

1.0+- up to 21.1+- Ac. AVAILABLE - 28600 JUBAN RD., DENHAM SPRINGS LA.



Marketed exclusively by:

Remax First

4000 S. Sherwood Forest Blvd., Suite 2000

Baton Rouge, LA 70816

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Baton Rouge, LA 70816

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- 1.0+- acres up to 21.1+- acres with 241+- feet of frontage on Juban Road, and approximately 1,300 frontage on Valmon Burns Rd. available for sale.
- Excellent development opportunity for Office, Warehouse, or apartments.
- Located adjacent to Juban Crossing with easy access to Interstate 12.



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GENERAL NOTES

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2. The surveyor is not responsible for encumbrances, servitudes, and/or rights-of-way other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to this property to show all encumbrances was not within the scope of this survey.

REFERENCE:

1. Survey for Federal Deposit Insurance Corporation... dated 10-21-95 by William J. Bodin, Jr., P.L.S.

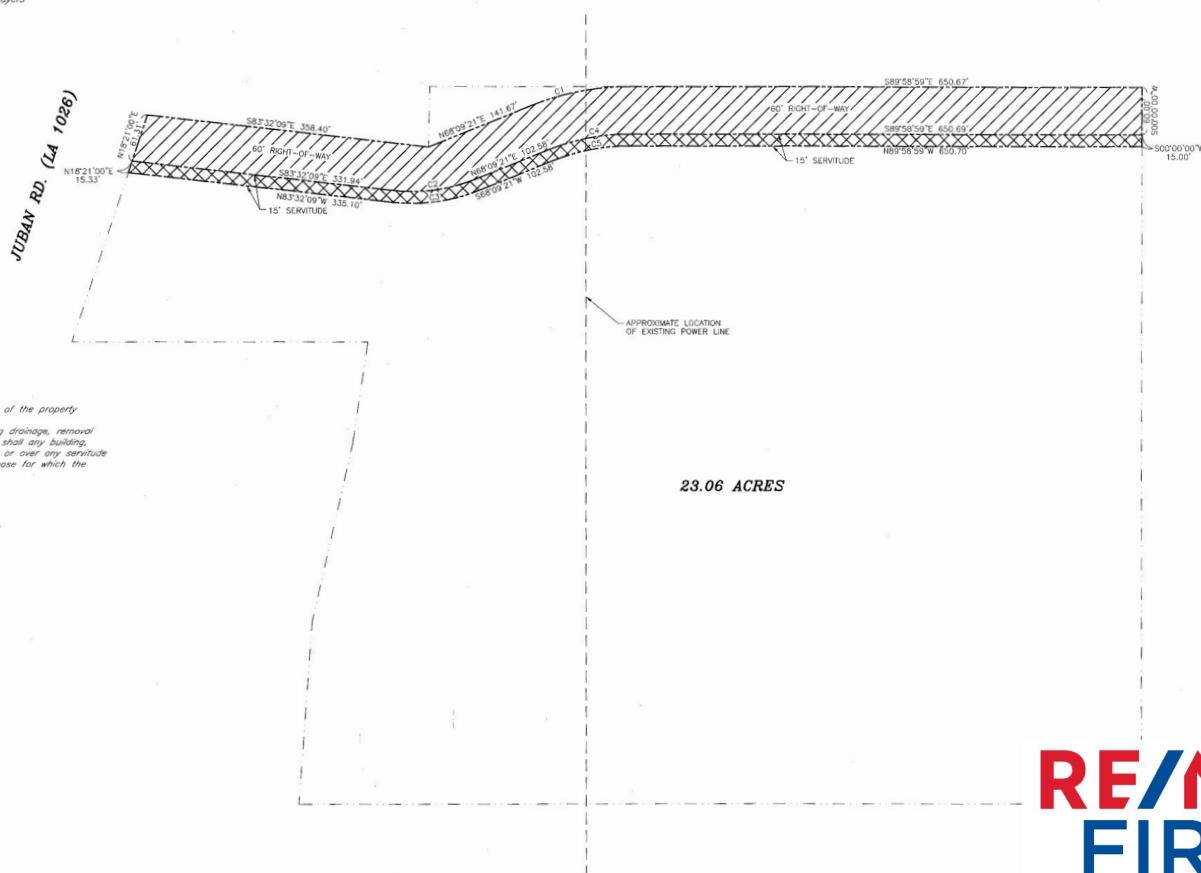
C1
A=21°51'40"
R=330.00'
T=43.73'
CHORO=N79°05'11"E 125.15'
L=125.91'

C2
A=28°18'30"
R=230.00'
T=43.73'
CHORO=N82°18'36"E 105.15'
L=106.23'

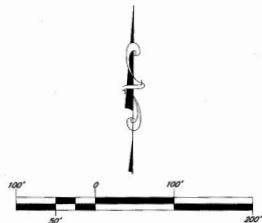
C3
A=28°18'30"
R=230.00'
T=43.73'
CHORO=N82°18'36"E 112.48'
L=113.64'

C4
A=21°50'39"
R=270.00'
T=43.73'
CHORO=N79°05'11"E 102.39'
L=103.02'

C5
A=21°51'40"
R=255.00'
T=43.73'
CHORO=N79°05'11"E 96.71'
L=97.29'

**DEDICATION:**

This is to certify that the undersigned is the legal land owner, or officer, of the property and that the servitudes and rights of way shown on the plot are hereby dedicated to the perpetual use of the public for proper purposes including drainage, removal of snow, and the like. No trees, shrubs, or other vegetation may be planted, and any building, fence, structure, or other improvement be constructed or installed within or over any servitude or right-of-way so as to prevent or unreasonably interfere with any purpose for which the servitude or right-of-way is granted.

