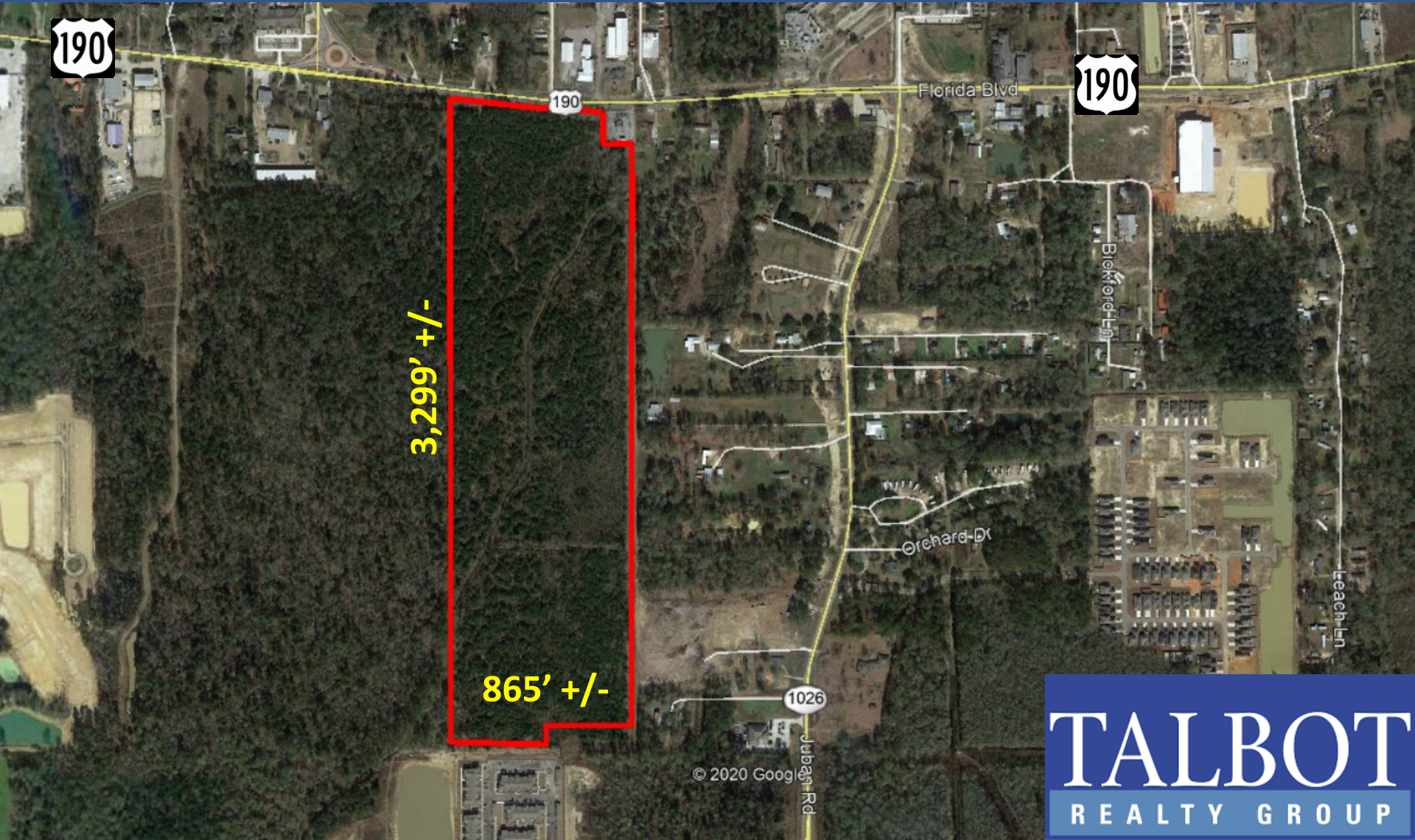


# Highway Commercial Property Available

67 Acre +/- Tract

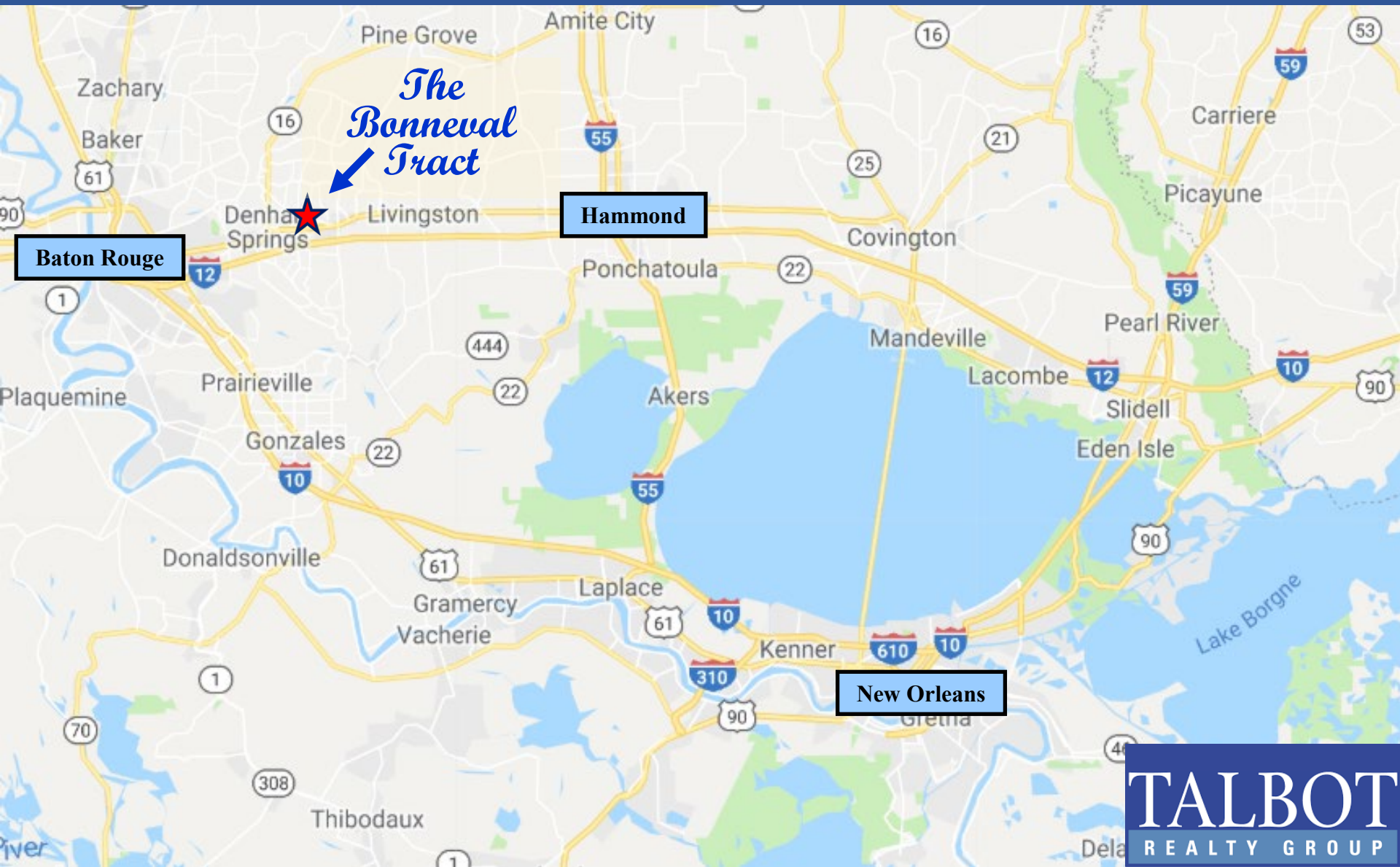
8200 Florida Blvd. (U.S. Highway 190), Denham Springs, LA 70726



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# LOCATION MAP

## Denham Springs, Louisiana



**Baton Rouge**

**Hammond**

**New Orleans**

*The Bonneval Tract*

Denham Springs, Louisiana 70726

**Available**

**Commercial, Mixed-Use Land**



**Talbot Realty Group** is pleased to offer this property which is located in Denham Springs, LA a mile from the I-12 & Juban Road interchange and just north of the Juban Crossing retail and residential development. The property is in a growing commercial and residential area with over 50,000 residents living within 3 miles. The property has excellent visibility with over 820' of highway frontage with an average daily traffic count exceeding 17,000 vehicles.

