



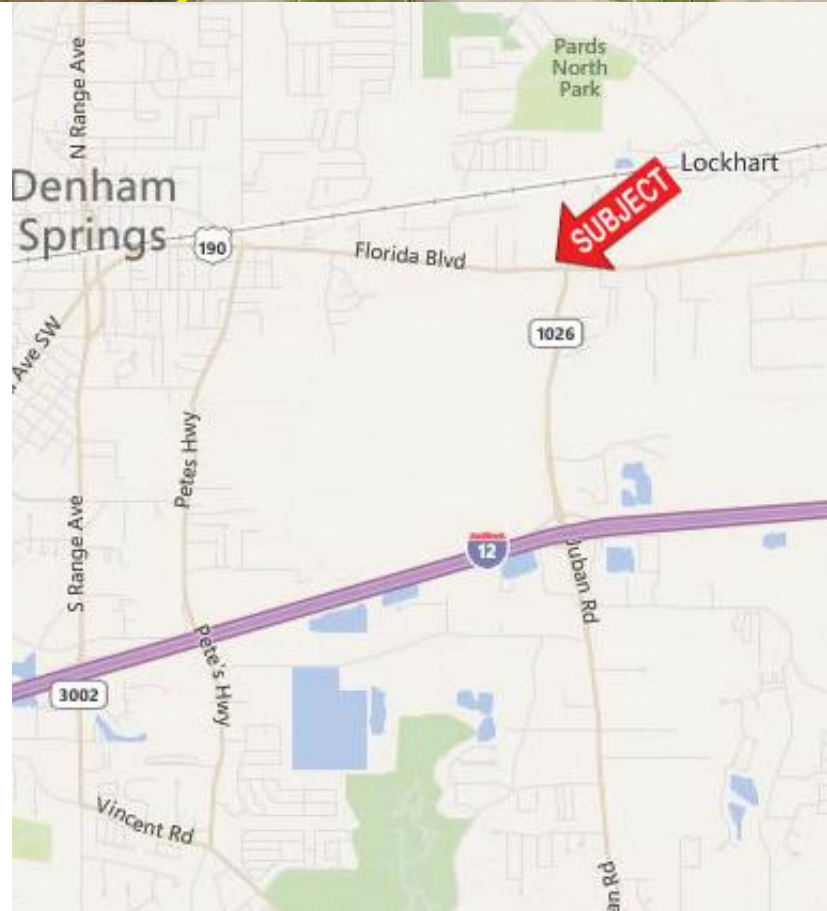
**BUILD TO SUIT**

**TRACT A-1 JUBAN ROAD  
DENHAM SPRINGS, LA 70726**

**SEE AGENT**                      **0.88 ACRES**

**HIGHLIGHTS**

- 0.88 Acre Tract
- Hard Corner Site
- No Zoning (Outside of City Limits)
- 300' Florida Blvd (Hwy 190) Frontage
- 1 Mile North of Juban Crossing Development
- Not in any Flood Zone
- Can Build up to 7,888 SF Bldg.
- Located Adjacent to Medical and Multi-Family
- Adjacent to Proposed Juban Rd Extension
- Future Roundabout w/ Multiple Ingress/Egress
- Existing Easement w/ Medical Facility in Rear