GERALD BURNS**DATE:****CERTIFICATION:**

THIS MAP IS NOT A BOUNDARY SURVEY AND SHALL NOT BE CONSTRUED AS SUCH. THE PURPOSE OF THIS MAP IS TO DEDICATE A 60' PUBLIC ROAD RIGHT-OF-WAY AND A 15' PUBLIC UTILITY SERVITUDE.

Al
ALVIN FAIRBURN, JR. P.L.S.
DATE: MAY 21, 2015
FILE: "SELA GARDENS..."



**MAP SHOWING DEDICATION OF
RIGHT-OF-WAY AND SERVITUDE ON
A CERTAIN 23.06' ACRE
TRACT OF LAND
LOCATED IN SECTION 47, T6S-R3E, G.L.D.,
LIVINGSTON PARISH, LOUISIANA
FOR
SELA GARDENS, L.L.C.
PO BOX 321473
FLOWOOD, MS 39232
(601) 829-3628**

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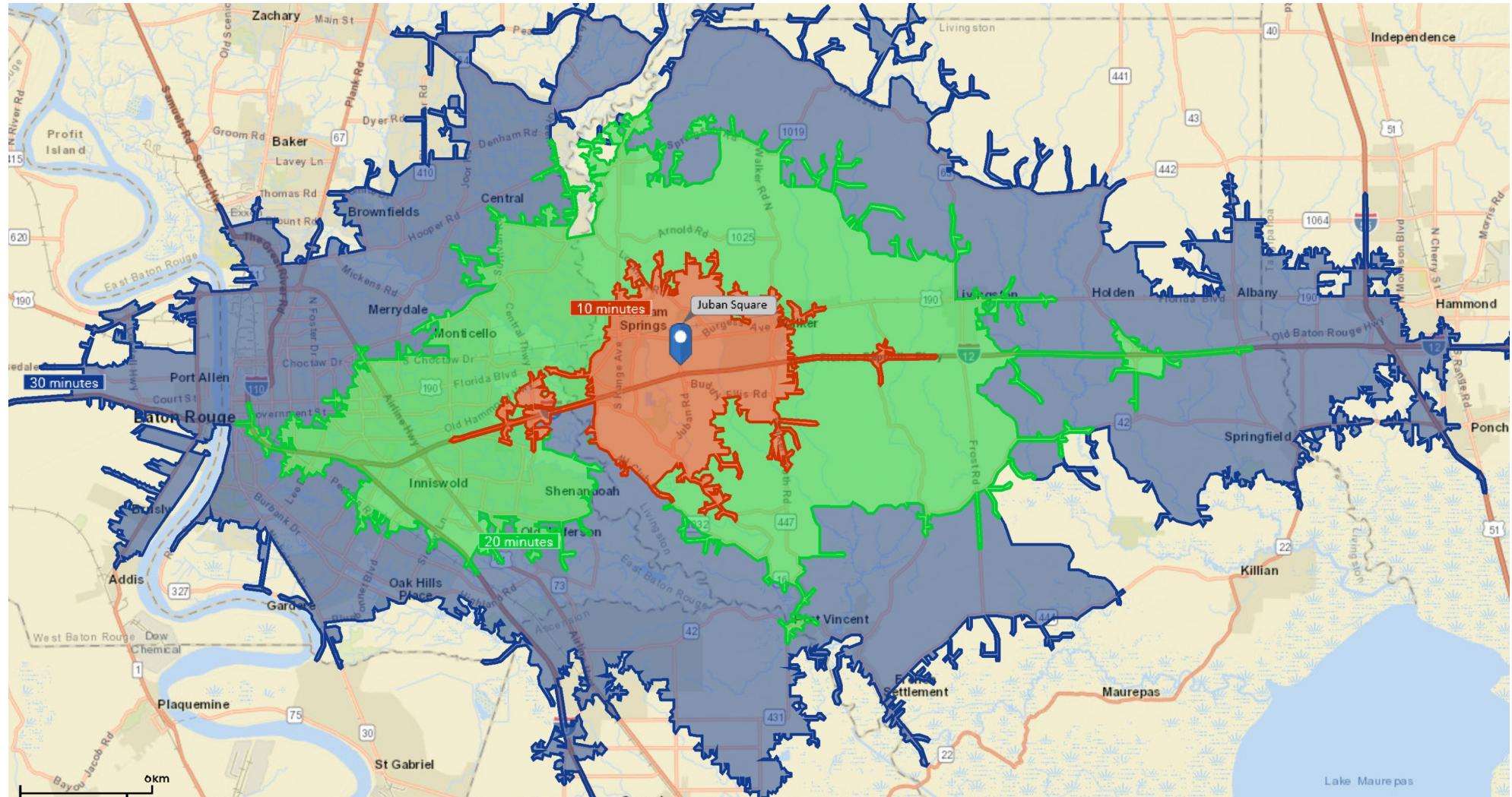
CONSULTING ENGINEERS ~ LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS ~
PROJECT DESIGNERS ~ ARCHITECTS

1289 DEL ESTE AVENUE

DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515

JOB NO. A140376-3A

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TRADE AREA DEMOGRAPHICS - DRIVE TIMES

	10 minutes	20 minutes	30 minutes
2021 Population	55,245	282,977	609,533
2021 Median Household Income	\$63,240	\$64,955	\$59,398
2021 Average Household Income	\$77,999	\$85,236	\$82,795

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