

FOR SALE



LAND FOR SALE

10397 CASSLE ROAD • DENHAM SPRINGS, LA 70726

SUMMARY

Price:	\$330,000
Lot Size:	2.88 Acres
Zoning:	Industrial
Parcel ID #'s:	0252957 0479949 0515379



Property Description

Three land parcels totaling 2.88 acres. Primarily located in flood zone X. This is a great location for office warehouses or similar use. Located within 2 minutes of I-12 at Juban Rd. This tract is level and mostly cleared with utilities available at the street. 2 Mo-Dad waste systems on the property. Contact broker for additional information.

- 2.88 Acres
- Flood Zone X
- Utilities Available

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Director
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Louisiana



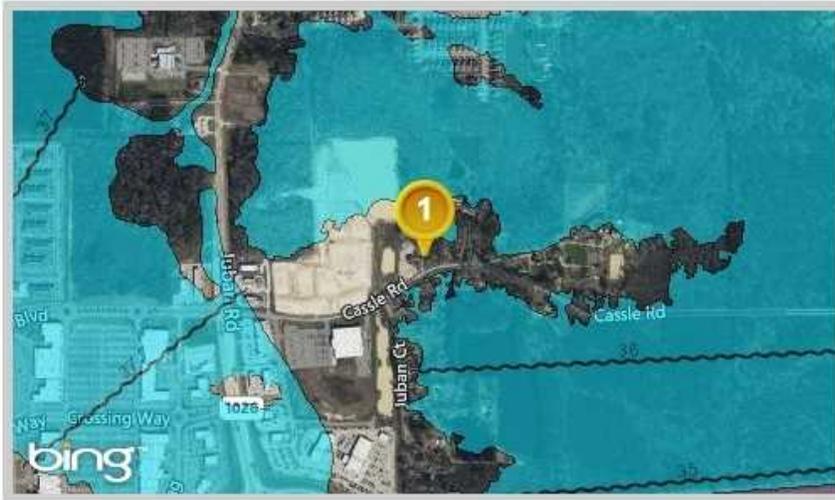
AERIAL MAP

10397 CASSLE ROAD



Louisiana Flood Map

10397 Cassle Rd. Denham Springs, La



Visible Layers

- Effective FIRM
- Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.4711, -90.9137

