

MLK Jr Dr.

Petes Hwy

TBD Petes Hwy @ MLK Jr Dr-1.8 Acres

LAND FOR SALE

TBD Petes Hwy Denham Springs, LA 70726

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com



TBD Petes Hwy @ MLK Jr Dr-1.8 Acres

PROPERTY SUMMARY



Property Description

1.8± acres of vacant land available in the City of Denham Springs. The property sits just two blocks from Hwy 190 (Florida Blvd) near the intersection of Pete's Hwy and Martin Luther King Jr. Drive. Offering dual access, the site features 212 feet of frontage on Pete's Hwy and 100 feet of frontage on MLK Jr. Dr. Zoned C2, this property is well-suited for a variety of commercial uses. Located in Flood Zone X, no flood insurance is required. Site includes lots 3-10.

Property Highlights

- 1.8± acres of vacant land (Lots 3–10, McDowell Subdivision No. 2)
- Located in the City of Denham Springs
- Just two blocks from Hwy 190 (Florida Blvd)
- Near the intersection of Pete's Hwy & Martin Luther King Jr. Drive
- Dual access with 212' frontage on Pete's Hwy & 100' frontage on MLK Jr. Dr.
- C2 zoning – ideal for a variety of commercial uses
- Flood Zone X – no flood insurance required

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Offering Summary

Sale Price:	\$310,000
Lot Size:	1.8 Acres

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,197	11,869	29,267
Total Population	3,207	31,169	78,761
Average HH Income	\$91,178	\$101,453	\$104,949



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LOCATION MAP



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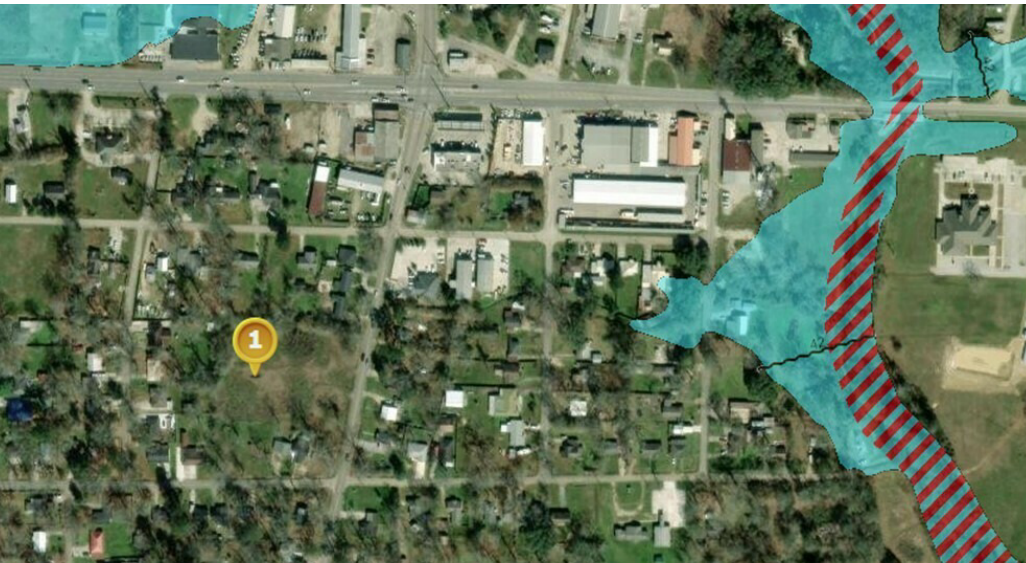
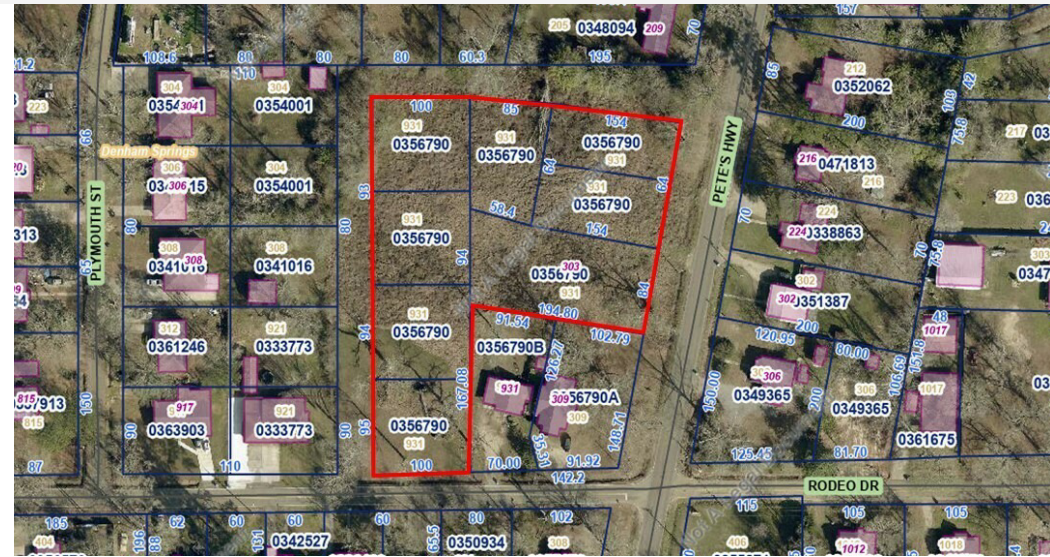
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Map data ©2026



