

## LAND FOR SALE/LEASE

# 0.88+/-ACRE LAND TRACT FOR SALE OR LEASE

8436 Vincent Rd, Denham Springs, LA 70726



**SALE OPTION PRICE:** \$275,000

**LEASE OPTION RATE:** \$1,600 Per Month

**LOT SIZE:** 0.88 Acres

**PRICE / SF** \$7.17

**ZONNING** Rural

### PROPERTY OVERVIEW

Located adjacent to Carters Grocery store and 1.5 miles to I-12, this property is great for retail development. Did not flood in 2016. Level and cleared. City Water, City Sewer, and Gas on site.

\* Sale Option: \$275,000

\* Lease Option: \$1,600 per month

**KW COMMERCIAL**  
8686 Bluebonnet Boulevard,  
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**DAVID VERCHER**  
Director  
0: 225.405.3257  
yourccim@kw.com

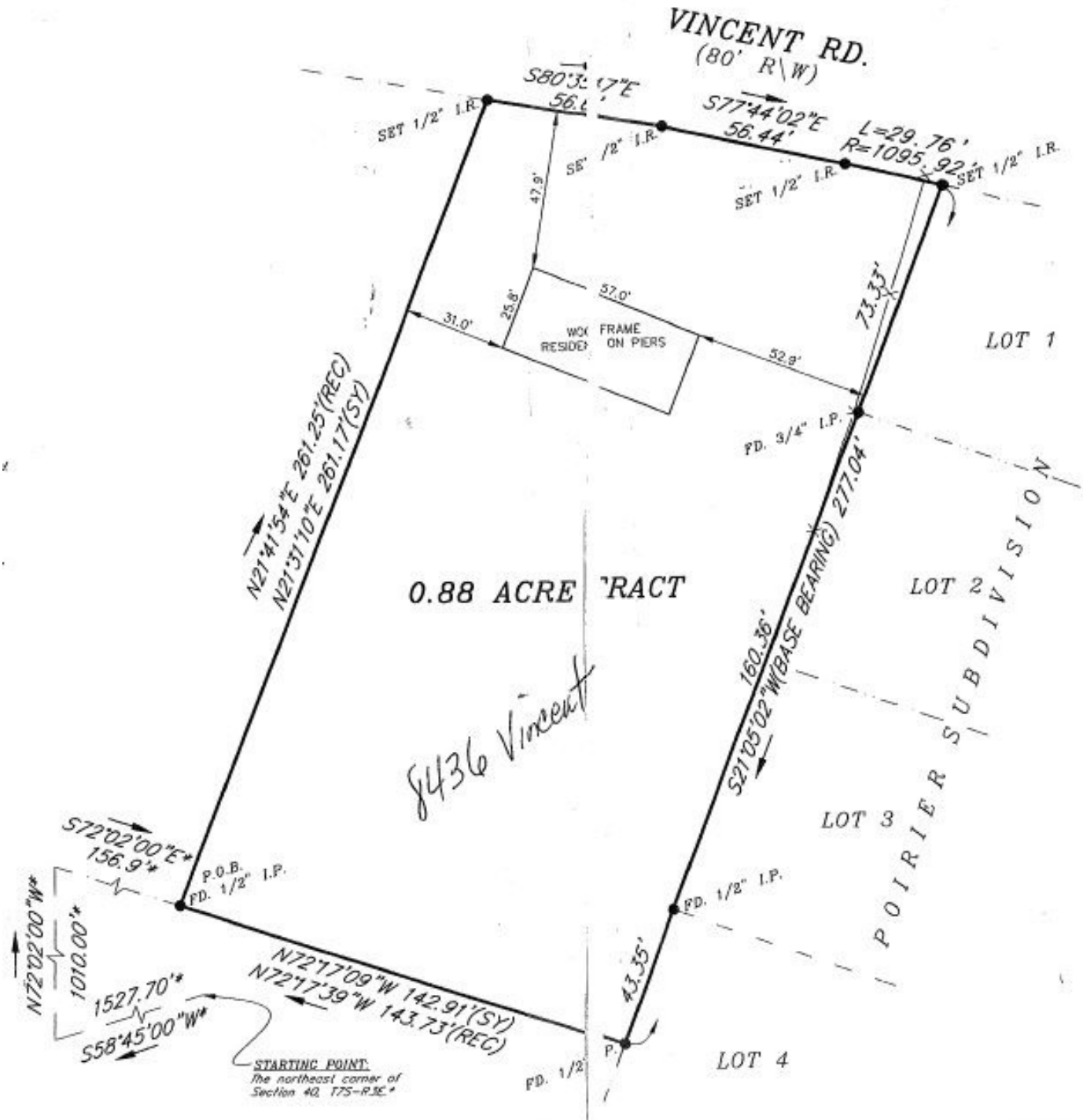
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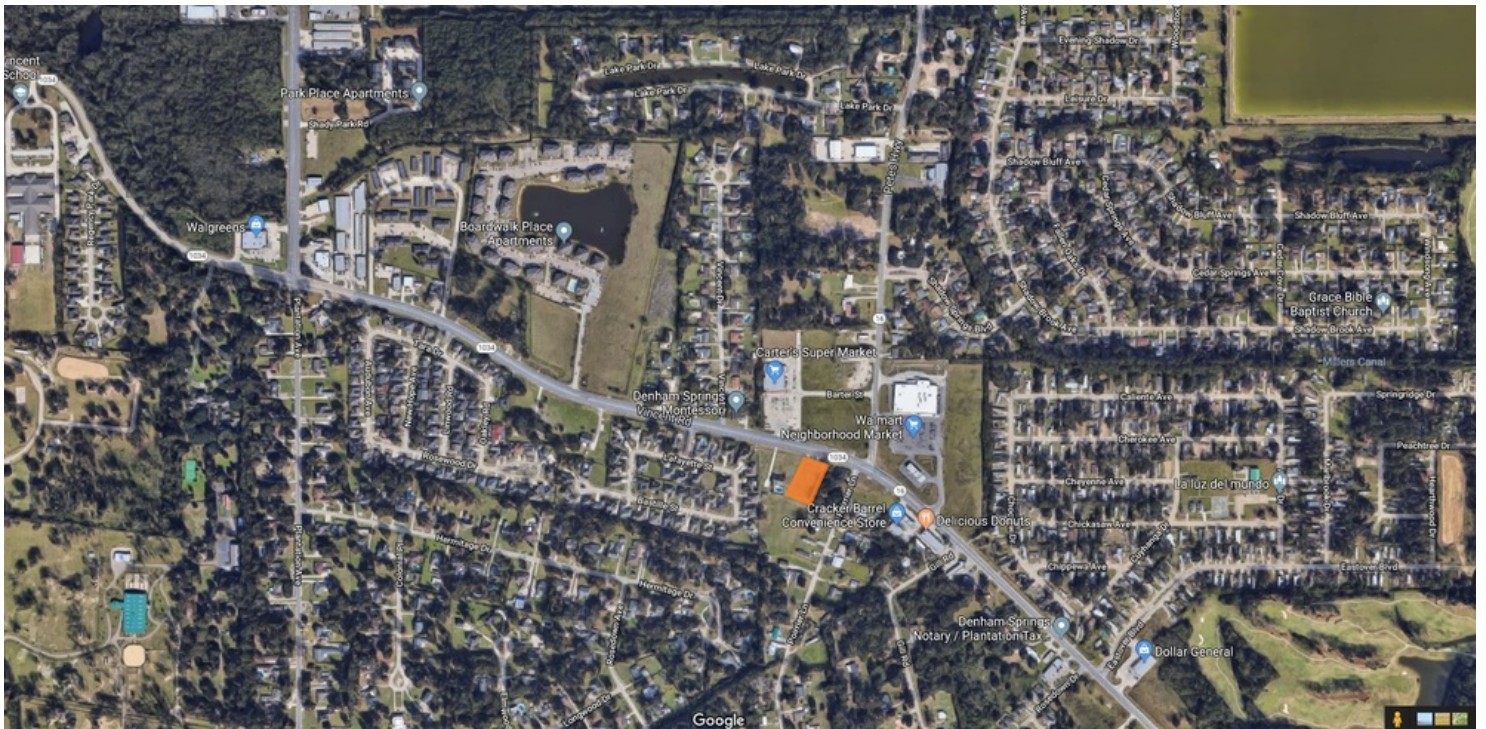
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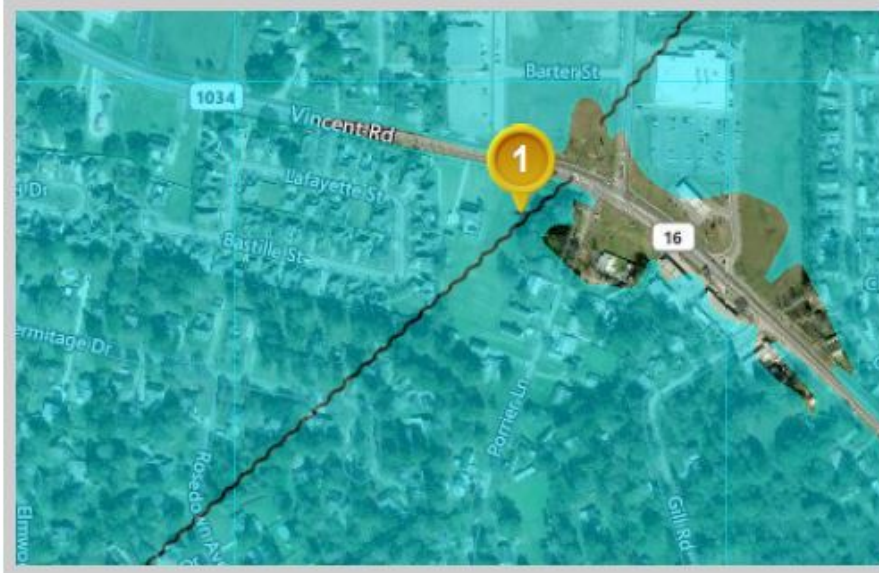