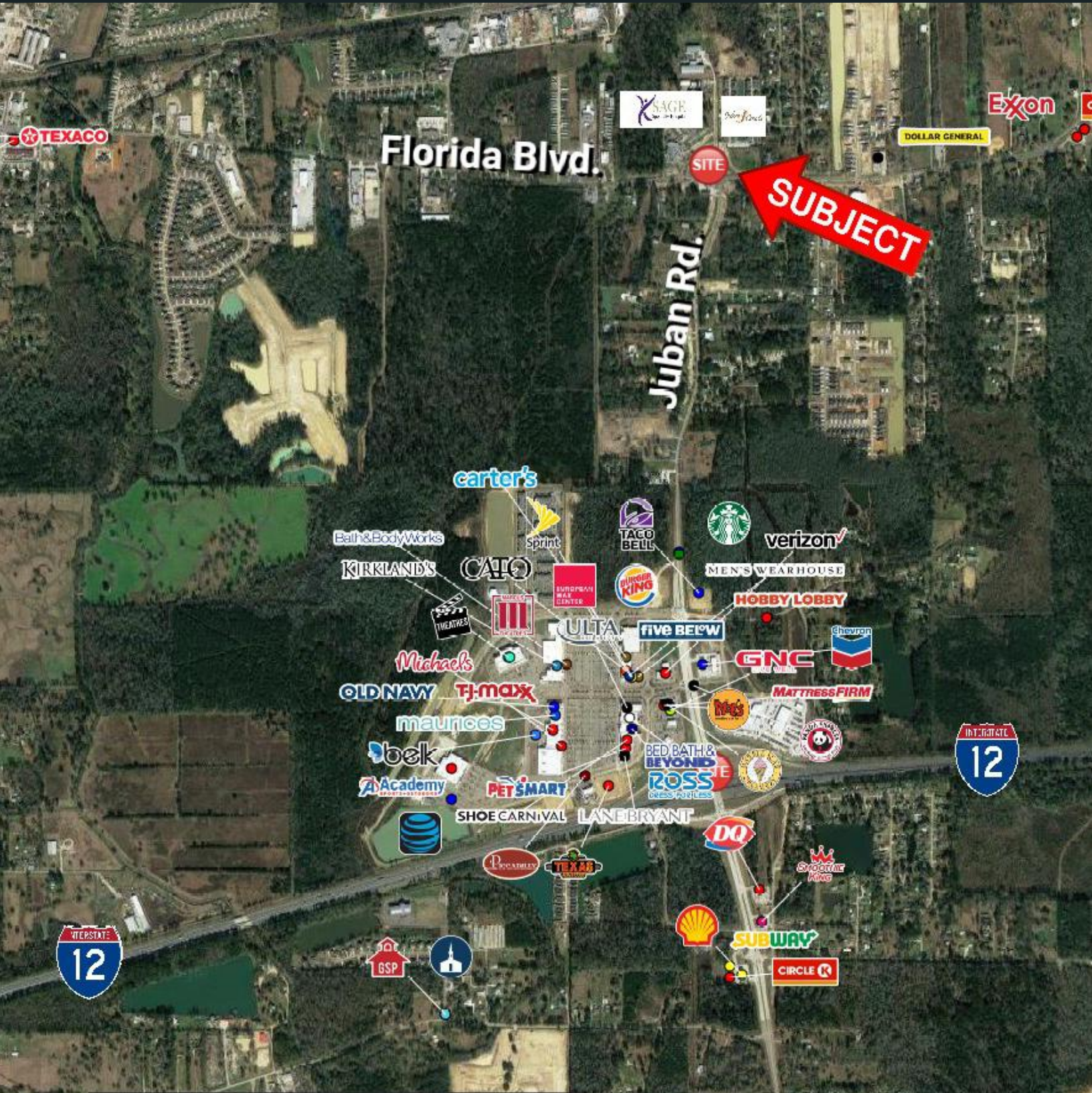


# SAURAGE ROTENBERG

COMMERCIAL REAL ESTATE

AGENT: **Carmen R. Austin, MBA, CCIM**

DIRECT: 225 930-6256  
MOBILE: 225 328-1778  
EMAIL: CARMEN@SRE-CRE.COM



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC  
5135 BLUEBONNET BLVD  
BATON ROUGE, LA 70809

TEL 225 766-0000  
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WEB SAURAGEROTENBERG.COM

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Springs at Juban Crossing

**Juban Crossing**

Florida Blvd.

Juban Rd.

Juban Courts  
Condominium

Vise Glass

Ferrara Frank

**SUBJECT**

Sage Specialty Hospital

Google



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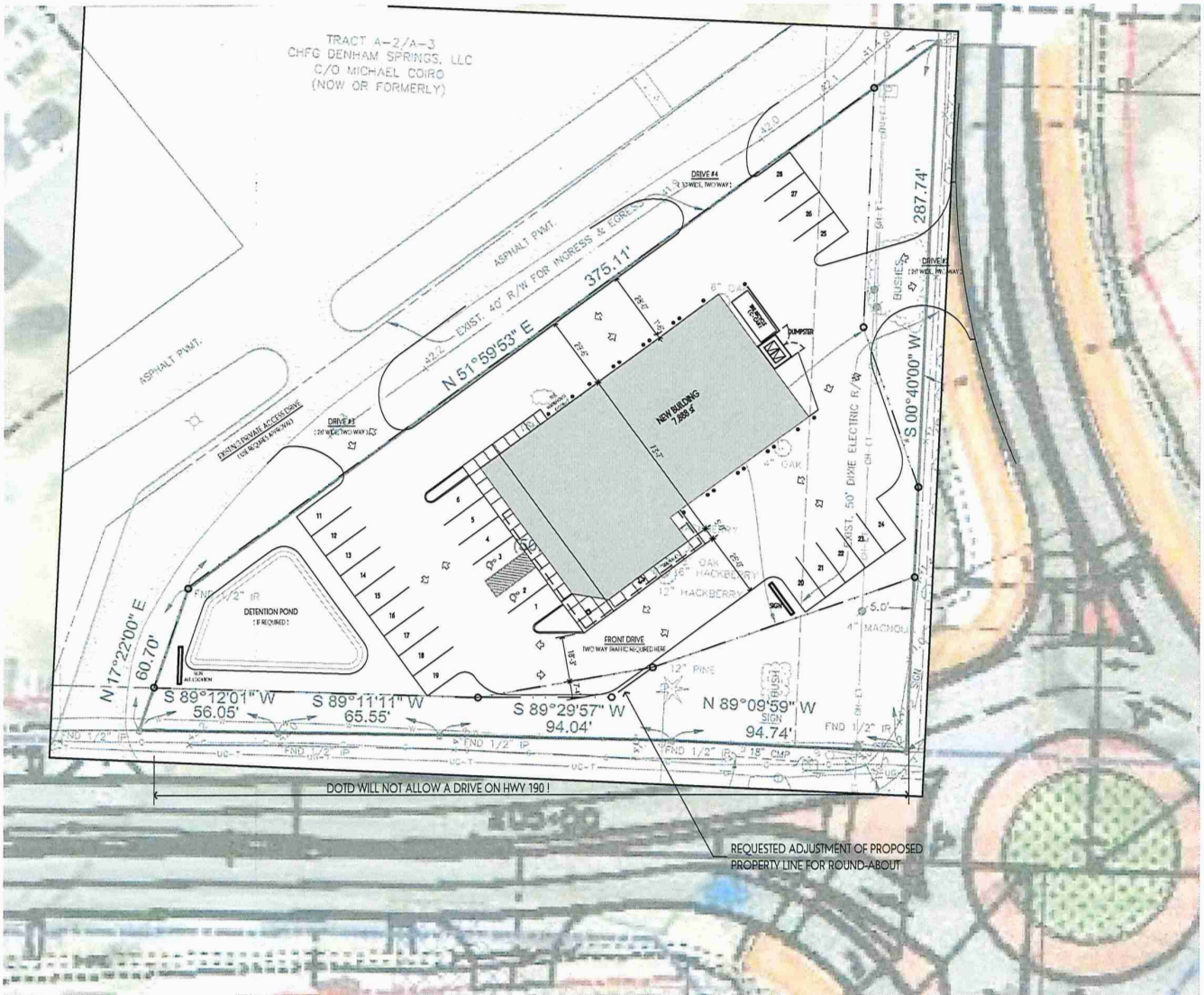
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**SITE PLAN**

