



COMMERCIAL DEVELOPMENT LOT OFF S RANGE AVE – OWNER

162 DEL NORTE AVE DENHAM SPRINGS, LA 70726



FOR SALE

SALE PRICE: \$150,000 (\$6.04/SF)

0.57 ACRES

- Development potential for a multi-tenant office or warehouse
- Located off S Range ave - ±25,524 vehicles per day
- Zoned C-2 Commercial
- Owner financing available

CONTACT:

PETER LAVILLE
225.276.7561

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now for sale, 162 Del Norte Ave is a ±0.57-acre lot offering a development potential for a multi-tenant office or warehouse.
- Nearby businesses include Southern Produce, Walmart, the UPS Store, Po-Boy Express, Mr. Gatti's Pizza, and Salad Station, enhancing the site's appeal.
- Located just off S Range Ave, the property benefits from ±25,524 vehicles per day, providing high visibility.
- Zoned C-2 Commercial.

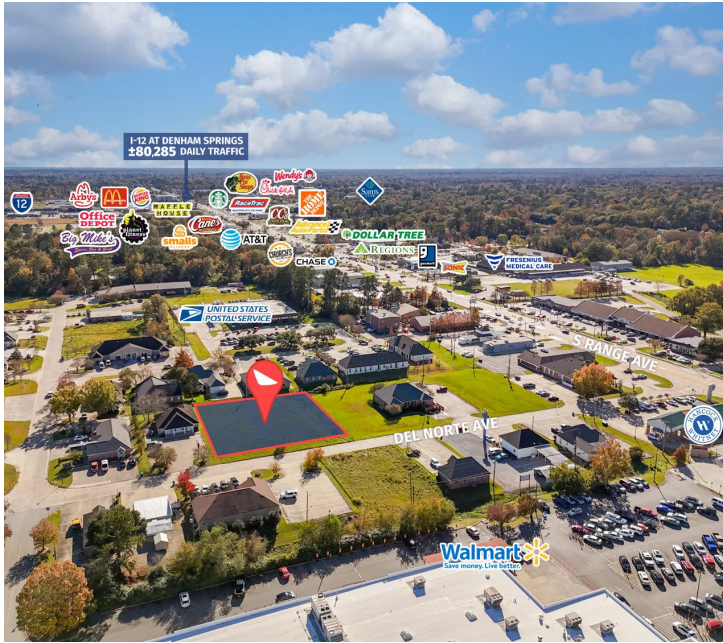
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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	162 Del Norte Ave
City, State, Zip	Denham Springs, LA 70726
County	Livingston Parish
Market	LA - Baton Rouge MSA
Side Of The Street	South
Road Type	Paved
Nearest Highway	S Range Ave - LA 3002
Nearest Airport	Baton Rouge Metropolitan - BTR

PROPERTY INFORMATION

Property Type	Land
Zoning	C-2 - Commercial
Lot Size	±0.57 Acres
APN #	0391987
Lot Frontage	±150 ft
Lot Depth	±164 ft

