

OUTPARCELS AVAILABLE

DENHAM SPRINGS, LA

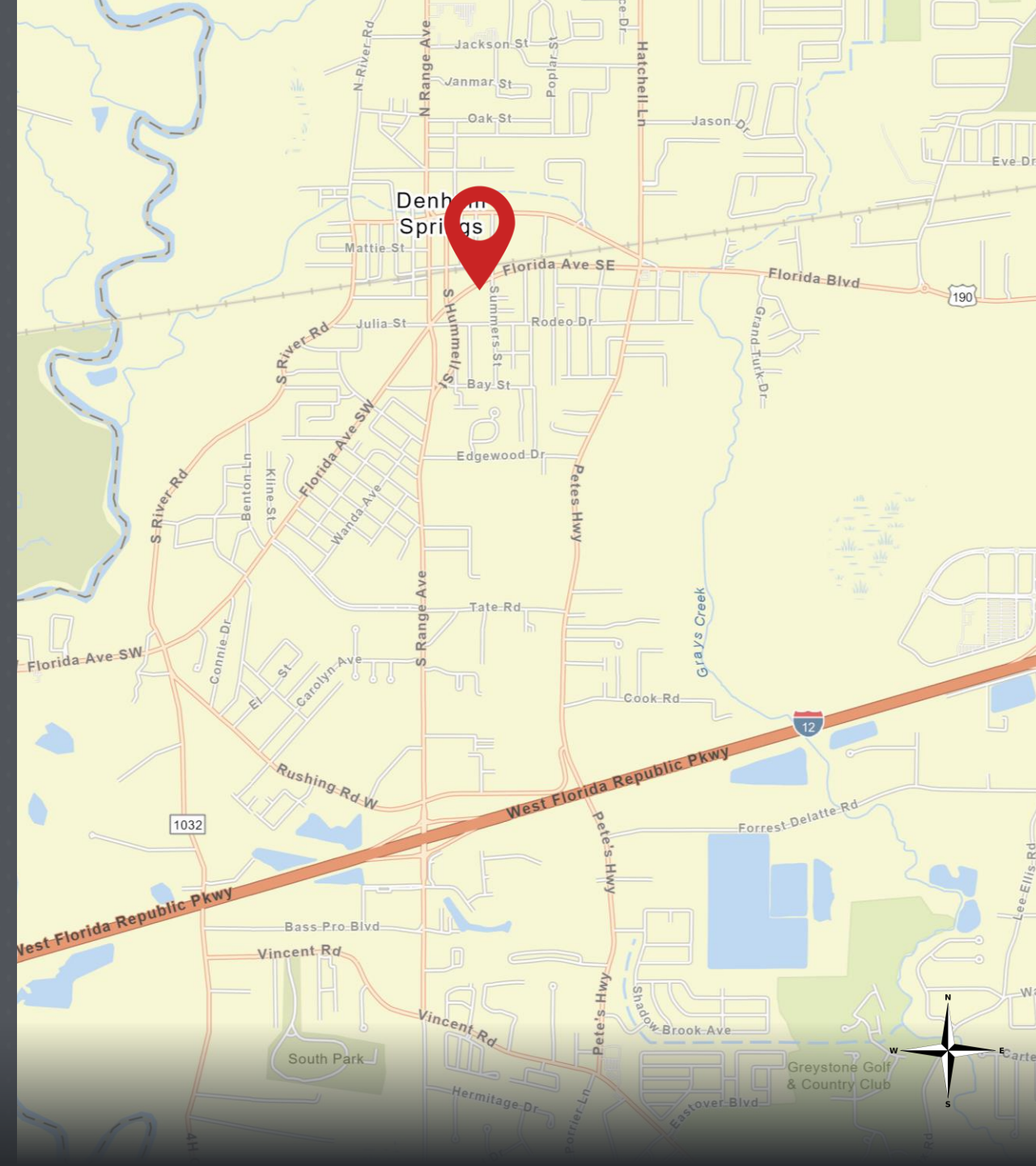


SUMMARY

LOCATION	246 Florida Blvd, Denham Springs
PROPERTY TYPE	Commercial
LAND SIZE	0.89 - 5.62 Acres
ZONING	C-3 (Commercial)
TRAFFIC COUNT	16,516 vpd (2018)
FLOOD ZONE	Not in Flood Zone
UTILITIES	Available
PRICING	See pricing slide
NOTES	Denham Springs City Limits

PRICING

LOT B	2.318 Acres	\$250,000
LOT C	1.509 Acres	\$330,000
LOT D-2	0.89 Acres	\$250,000



AERIAL PHOTO



RODEO DR.