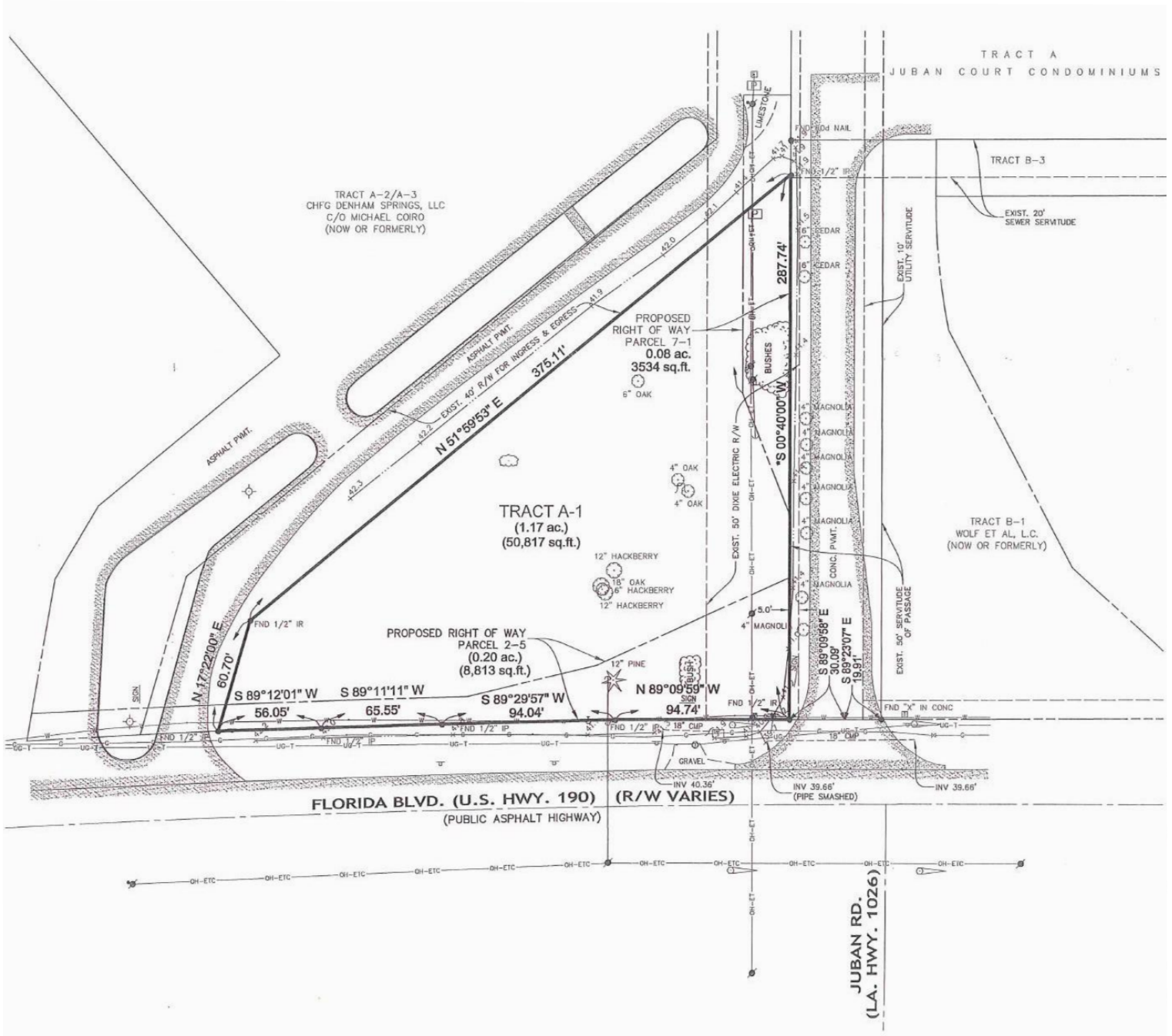


1 SITE PLAN STUDY (SHOWING REQUESTED ADJUSTMENT TO FUTURE PROPERTY LINE)  
20' REFERENCE DOT IMAGE OVERLAY + REFERENCED SURVEY IMAGE OVERLAY (LANDSOURCE, DATED 7.7.16)