**Address:** 8200 Florida Blvd. (U.S. Highway 190), Denham Springs, LA 70726

**Size:** 67 +/- acres

**Price:** Offered as Ground Lease – minimum 1-acre tracts.

**Zoning:** Agricultural. Future land use is **Commercial/Mixed-Use**

**FOR MORE INFORMATION CONTACT:**

**MICHAEL P. POU**

504-525-9763

MPOU@TALBOT-REALTY.COM

**TOM MARAIST**

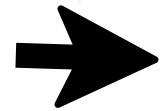
225-200-4180

TMARAIST@TALBOT-REALTY.COM

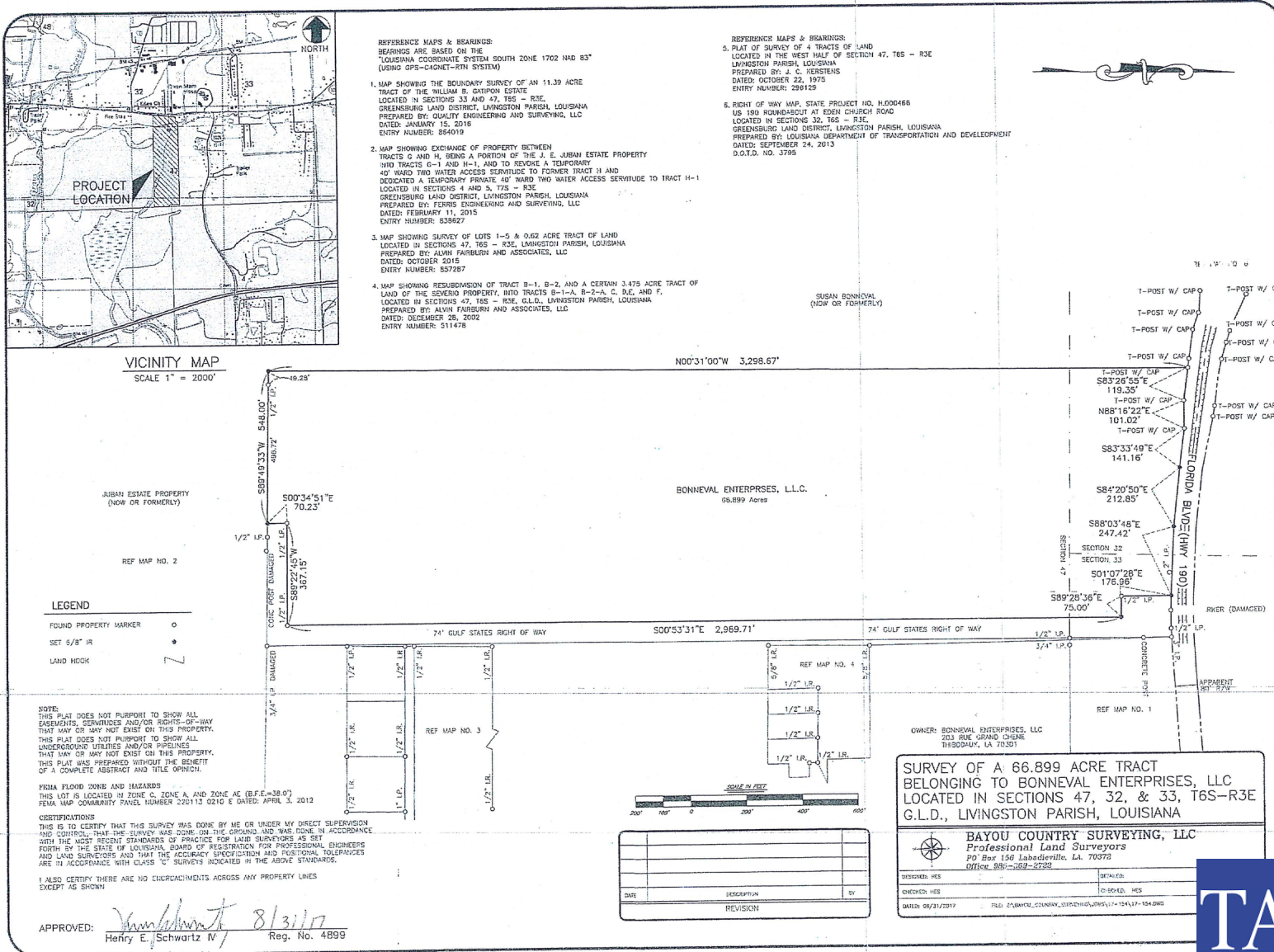


# Survey

8200 Highway 190  
Denham Springs, LA 70726



North



REFERENCE MAPS & BEARINGS:  
BEARINGS ARE BASED ON THE  
"LOUISIANA COORDINATE SYSTEM SOUTH ZONE 1702 NAD 83"  
(USING GPS-CADMET-RTN SYSTEM)

- MAP SHOWING THE BOUNDARY SURVEY OF AN 11.39 ACRE TRACT OF THE WILLIAM B. GATSON ESTATE LOCATED IN SECTIONS 33 AND 47, T6S - R3E, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA PREPARED BY: QUALITY ENGINEERING AND SURVEYING, LLC DATED: JANUARY 15, 2018 ENTRY NUMBER: 864019
- MAP SHOWING EXCHANGE OF PROPERTY BETWEEN TRACTS G AND H, BEING A PORTION OF THE J. E. JUBAN ESTATE PROPERTY TRACTS G-1 AND H-1, AND TO REVOKE A TEMPORARY 40' WARD TWO WATER ACCESS SERVITUDE TO FORMER TRACT H AND DEDICATED A TEMPORARY PRIVATE 40' WARD TWO WATER ACCESS SERVITUDE TO TRACT H-1 LOCATED IN SECTIONS 4 AND 3, T7S - R3E GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA PREPARED BY: FERRIS ENGINEERING AND SURVEYING, LLC DATED: FEBRUARY 11, 2015 ENTRY NUMBER: 838627