LOT B
2.318 Acres

LOT C
1.509 Acres

LOT D-2
0.89 Acres

SOLD

FLORIDA BLVD. US HWY 190
61,490 VPD (2015)

SUMMERS ST.

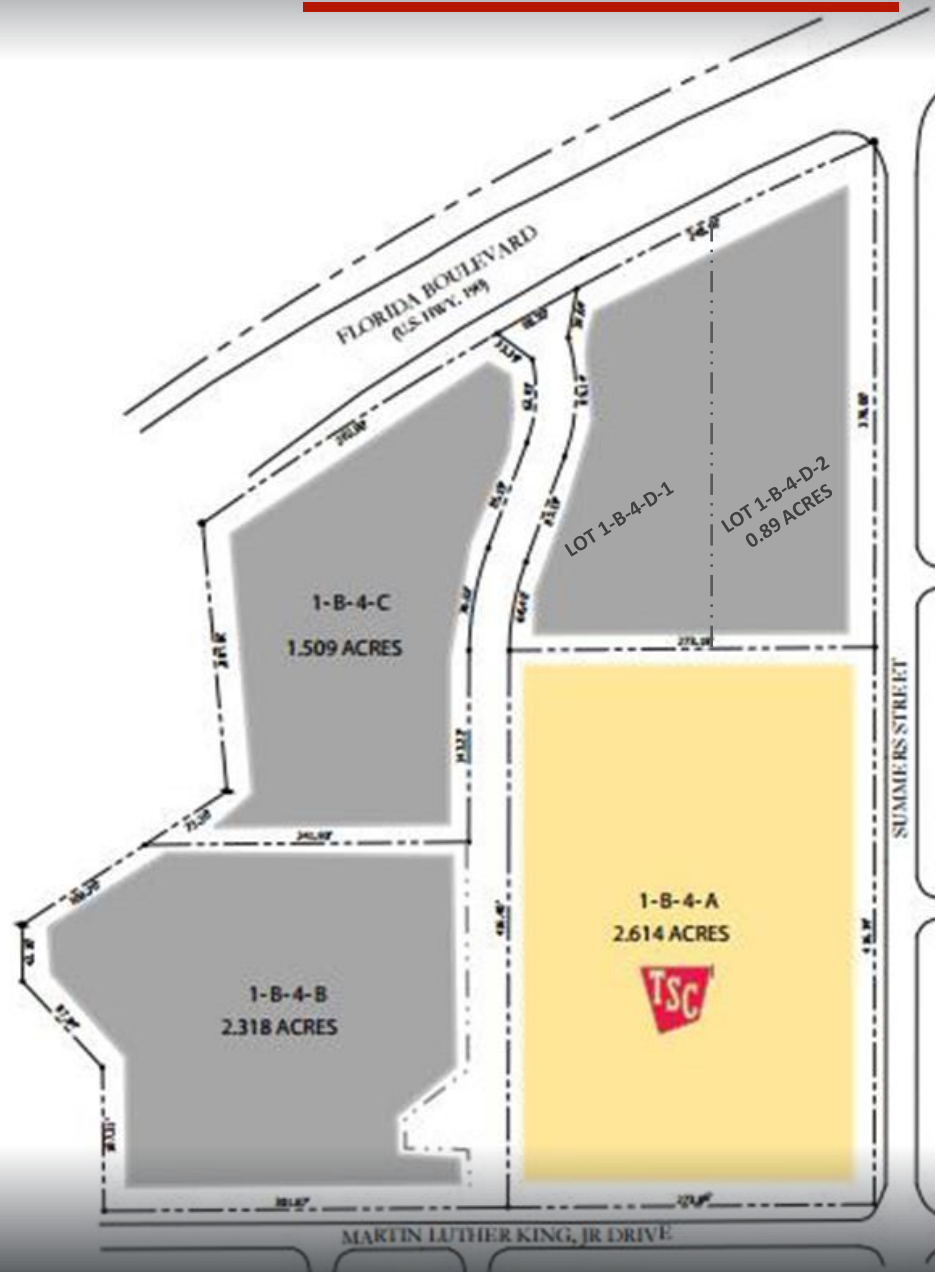
±110'