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AERIAL PHOTOS

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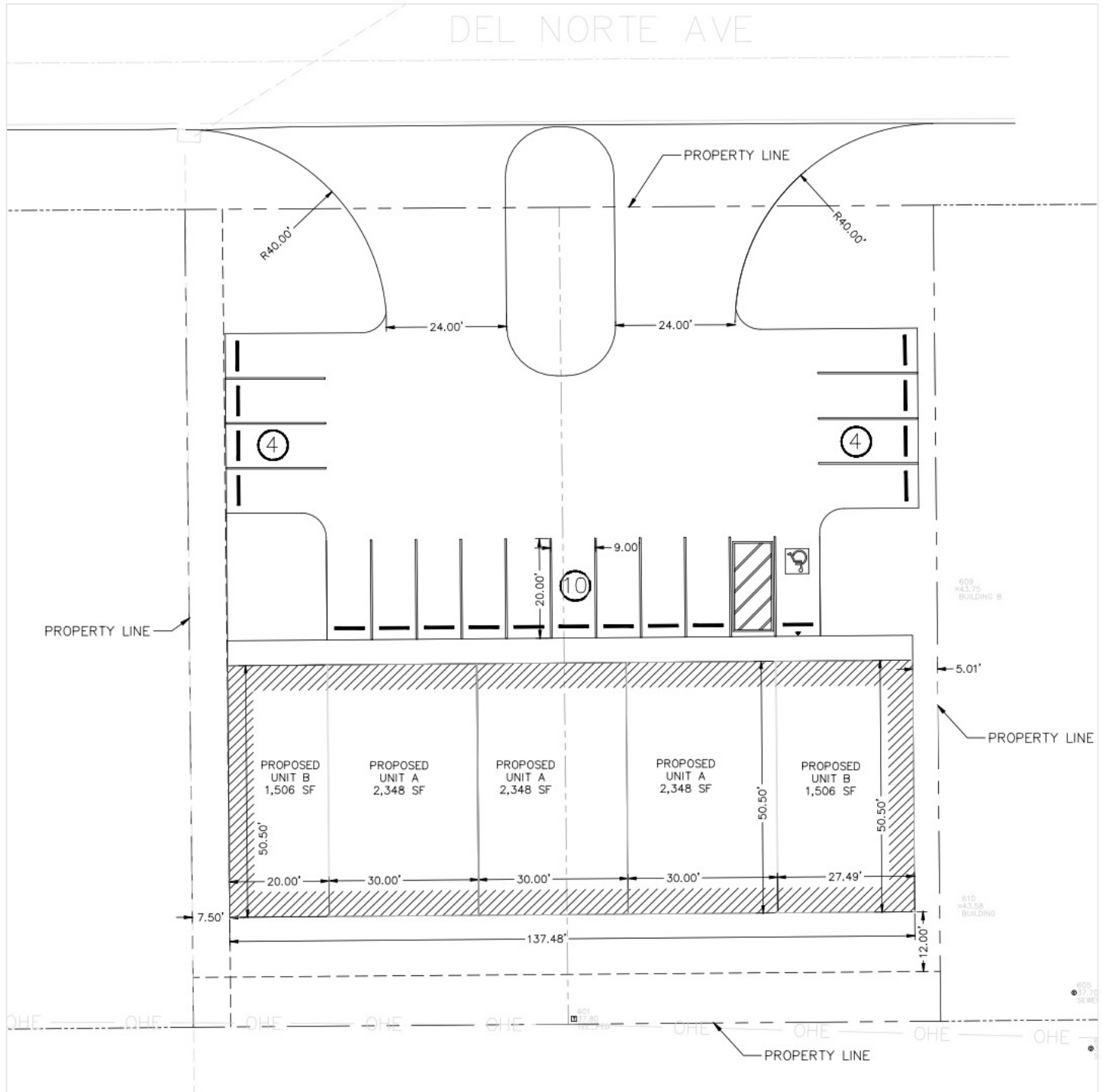
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CONCEPTUAL PLANS