- MAP SHOWING SURVEY OF LOTS 1-5 AND 0.62 ACRE TRACT OF LAND LOCATED IN SECTIONS 47, T6S - R3E, LIVINGSTON PARISH, LOUISIANA PREPARED BY: ALVIN FARBERG AND ASSOCIATES, LLC DATED: OCTOBER 2015 ENTRY NUMBER: 557287
- MAP SHOWING RESUBDIVISION OF TRACT B-1, B-2, AND A CERTAIN 3.475 ACRE TRACT OF LAND OF THE SEVERO PROPERTY, INTO TRACTS B-1-A, B-2-A, C, B-E, AND F, LOCATED IN SECTIONS 47, T6S - R3E, G.L.D., LIVINGSTON PARISH, LOUISIANA PREPARED BY: ALVIN FARBERG AND ASSOCIATES, LLC DATED: DECEMBER 26, 2002 ENTRY NUMBER: 511478

- PLAT OF SURVEY OF 4 TRACTS OF LAND LOCATED IN THE WEST HALF OF SECTION 47, T6S - R3E LIVINGSTON PARISH, LOUISIANA PREPARED BY: J. C. KERSTENS DATED: OCTOBER 22, 1975 ENTRY NUMBER: 288129
- RIGHT OF WAY MAP, STATE PROJECT NO. H.000466 US 190 ROUNDABOUT AT EDEN CHURCH ROAD LOCATED IN SECTIONS 32, T6S - R3E, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA PREPARED BY: LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT DATED: SEPTEMBER 24, 2013 D.O.T.D. NO. 3795

VICINITY MAP  
SCALE 1" = 2000'

JUBAN ESTATE PROPERTY  
(OWN OR FORMERLY)  
REF MAP NO. 2

LEGEND  
FOUND PROPERTY MARKER  
SET 5/8" IR  
LAND MARK

NOTE:  
THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.  
THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.  
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.

FEMA FLOOD ZONE AND HAZARDS  
THIS LOT IS LOCATED IN ZONE A, ZONE A AND ZONE AC (B.F.E.=38.0')  
FEMA MAP COMMUNITY PANEL NUMBER 2201112 0210 E DATED: APRIL 3, 2012

CERTIFICATIONS  
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE OPTIONS, AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE SUMMARY.