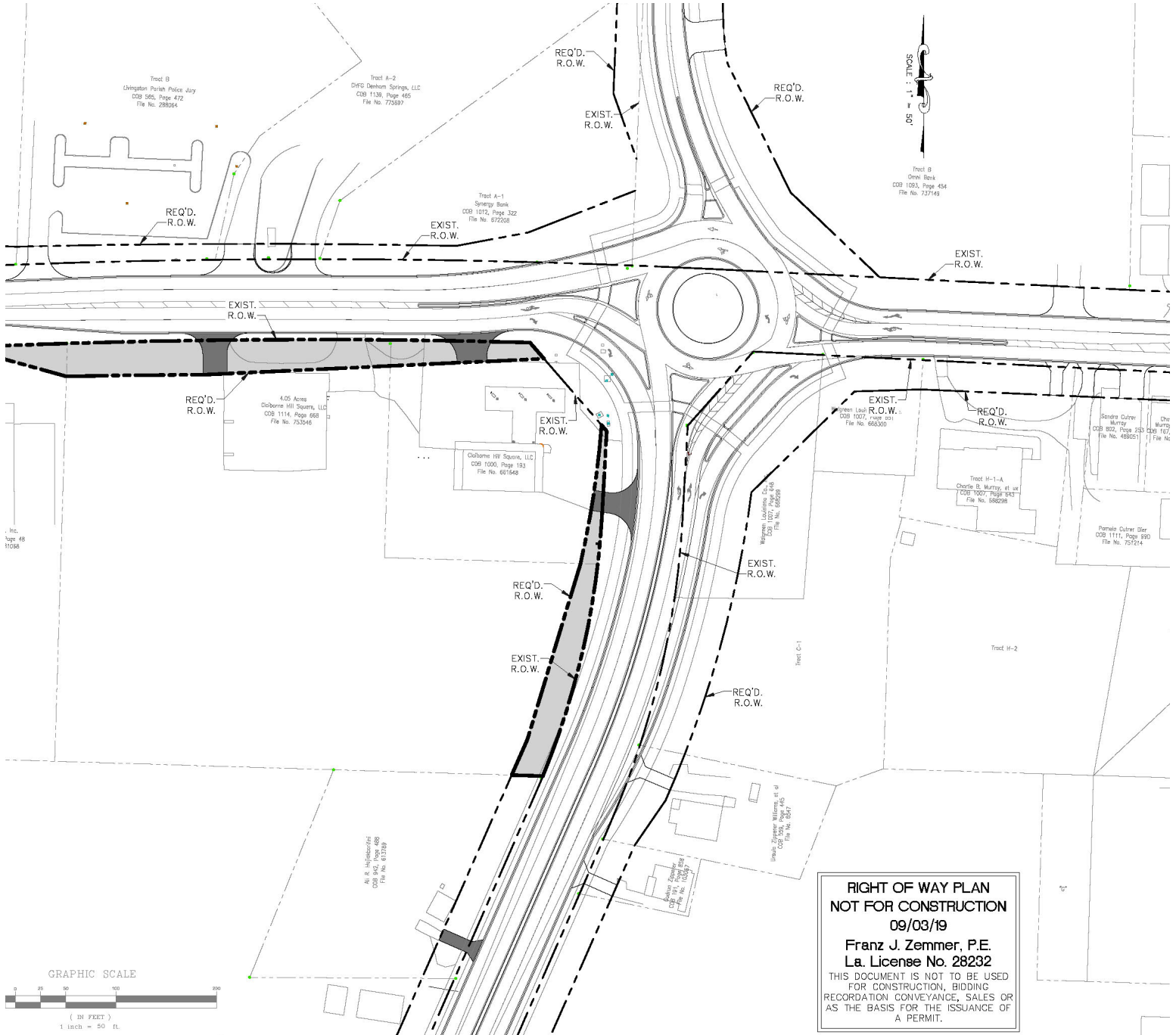


**SURVEY**





**Right of Way Plan**

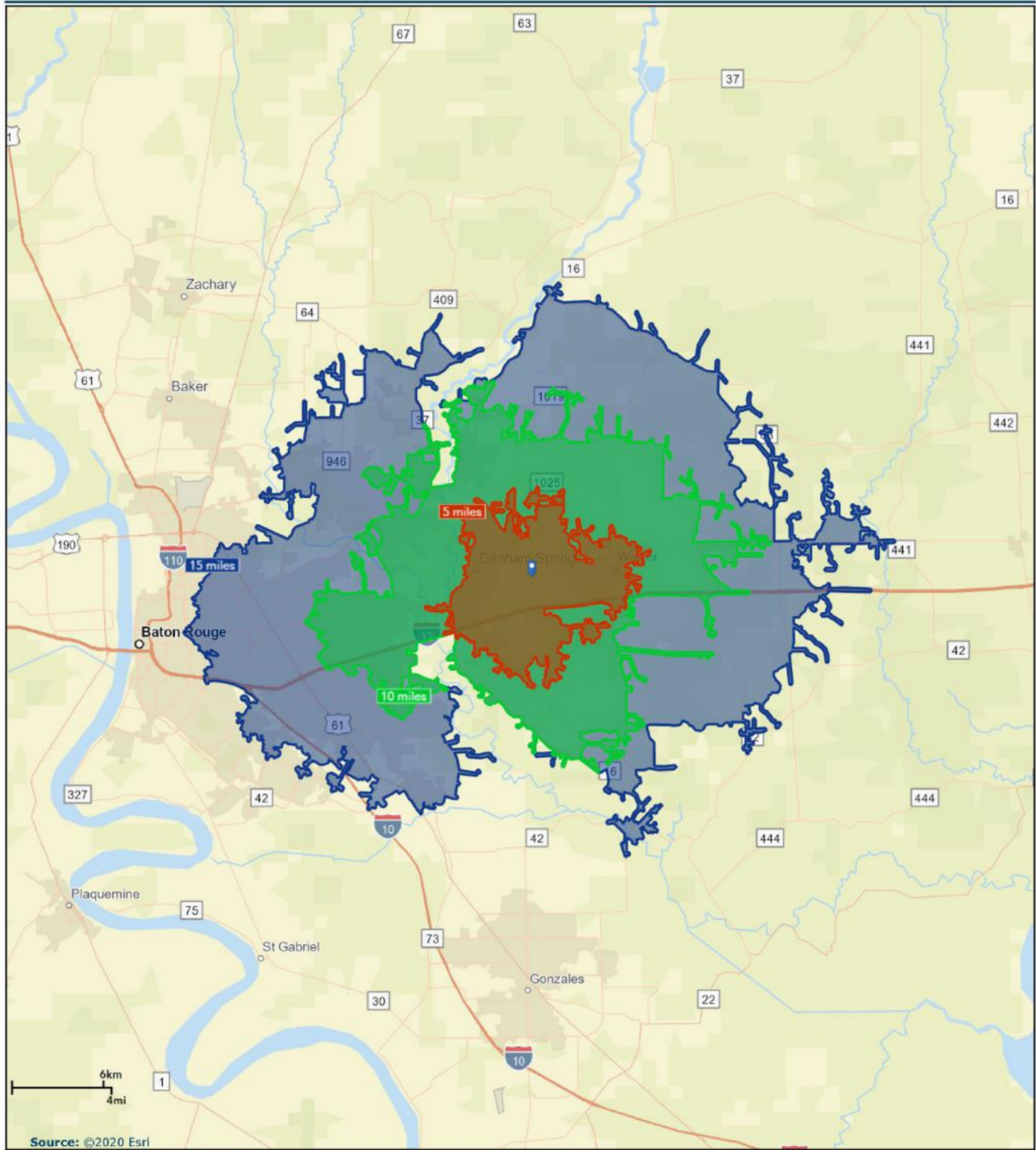


**RIGHT OF WAY PLAN**  
**NOT FOR CONSTRUCTION**  
**09/03/19**  
**Franz J. Zemmer, P.E.**  
**La. License No. 28232**  
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A PERMIT.