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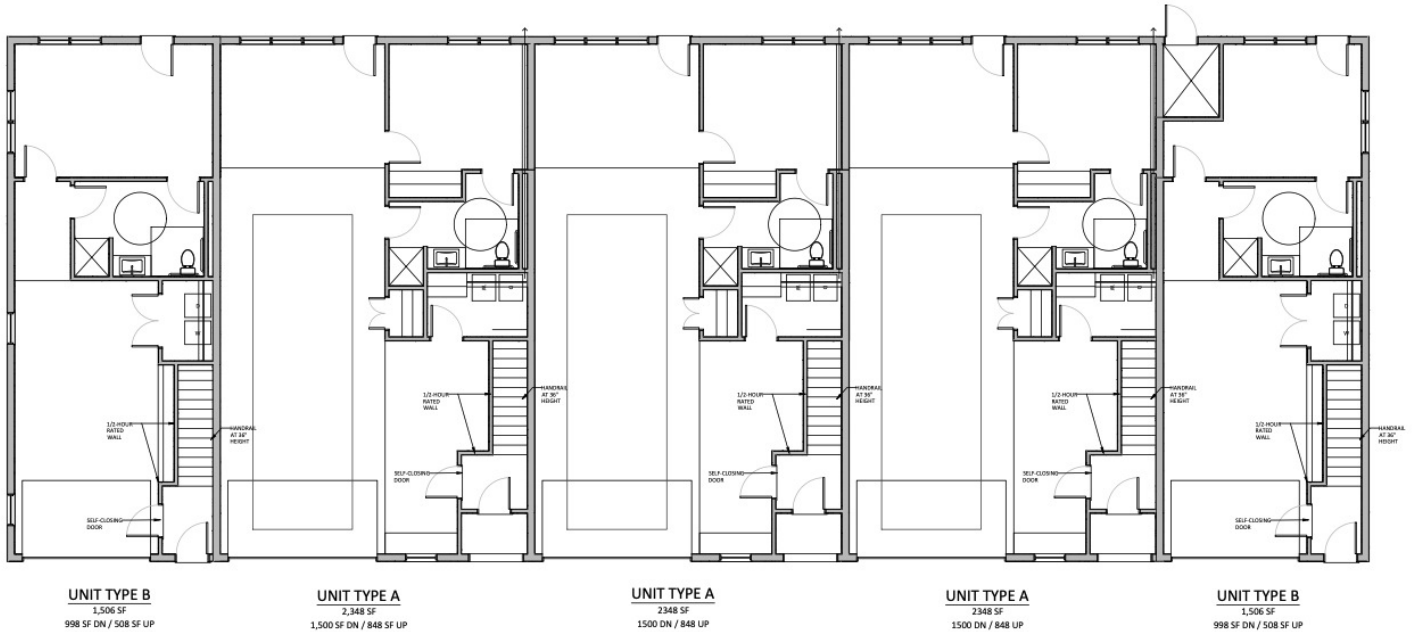
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