I ALSO CERTIFY THERE ARE NO ENCUMBRANCES ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

APPROVED: *Henry E. Schwartz IV* 8/31/17  
Henry E. Schwartz IV Reg. No. 4899



DATE	DESCRIPTION	BY

OWNER: BONNEVAL ENTERPRISES, LLC  
203 RUE GRAND CHENE  
THIBODAUX, LA 70301

**SURVEY OF A 66.899 ACRE TRACT BELONGING TO BONNEVAL ENTERPRISES, LLC LOCATED IN SECTIONS 47, 32, & 33, T6S-R3E G.L.D., LIVINGSTON PARISH, LOUISIANA**

**BAYOU COUNTRY SURVEYING, LLC**  
Professional Land Surveyors  
PO Box 150 Labadieville, LA 70378  
Office: 888-268-2722

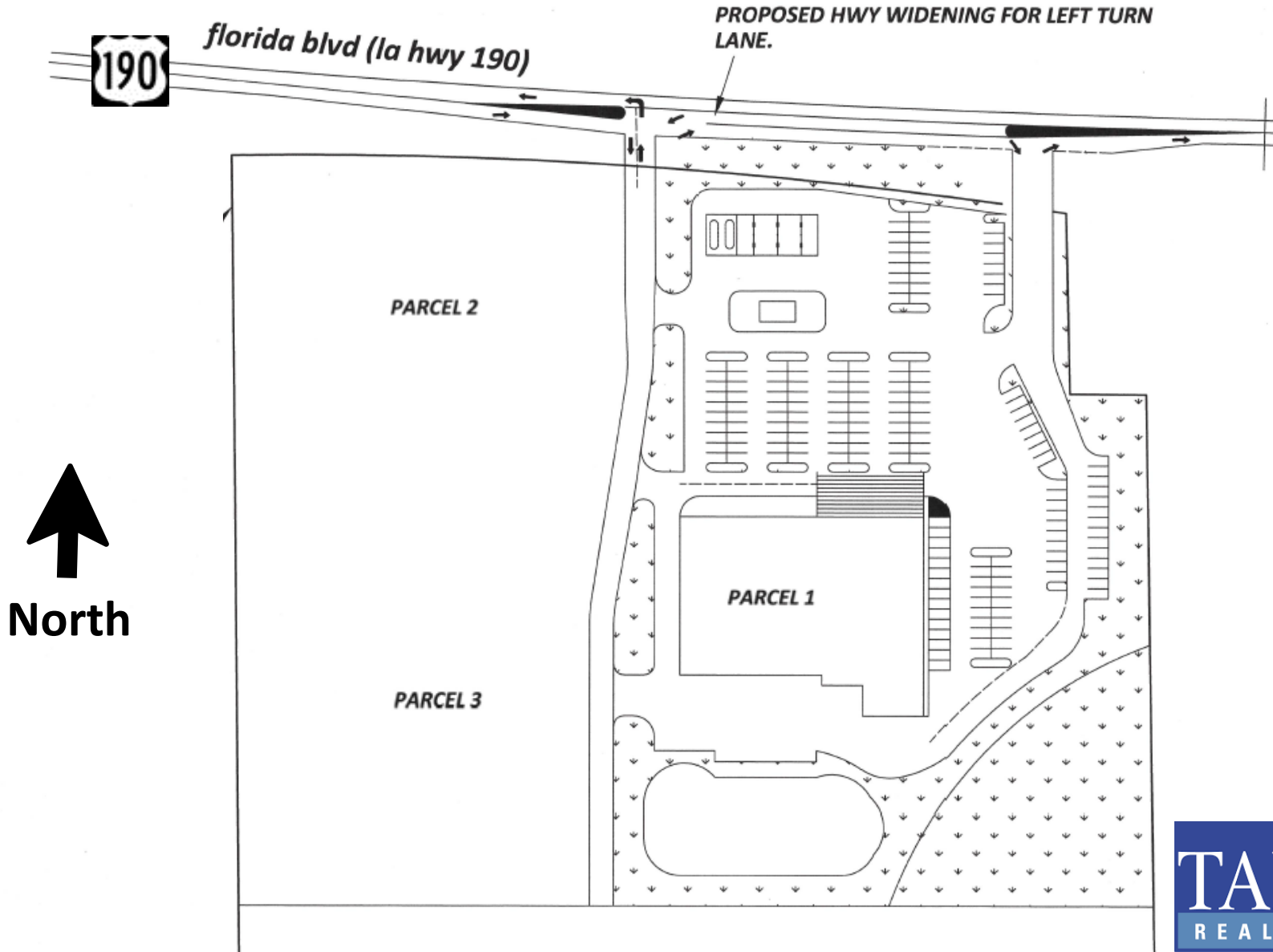
DRAWN BY: HES  
CHECKED BY: HES  
DATE: 08/31/2017