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

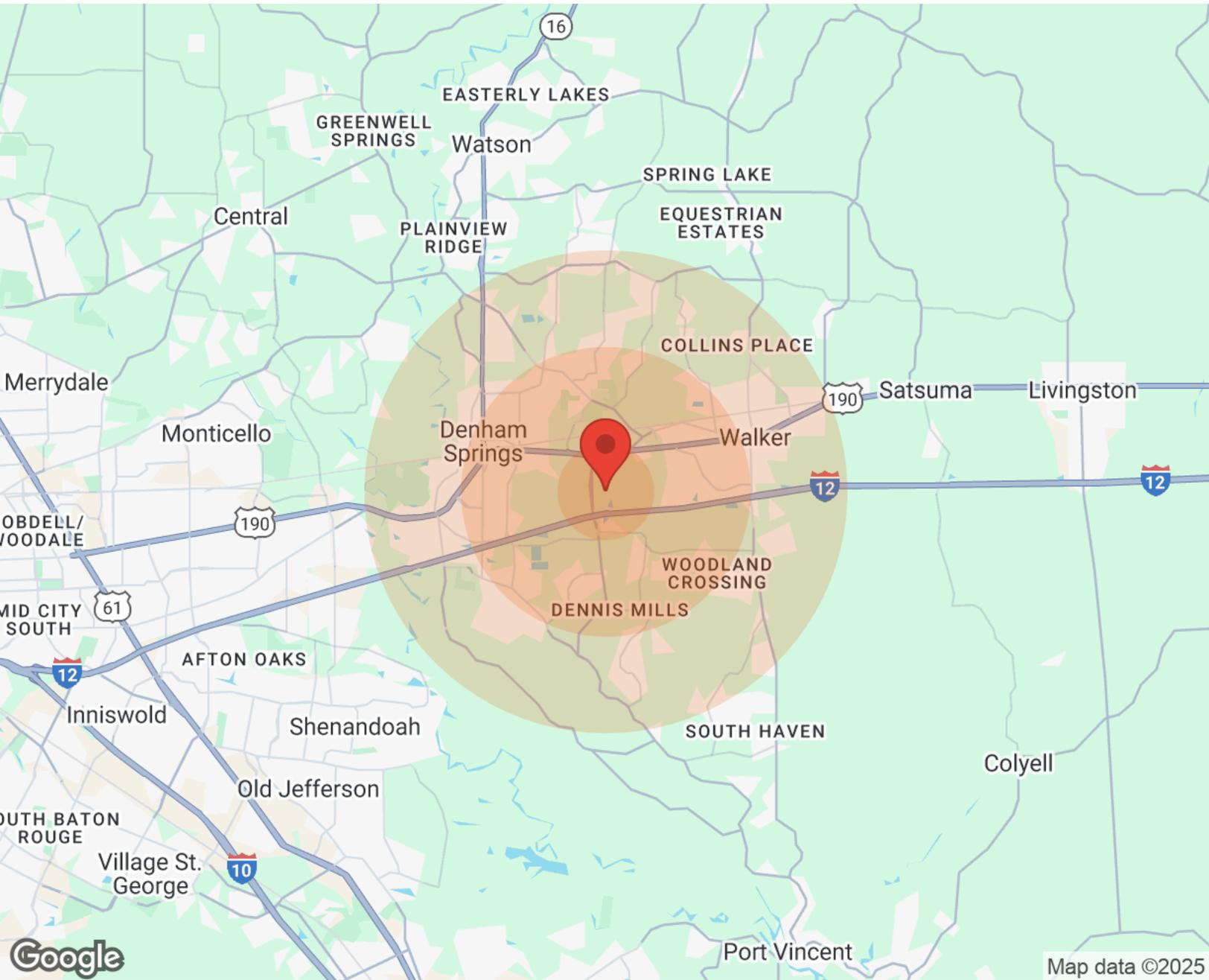
Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22063C0210E 4/3/2012	X-AREA OF MINIMAL FLOOD HAZARD	out	36.1	N/A

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).

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.

DEMOGRAPHICS

10397 CASSLE ROAD



Population	1 Mile	3 Miles	5 Miles
Male	1,129	15,999	30,381
Female	1,071	16,746	31,642
Total Population	2,200	32,745	62,023

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	492	7,731	14,403
Ages 15-24	315	4,976	9,257
Ages 25-54	848	12,706	24,140
Ages 55-64	231	3,537	6,935
Ages 65+	314	3,795	7,288

Race	1 Mile	3 Miles	5 Miles
White	2,045	29,113	56,411
Black	97	2,646	3,976
Am In/AK Nat	4	11	28
Hawaiian	N/A	N/A	N/A
Hispanic	69	1,329	2,170
Multi-Racial	58	1,730	2,852

Income	1 Mile	3 Miles	5 Miles
Median	\$35,738	\$52,072	\$55,955
< \$15,000	76	1,157	2,179
\$15,000-\$24,999	164	1,368	2,318
\$25,000-\$34,999	113	1,327	2,452
\$35,000-\$49,999	202	1,805	2,979
\$50,000-\$74,999	130	2,747	5,080
\$75,000-\$99,999	70	1,685	3,529
\$100,000-\$149,999	43	1,334	2,592
\$150,000-\$199,999	15	341	735
> \$200,000	17	134	497

Housing	1 Mile	3 Miles	5 Miles
Total Units	962	12,592	23,734
Occupied	839	11,826	22,151
Owner Occupied	541	8,523	16,674
Renter Occupied	298	3,303	5,477
Vacant	123	766	1,583

Map data ©2025