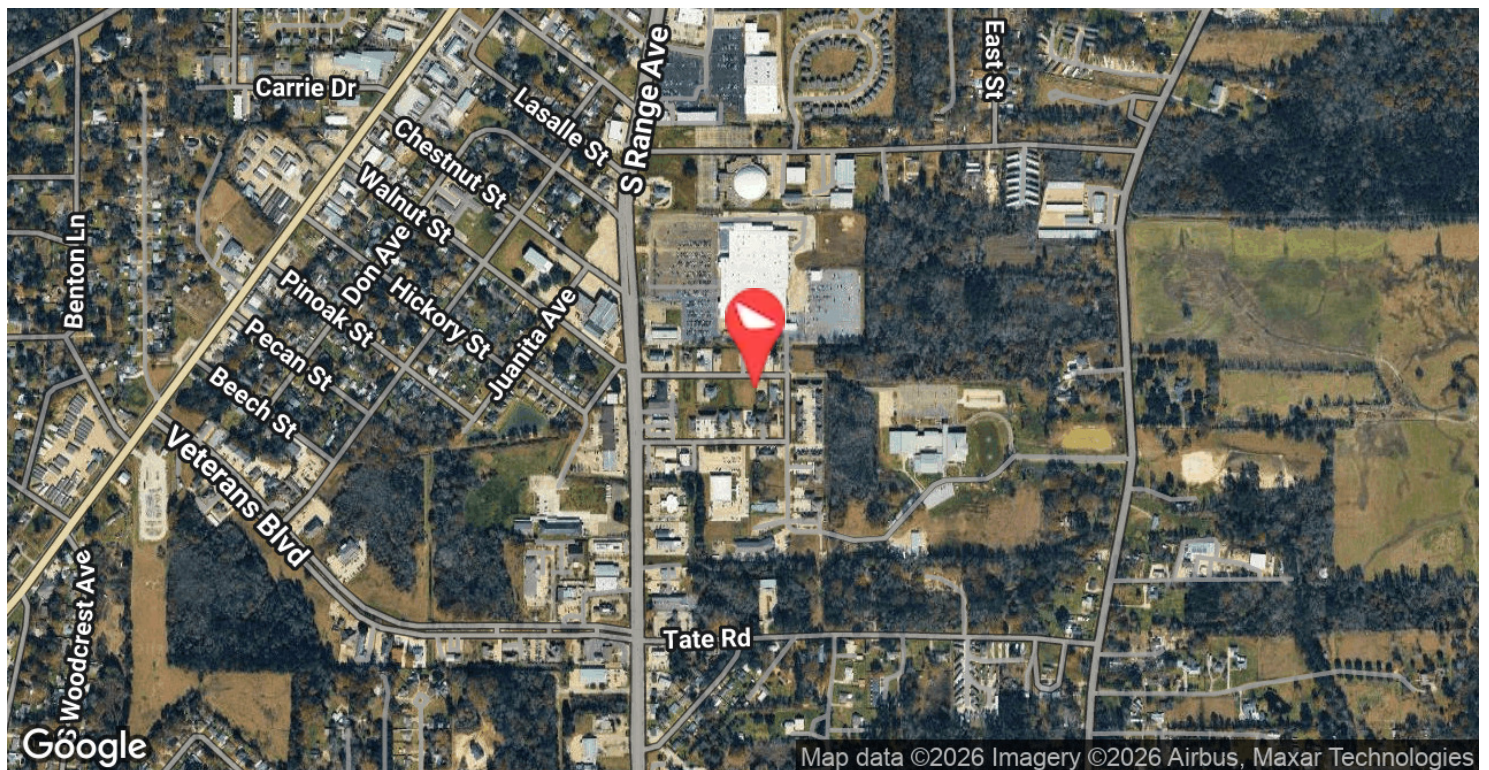
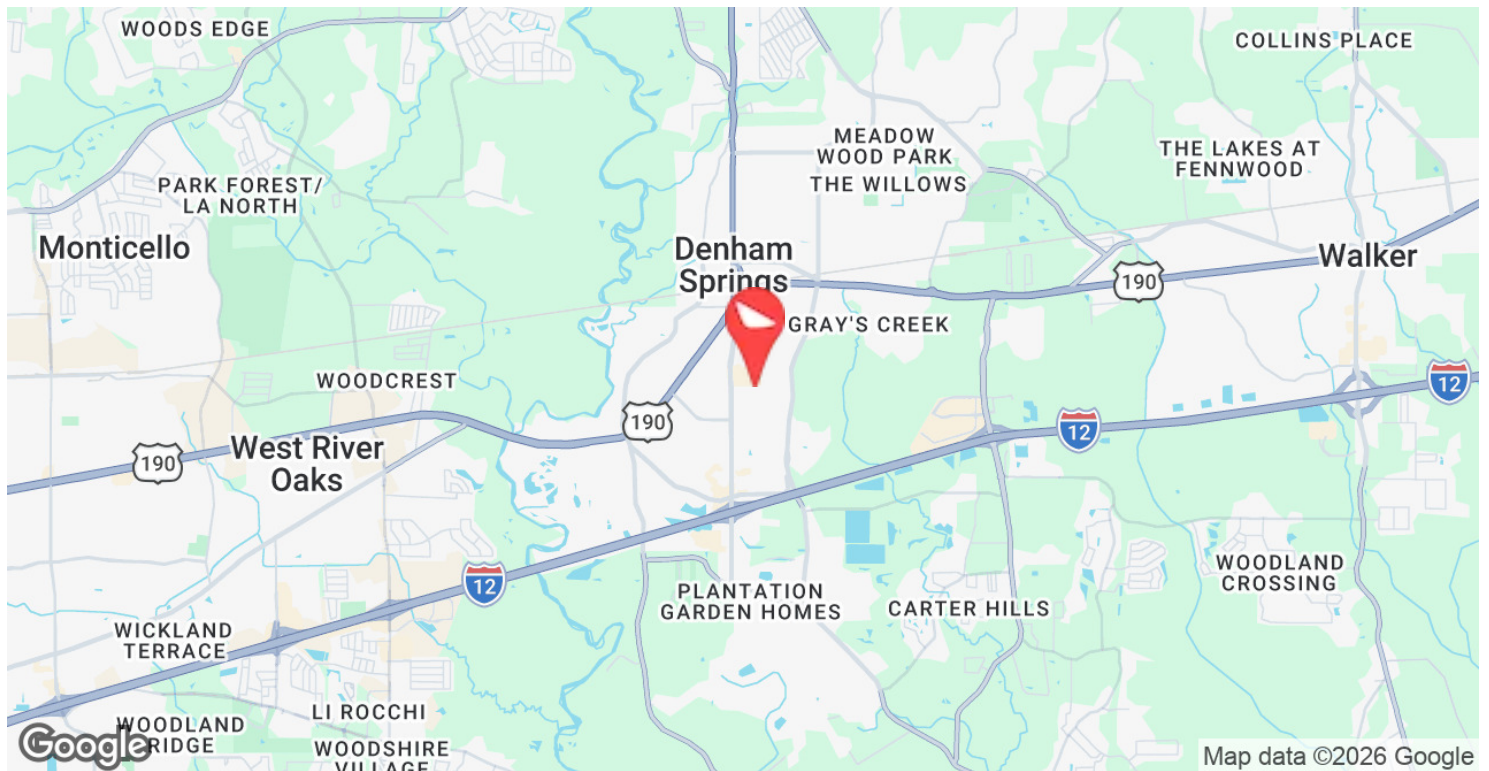
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LOCATION MAPS