±378'

±327'

±122'

SITE PLAN

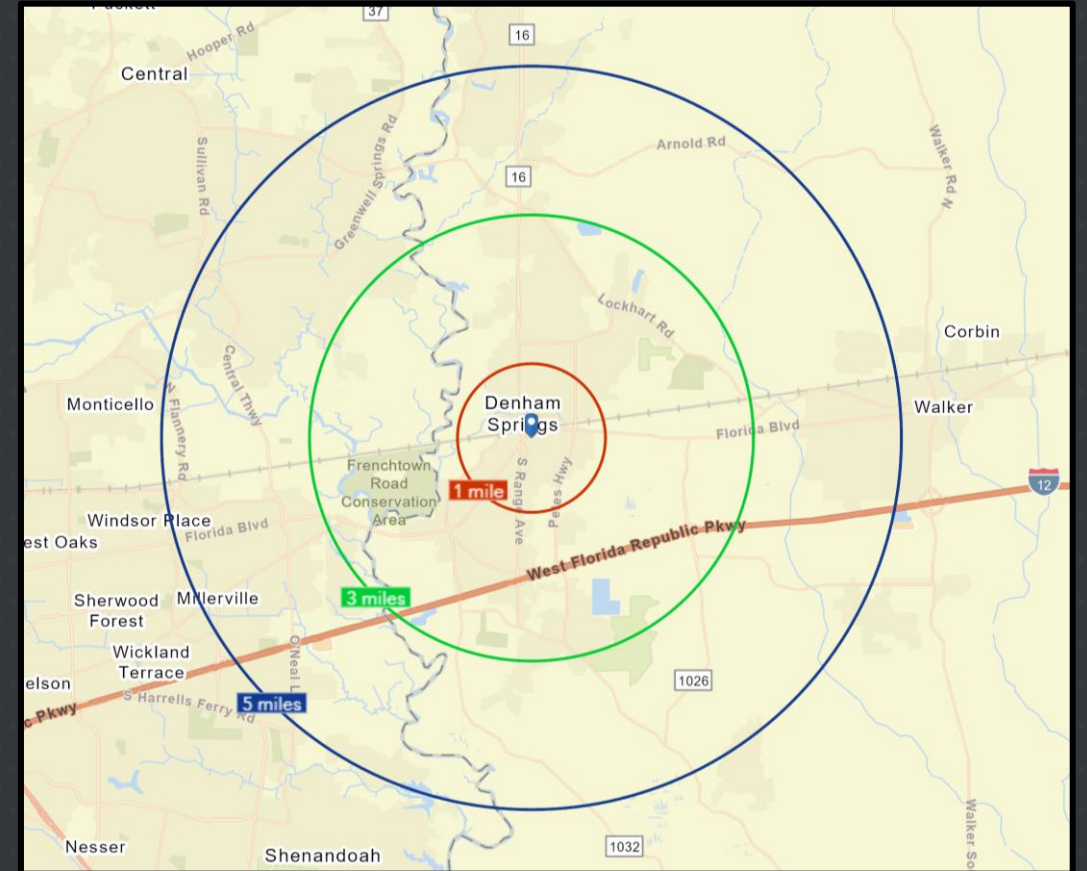


FLOOD ZONE



DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population			
2019 Population	4,744	27,227	75,369
Household Income			
2019 Median HH Income	\$39,156	\$53,915	\$59,609
2019 Average HH Income	\$56,179	\$68,011	\$74,407
Households			
2019 Total Households	1,919	10,274	27,751



CONTACT INFORMATION



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