# 0.88+/--ACRE LAND TRACT FOR SALE LEASE

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## Louisiana Flood Map Vincent Rd Livingston LA



### Visible Layers

Effective FIRM

Bing Hybrid

### Point Coordinates

Point #	Lat., Long.
1	30.4427, -90.9471

Flood information in this table is from the: **Effective FIRM**

Point	Panel ID	Flood Zone	BFE	Ground Elevation	Wind Speed*
1	22063C0205E 4/3/2012	AE	manual	38.8	125 mph

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).
2. *LRC (Louisiana Residential Code) Wind Speed* as of February 1, 2018 is provided by Applied Technology Council's Wind Speed Service. This "Ultimate Design Wind Speed" must be used with the 2015 and later versions of the International Residential Code. See wind speed maps (<http://maps.lsuagcenter.com/windspeed/>) for earlier standards and applicable code versions.

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.

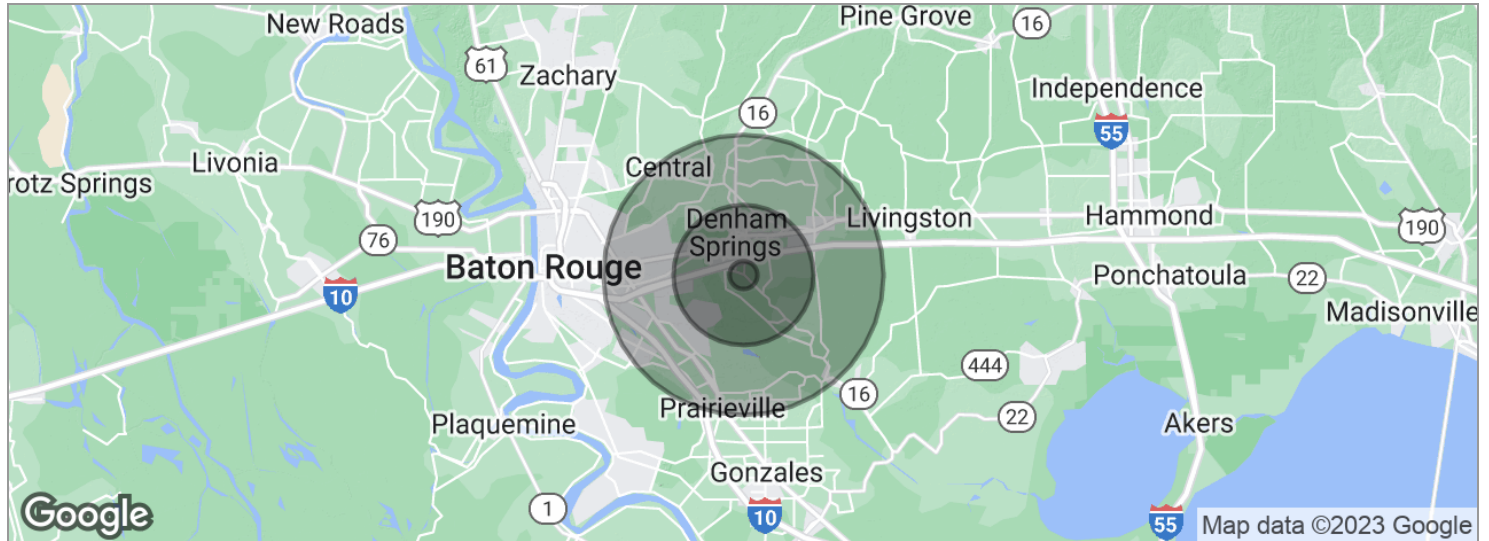
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,511	72,142	290,345
Median age	31.7	34.5	34.7
Median age (male)	33.8	33.3	33.3
Median age (Female)	30.7	35.8	36.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	847	25,838	108,559
# of persons per HH	3.0	2.8	2.7
Average HH income	\$64,273	\$72,009	\$72,646
Average house value	\$196,331	\$205,318	\$195,638

\* Demographic data derived from 2020 ACS - US Census

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