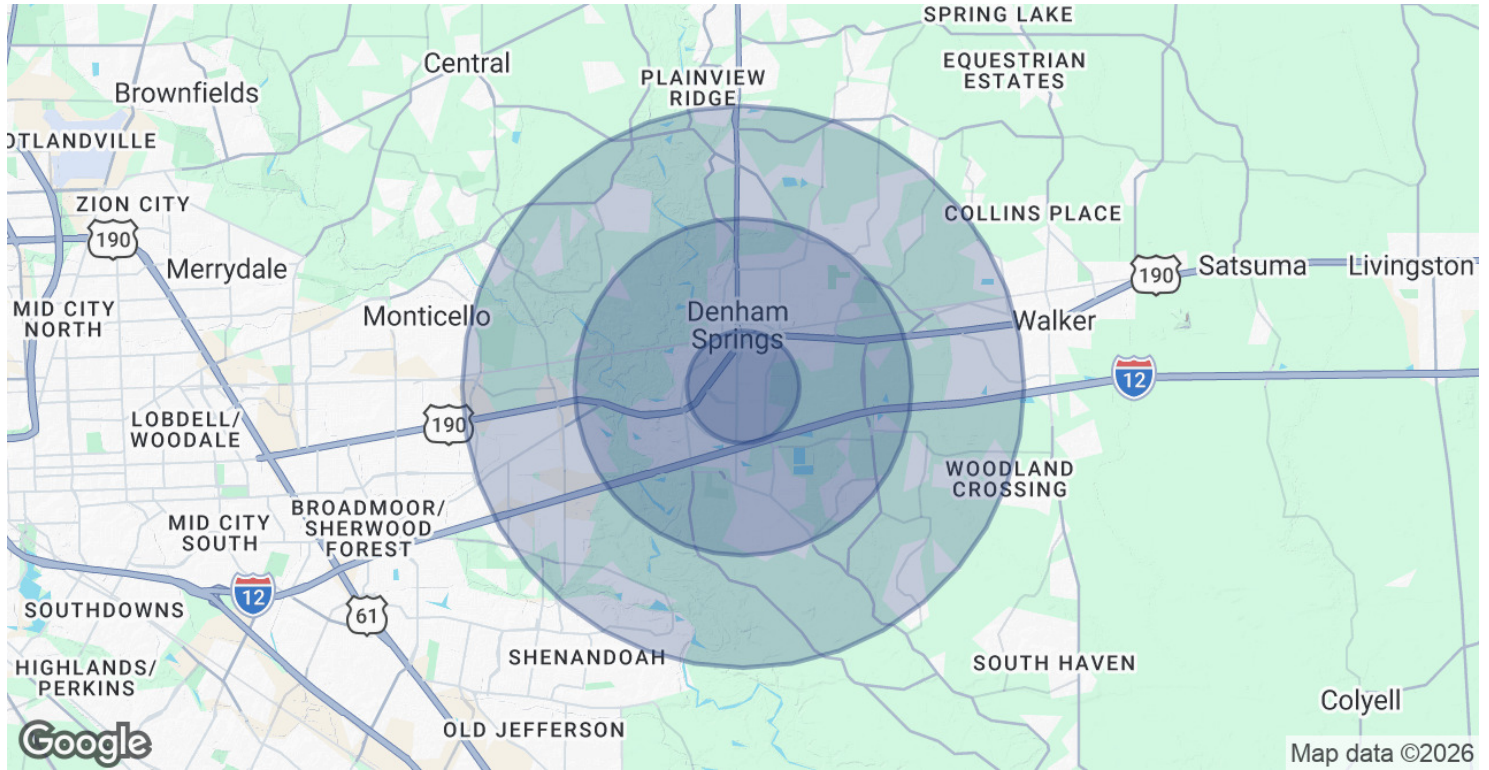
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	3,963	29,258	83,580
Average Age	41	39	38
Average Age (Male)	39	37	37
Average Age (Female)	44	41	39