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ADDITIONAL PHOTOS



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SURVEY



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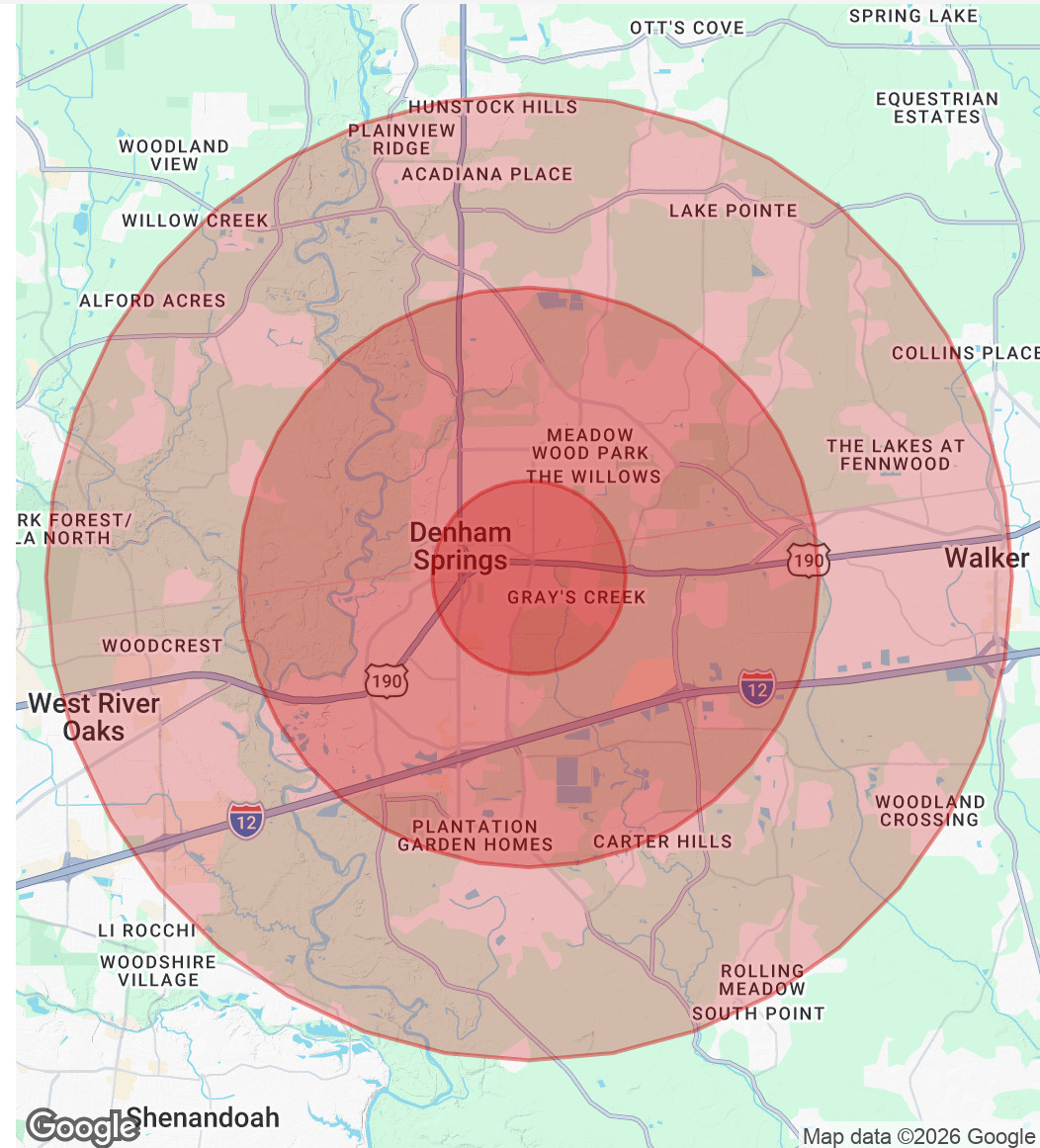
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	3,207	31,169	78,761
Average Age	42	39	38
Average Age (Male)	39	37	37
Average Age (Female)	44	40	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,197	11,869	29,267
# Of Persons Per HH	2.7	2.6	2.7
Average HH Income	\$91,178	\$101,453	\$104,949
Average House Value	\$236,059	\$278,904	\$290,906

Demographics data derived from AlphaMap



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