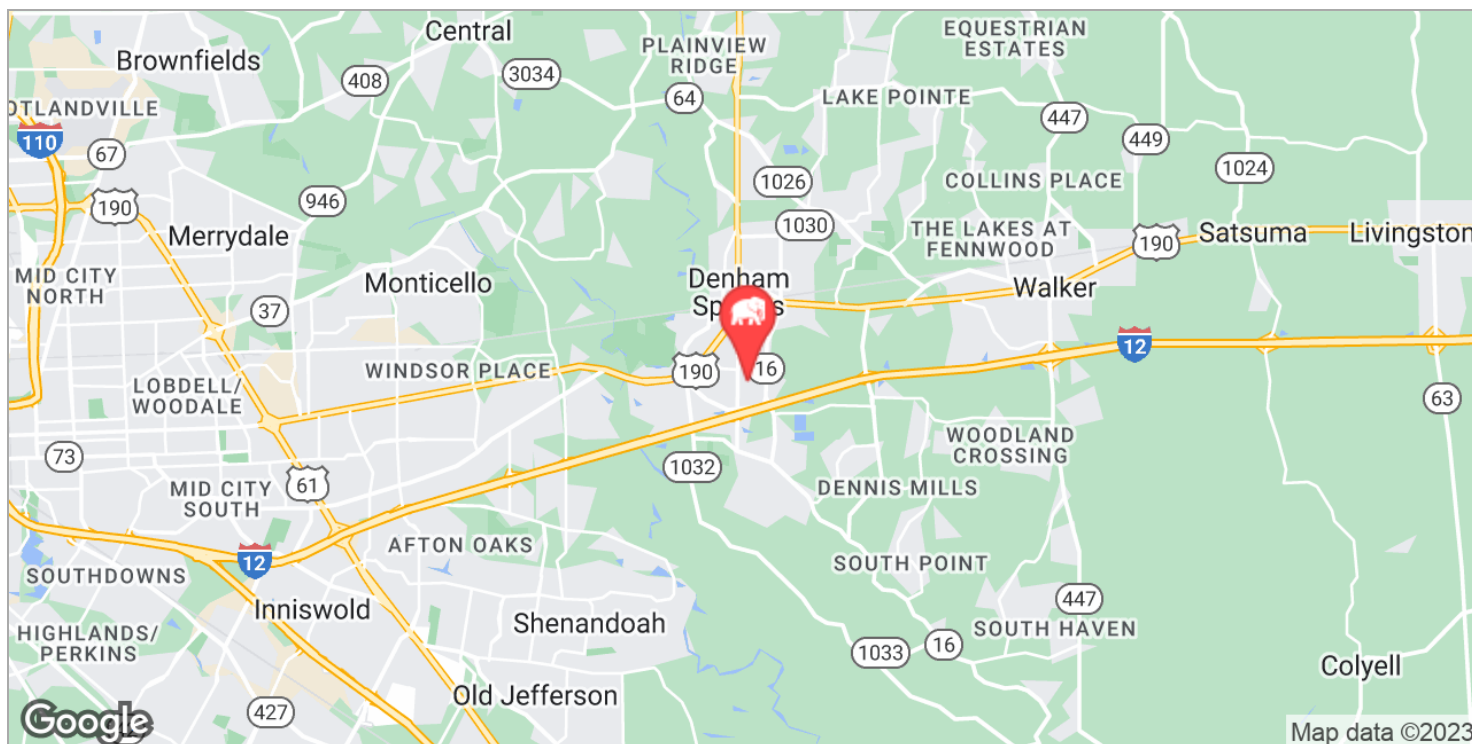
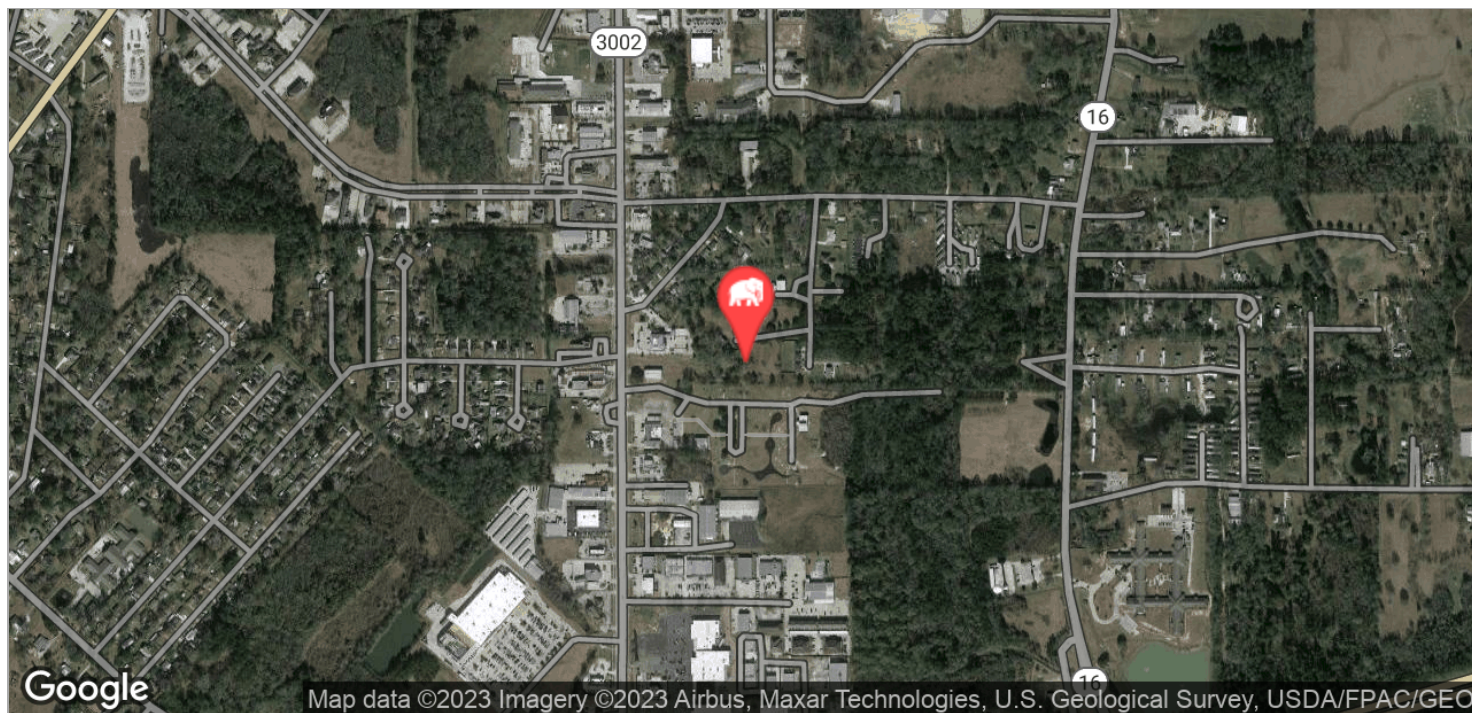
800.895.9329 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

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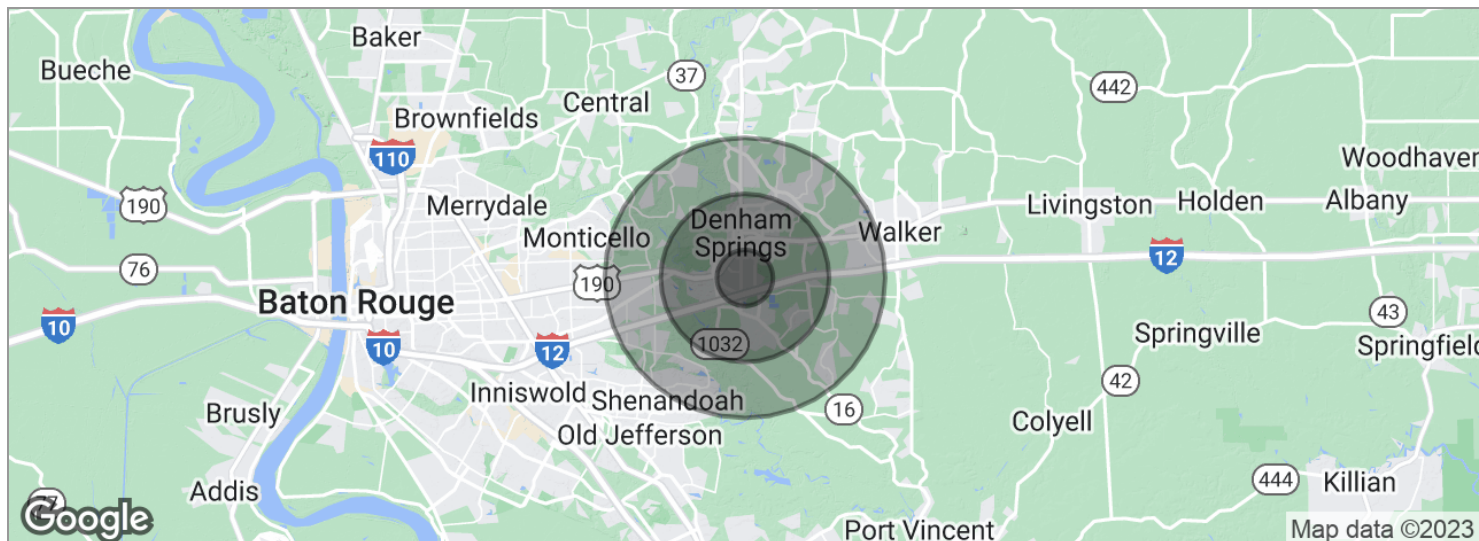


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,508	29,813	73,215
Median age	35.9	34.0	34.0
Median age (Male)	34.1	33.4	33.2
Median age (Female)	37.7	34.8	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,654	10,616	26,083
# of 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