**DRIVE TIME MAP: 5, 10, 15 MINUTE DRIVE TIME**

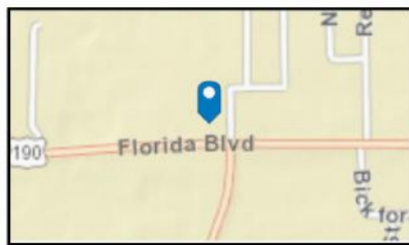
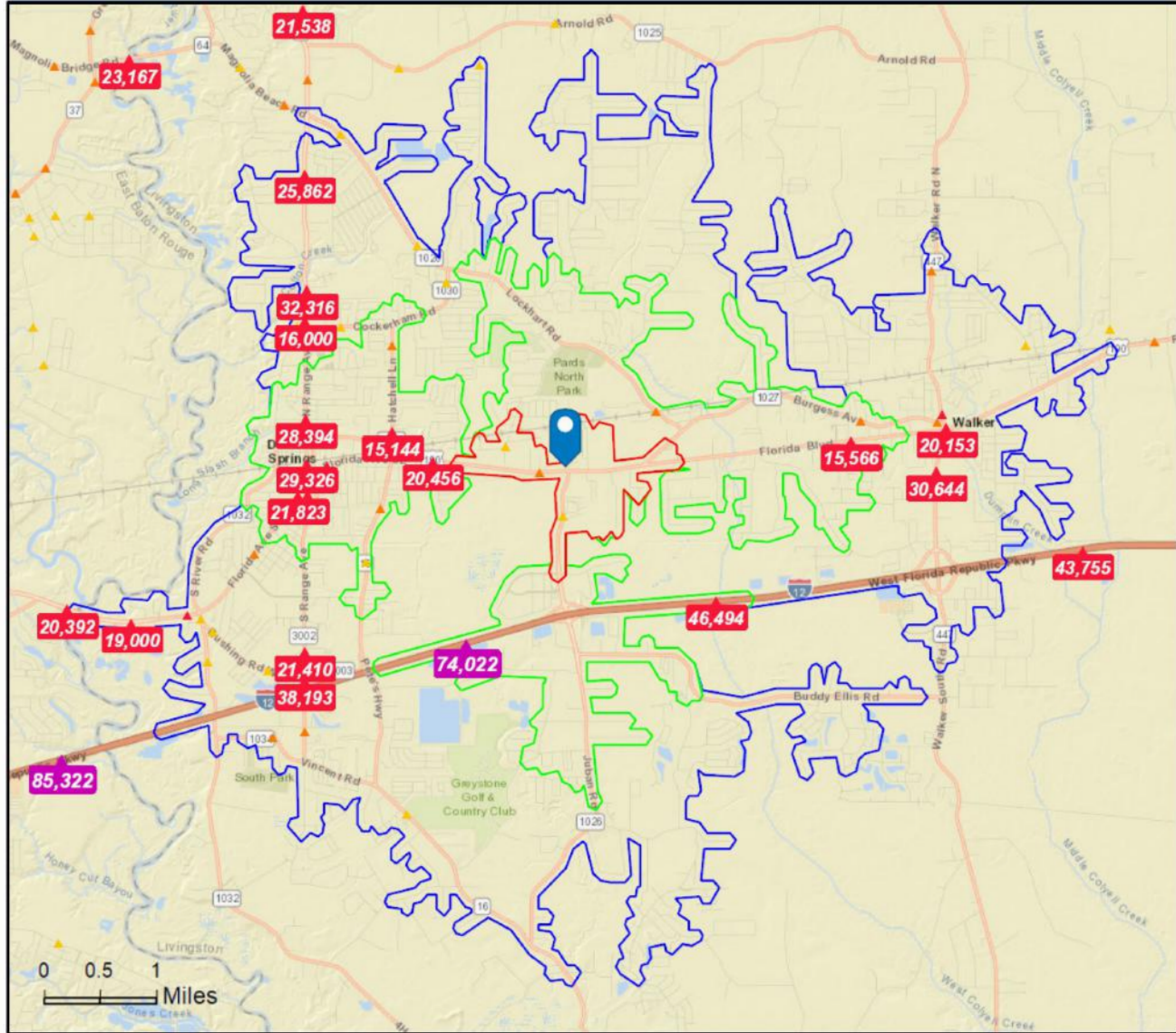


June 11, 2020





**TRAFFIC COUNT MAP**



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2019).







**DEMOGRAPHICS - 1 MILE**

Summary	Census 2010	2019	2024			
Population	2,223	2,547	2,777			
Households	843	976	1,068			
Families	610	691	750			
Average Household Size	2.63	2.60	2.59			
Owner Occupied Housing Units	597	626	641			
Renter Occupied Housing Units	246	350	427			
Median Age	34.0	36.0	37.5			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	1.74%	0.41%	0.77%			
Households	1.82%	0.43%	0.75%			
Families	1.65%	0.26%	0.68%			
Owner HHs	0.47%	0.73%	0.92%			
Median Household Income	1.09%	2.01%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	107	11.0%	104	9.7%		
\$15,000 - \$24,999	172	17.6%	175	16.4%		
\$25,000 - \$34,999	106	10.9%	112	10.5%		
\$35,000 - \$49,999	98	10.0%	105	9.8%		
\$50,000 - \$74,999	180	18.4%	204	19.1%		
\$75,000 - \$99,999	146	15.0%	164	15.4%		
\$100,000 - \$149,999	89	9.1%	110	10.3%		
\$150,000 - \$199,999	23	2.4%	33	3.1%		
\$200,000+	54	5.5%	60	5.6%		
Median Household Income	\$50,411		\$53,215			
Average Household Income	\$70,185		\$76,251			
Per Capita Income	\$26,163		\$28,520			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	172	7.7%	181	7.1%	188	6.8%
5 - 9	163	7.3%	182	7.1%	197	7.1%
10 - 14	157	7.1%	177	7.0%	201	7.2%
15 - 19	182	8.2%	152	6.0%	181	6.5%
20 - 24	150	6.7%	150	5.9%	151	5.4%
25 - 34	321	14.4%	396	15.6%	372	13.4%
35 - 44	283	12.7%	348	13.7%	383	13.8%
45 - 54	326	14.7%	300	11.8%	340	12.3%
55 - 64	243	10.9%	325	12.8%	331	11.9%
65 - 74	140	6.3%	220	8.6%	270	9.7%
75 - 84	69	3.1%	91	3.6%	133	4.8%
85+	17	0.8%	24	0.9%	28	1.0%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,038	91.7%	2,254	88.5%	2,401	86.4%
Black Alone	71	3.2%	119	4.7%	158	5.7%
American Indian Alone	10	0.5%	10	0.4%	11	0.4%
Asian Alone	28	1.3%	48	1.9%	64	2.3%
Pacific Islander Alone	1	0.0%	4	0.2%	5	0.2%
Some Other Race Alone	41	1.8%	60	2.4%	74	2.7%
Two or More Races	33	1.5%	51	2.0%	65	2.3%
Hispanic Origin (Any Race)	110	4.9%	166	6.5%	206	7.4%

**Data Note:** Income is expressed in current dollars.

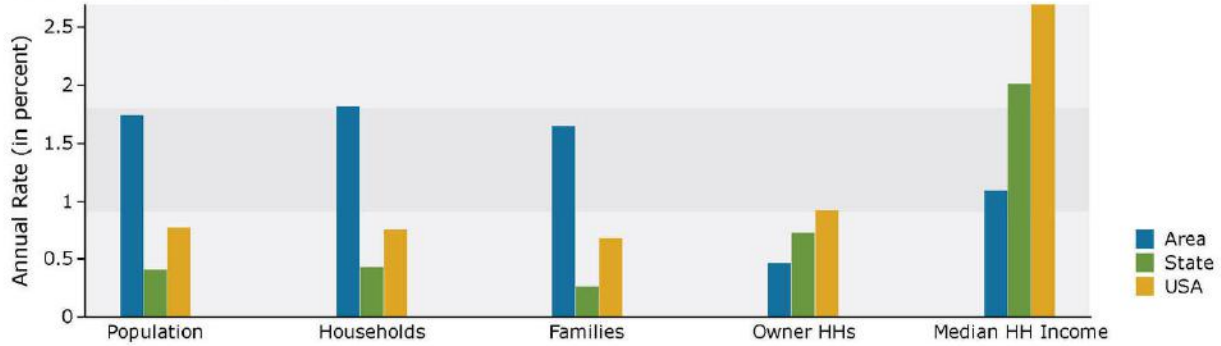
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