DESIGNED BY: HES  
FILED: 08/31/2017



# Proposed Development Plan

8200 Highway 190  
Denham Springs, LA 70726



# PHOTOS

8200 Highway 190  
Denham Springs, LA 70726



East on 190 from  
Northwest Corner  
of Property towards  
future traffic circle at  
Juban Road intersection.

West on 190 from  
Northwest Corner  
of Property towards  
Traffic Circle at  
Eden Church Road  
intersection.



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# The Bonneval Tract

# Overview

The Bonneval Tract has approximately 67 acres with over 820' of available highway frontage. The immediate vicinity is already home to Juban Crossing - a retail, entertainment and restaurant center that is driving growth in this burgeoning part of Livingston Parish. Residential growth has exploded over the past 15 years with many newer homes and neighborhoods located across U.S. 190 from the site. Juban Road is being expanded to four lanes to handle the increased traffic connecting the residents to this new commercial center and the rest of the Greater Baton Rouge Metro area. For many brand retailers, this is the "next step" location for growth in the west Livingston Parish market.

The owner of this property has not actively marketed this site in recent years but is eager to kick off this development with a retail anchor and outparcels.

<u>Demographics</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population*	6,717	51,877	82,465
Projected Growth*	7.53%	6.92%	5.97%
Households	2,233	16,889	26,554
Median Age	34.46	34.04	33.58
Med. HH Income	\$50,285	\$58,149	\$60,390

\*Population based on 2018 estimates & 2023 projections.





# About the Livingston Parish Market

Over the last decade, Livingston Parish has experienced unprecedented population and business growth. This growth has increased demands for public services, roads, retail shopping and perhaps most pressing, a highly skilled and readily available workforce. Our challenge is to fill the large employment demand from the expansions of our existing business and from multiple business relocations into our parish with well-trained and well-educated workers.

In addition, the LEDC recognizes the dynamics and pressures of the global economy and its formidable impacts on the parish's economic competitiveness as we move forward in the 21st century. It is critically important to set a continuing stage for the future by creating a climate of positive growth, expanding workforce development resources, investing in our infrastructure and enhancing our marketing capabilities. The results of these efforts will be positive economic growth creating new quality jobs and capital investment in Livingston Parish.

Fortunately, LEDC has already been at work in these endeavors, and has a track record of success as our foundation for the future. The Livingston Economic Development Council was created in 1982, and despite a meager budget, it has been instrumental in the establishment of an industrial park, recruitment of numerous businesses to Livingston, providing expansion assistance to existing businesses, and assuring that businesses have a trained workforce. LEDC's role in the successful effort to secure funding for a parish campus of the Louisiana Community and Technical College campus is a strong indication of our commitment to workforce development.

Our efforts have had a lasting impact on our parish, and we are excited about the opportunities before us in the coming years. Our vision is bold, our plan is robust. Please join us as we lead the economic explosion that will bring a new era of prosperity for Livingston and its residents.

*This is Livingston Tomorrow – starting now.*

Livingston Parish ranked **62<sup>nd</sup>**  
among the nation's fastest-growing counties/parishes

Ranked consistently in the top **10**  
school districts in Louisiana.

Home to **3**  
of the nation's best public schools.

Livingston Parish population increased by **39.4%**  
Between 2000 and 2010. ▶ 2013 estimate is 132,821

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