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,494	11,162	31,139
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$92,047	\$101,940	\$104,799
Average House Value	\$250,654	\$280,136	\$294,112

2020 American Community Survey (ACS)

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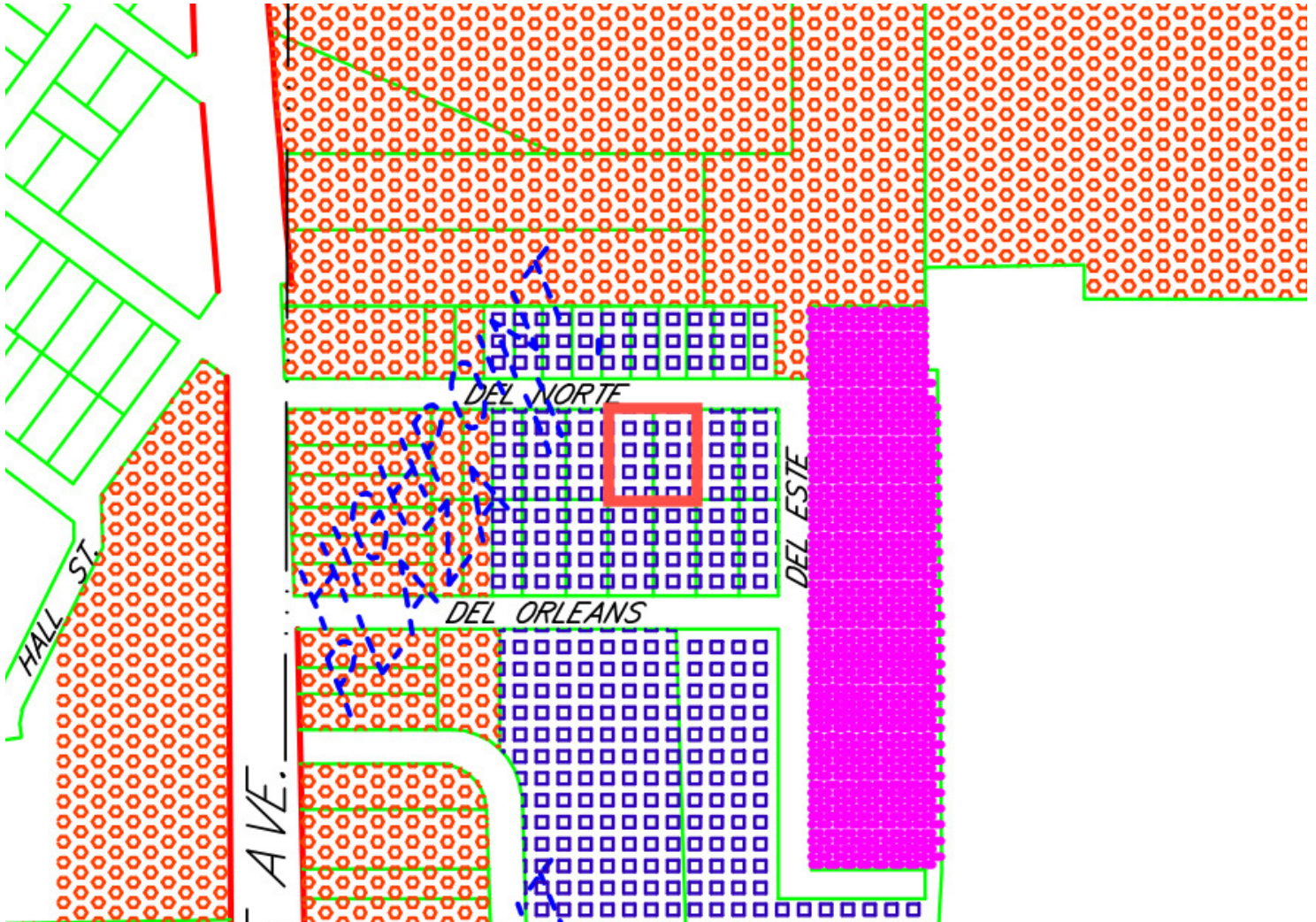
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ZONING MAP



C-2 - COMMERCIAL

Source: The municipality in which the property is located

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