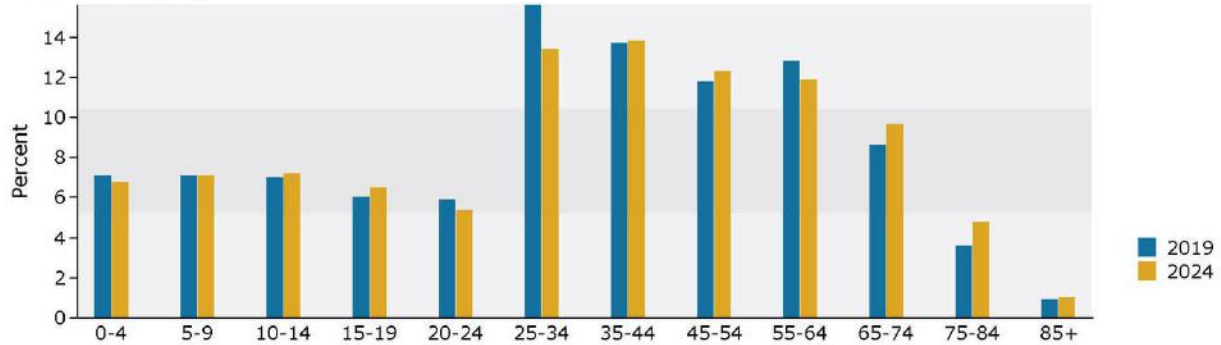


**DEMOGRAPHICS - 1 MILE**

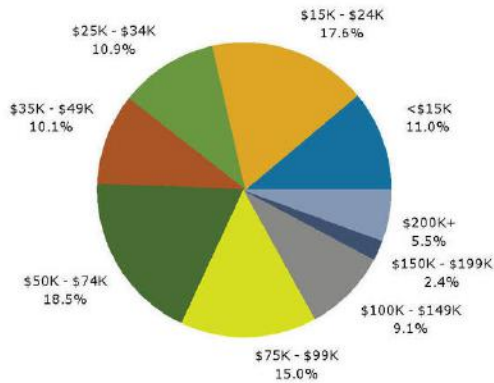
Trends 2019-2024



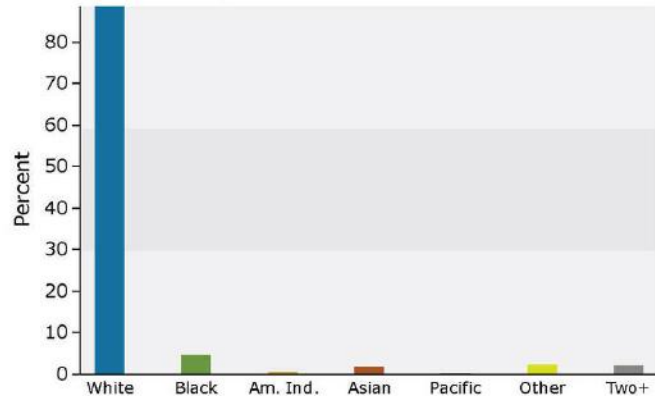
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 6.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.





**DEMOGRAPHICS - 3 MILES**

Summary	Census 2010		2019		2024	
Population	27,938		30,940		32,625	
Households	10,175		11,302		11,932	
Families	7,475		8,165		8,566	
Average Household Size	2.73		2.72		2.72	
Owner Occupied Housing Units	7,474		7,972		8,475	
Renter Occupied Housing Units	2,701		3,330		3,457	
Median Age	34.0		35.9		36.2	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	1.07%		0.41%		0.77%	
Households	1.09%		0.43%		0.75%	
Families	0.96%		0.26%		0.68%	
Owner HHs	1.23%		0.73%		0.92%	
Median Household Income	1.51%		2.01%		2.70%	
Households by Income	2019				2024	
	Number		Percent		Number	Percent
<\$15,000	1,025		9.1%		967	8.1%
\$15,000 - \$24,999	1,469		13.0%		1,381	11.6%
\$25,000 - \$34,999	851		7.5%		844	7.1%
\$35,000 - \$49,999	1,567		13.9%		1,550	13.0%
\$50,000 - \$74,999	2,207		19.5%		2,338	19.6%
\$75,000 - \$99,999	1,777		15.7%		1,864	15.6%
\$100,000 - \$149,999	1,508		13.3%		1,791	15.0%
\$150,000 - \$199,999	699		6.2%		957	8.0%
\$200,000+	200		1.8%		240	2.0%
Median Household Income	\$56,245		\$60,607		\$60,607	
Average Household Income	\$69,844		\$77,599		\$77,599	
Per Capita Income	\$25,628		\$28,505		\$28,505	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,183	7.8%	2,236	7.2%	2,356	7.2%
5 - 9	2,166	7.8%	2,263	7.3%	2,378	7.3%
10 - 14	2,162	7.7%	2,206	7.1%	2,403	7.4%
15 - 19	2,057	7.4%	1,936	6.3%	2,107	6.5%
20 - 24	1,701	6.1%	1,848	6.0%	1,752	5.4%
25 - 34	4,118	14.7%	4,570	14.8%	4,737	14.5%
35 - 44	3,859	13.8%	4,370	14.1%	4,695	14.4%
45 - 54	3,821	13.7%	3,827	12.4%	3,927	12.0%
55 - 64	2,980	10.7%	3,643	11.8%	3,567	10.9%
65 - 74	1,685	6.0%	2,559	8.3%	2,859	8.8%
75 - 84	909	3.3%	1,116	3.6%	1,446	4.4%
85+	296	1.1%	366	1.2%	398	1.2%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	24,667	88.3%	26,421	85.4%	27,227	83.5%
Black Alone	2,136	7.6%	2,843	9.2%	3,338	10.2%
American Indian Alone	119	0.4%	154	0.5%	176	0.5%
Asian Alone	195	0.7%	323	1.0%	419	1.3%
Pacific Islander Alone	9	0.0%	25	0.1%	33	0.1%
Some Other Race Alone	479	1.7%	684	2.2%	821	2.5%
Two or More Races	335	1.2%	489	1.6%	609	1.9%
Hispanic Origin (Any Race)	1,158	4.1%	1,701	5.5%	2,055	6.3%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



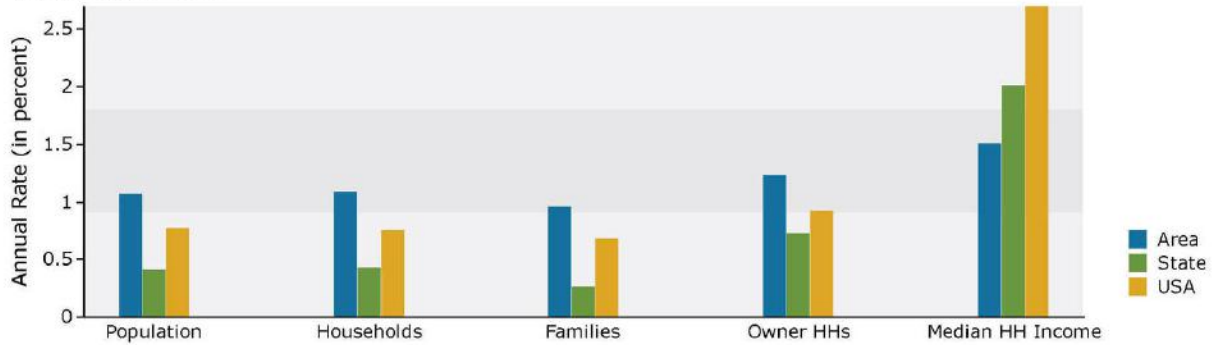


**DEMOGRAPHICS - 3 MILES**

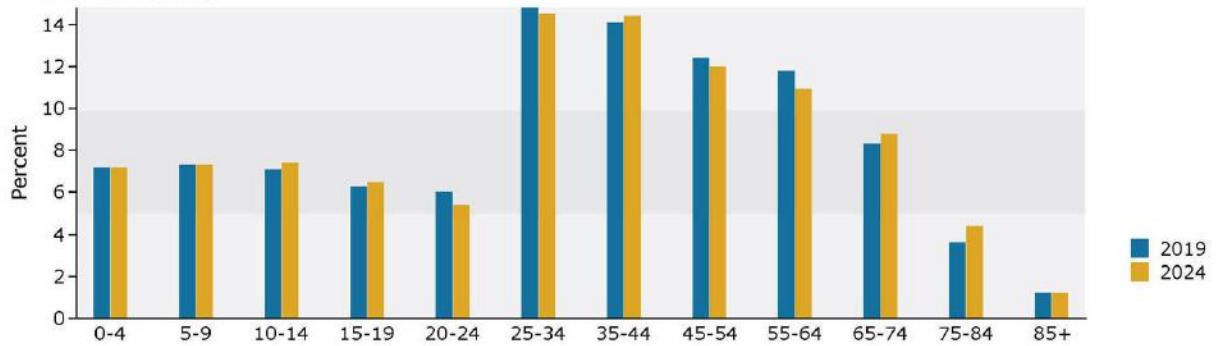
Ring: 3 mile radius

Longitude: 90.134724

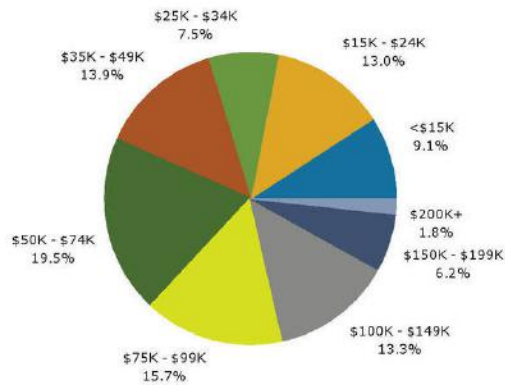
**Trends 2019-2024**



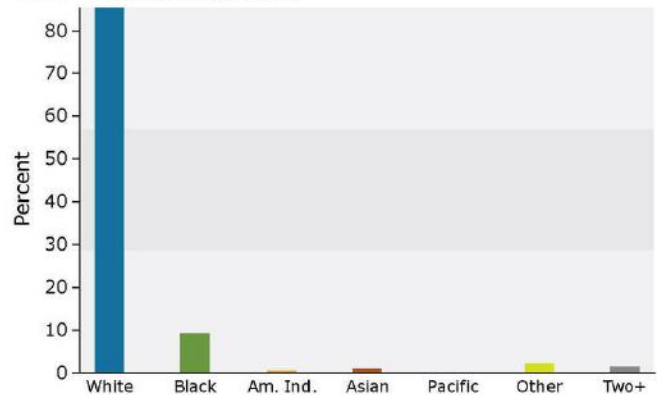
**Population by Age**



**2019 Household Income**



**2019 Population by Race**



2019 Percent Hispanic Origin: 5.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.





**DEMOGRAPHICS - 5 MILES**

Summary	Census 2010		2019		2024	
Population	60,455		67,634		71,856	
Households	21,965		24,664		26,236	
Families	16,379		18,077		19,108	
Average Household Size	2.74		2.73		2.73	
Owner Occupied Housing Units	16,681		18,103		19,482	
Renter Occupied Housing Units	5,284		6,561		6,754	
Median Age	33.7		35.7		35.9	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	1.22%		0.41%		0.77%	
Households	1.24%		0.43%		0.75%	
Families	1.12%		0.26%		0.68%	
Owner HHs	1.48%		0.73%		0.92%	
Median Household Income	1.62%		2.01%		2.70%	
Households by Income	2019				2024	
	Number		Percent		Number	Percent
<\$15,000	2,043		8.3%		1,960	7.5%
\$15,000 - \$24,999	2,995		12.1%		2,850	10.9%
\$25,000 - \$34,999	1,761		7.1%		1,749	6.7%
\$35,000 - \$49,999	3,132		12.7%		3,088	11.8%
\$50,000 - \$74,999	4,685		19.0%		4,945	18.8%
\$75,000 - \$99,999	4,014		16.3%		4,171	15.9%
\$100,000 - \$149,999	3,926		15.9%		4,657	17.8%
\$150,000 - \$199,999	1,667		6.8%		2,279	8.7%
\$200,000+	440		1.8%		537	2.0%
Median Household Income	\$60,367		\$65,428		\$65,428	
Average Household Income	\$73,197		\$81,124		\$81,124	
Per Capita Income	\$26,607		\$29,526		\$29,526	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,793	7.9%	4,941	7.3%	5,273	7.3%
5 - 9	4,750	7.9%	5,026	7.4%	5,342	7.4%
10 - 14	4,677	7.7%	4,931	7.3%	5,428	7.6%
15 - 19	4,415	7.3%	4,236	6.3%	4,686	6.5%
20 - 24	3,686	6.1%	3,911	5.8%	3,733	5.2%
25 - 34	9,066	15.0%	10,055	14.9%	10,436	14.5%
35 - 44	8,594	14.2%	9,759	14.4%	10,733	14.9%
45 - 54	8,208	13.6%	8,483	12.5%	8,643	12.0%
55 - 64	6,304	10.4%	7,833	11.6%	7,724	10.7%
65 - 74	3,561	5.9%	5,416	8.0%	6,084	8.5%
75 - 84	1,831	3.0%	2,317	3.4%	2,981	4.1%
85+	571	0.9%	726	1.1%	794	1.1%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	54,351	89.9%	58,820	87.0%	61,067	85.0%
Black Alone	3,744	6.2%	5,308	7.8%	6,441	9.0%
American Indian Alone	277	0.5%	349	0.5%	395	0.5%
Asian Alone	406	0.7%	673	1.0%	873	1.2%
Pacific Islander Alone	13	0.0%	36	0.1%	48	0.1%
Some Other Race Alone	892	1.5%	1,291	1.9%	1,566	2.2%
Two or More Races	772	1.3%	1,157	1.7%	1,467	2.0%
Hispanic Origin (Any Race)	2,304	3.8%	3,409	5.0%	4,152	5.8%

**Data Note:** Income is expressed in current dollars.

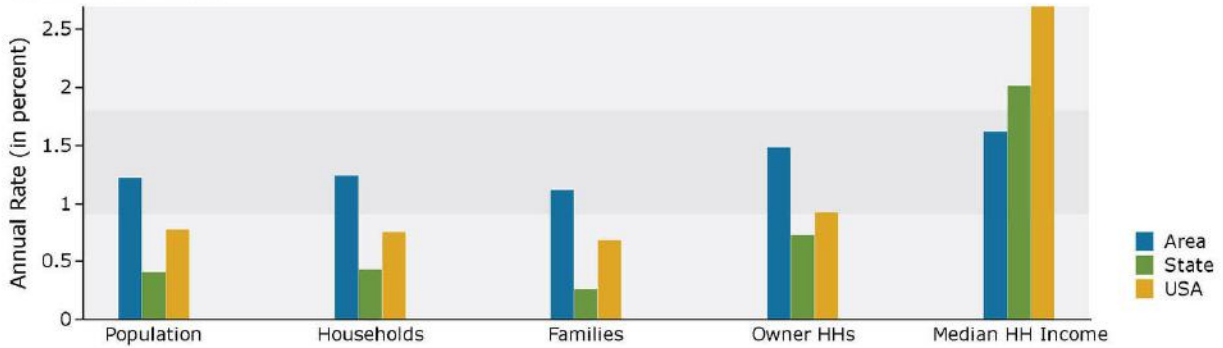
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



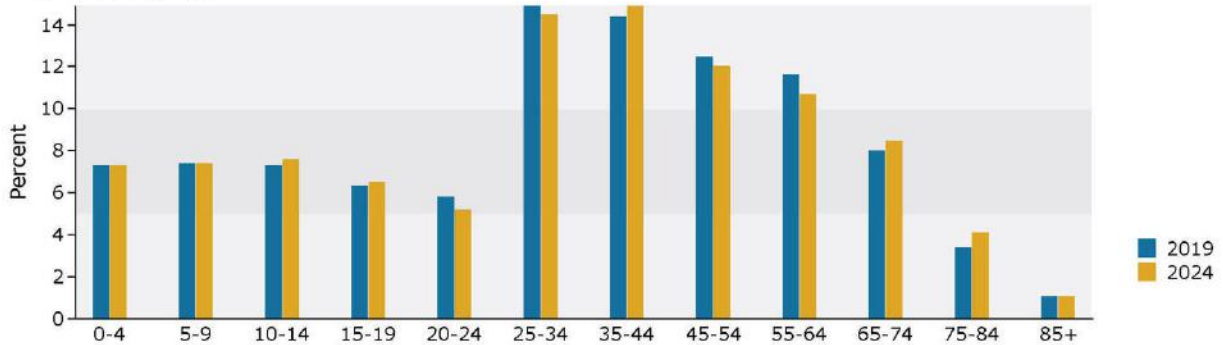


**DEMOGRAPHICS - 5 MILES**

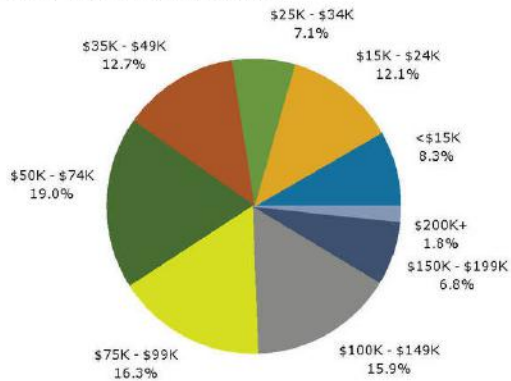
Trends 2019-2024



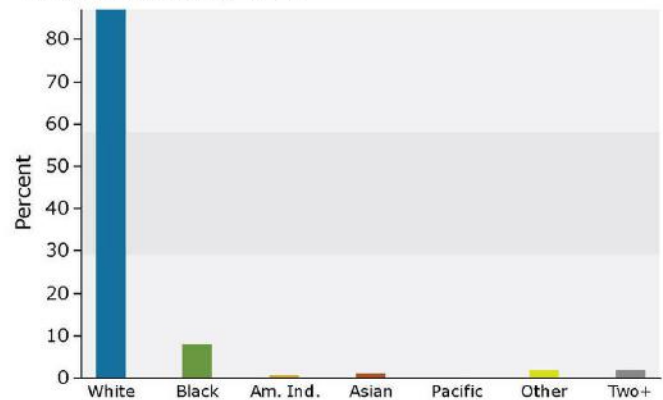
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 5.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

