

COMMERCIAL LAND FOR SALE

3.742 Acres | Hwy 16 & Acadiana Place Avenue | Denham Springs, LA

\$935,500 | \$250,000 per acre

MAESTRI·MURRELL^{INC.}
REAL ESTATE

Ransom Pipes
(225) 810-3379
rpipes@mmcre.com

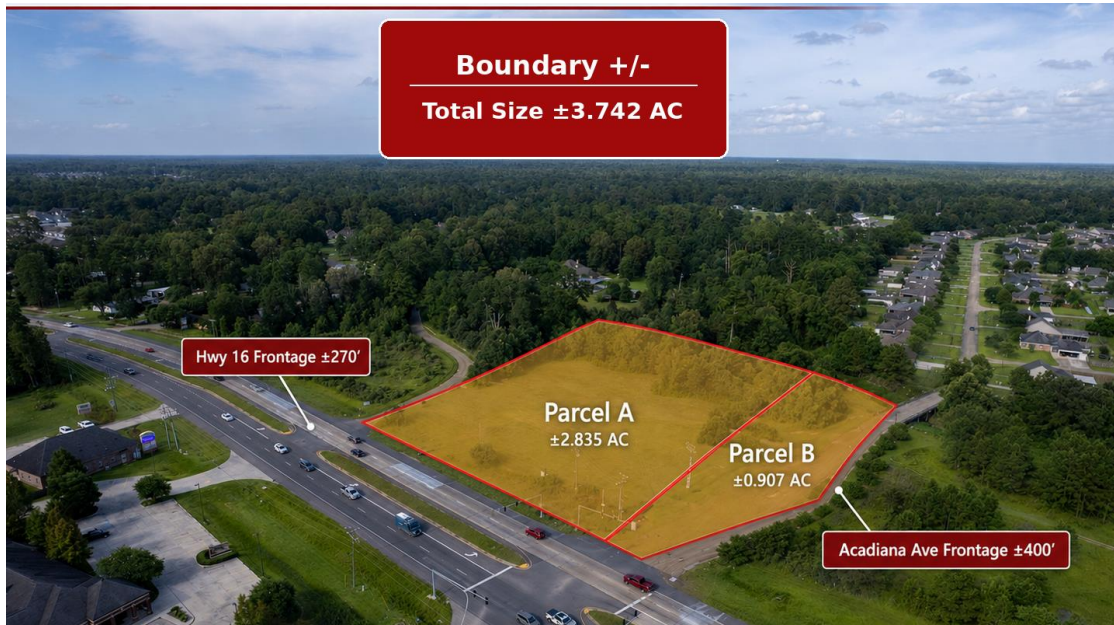
Maestri-Murrell, Inc
9018 Jefferson Highway, Baton Rouge, LA 70809
www.mmcre.com

Commercial Land For Sale

Hwy 16 & Acadiana Place Avenue, Denham Springs, LA

MAESTRI·MURRELL^{INC.}
REAL ESTATE

Aerial with Approximate Boundary

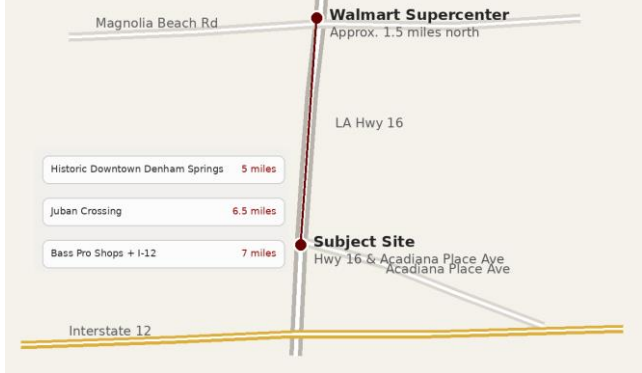


Boundary and parcel lines are approximate and for marketing purposes only. Refer to attached survey.

Proximity + Major Roads

Proximity Map

Not to scale



- 1.5 mi south of Walmart Supercenter
- 5 mi to Historic Downtown Denham Springs
- 6.5 mi to Juban Crossing
- 7 mi to Bass Pro Shops / Interstate 12

Summary

Total Size	3.742 acres
Parcel A	2.835 acres
Parcel B	0.907 acres
Pricing	\$250,000/acre \$935,500
Splits	Land splits considered

Development Notes

- 270' frontage on Highway 16
- 400' frontage along Acadiana Avenue
- Entrance road to 185-lot Acadiana Place subdivision
- Clean Phase I ESA
- No jurisdictional wetlands; wetland analysis report available upon request
- Flood Zone: AE
- Zoning: C-1 and R-2

MAESTRI·MURRELL^{INC.}
REAL ESTATE

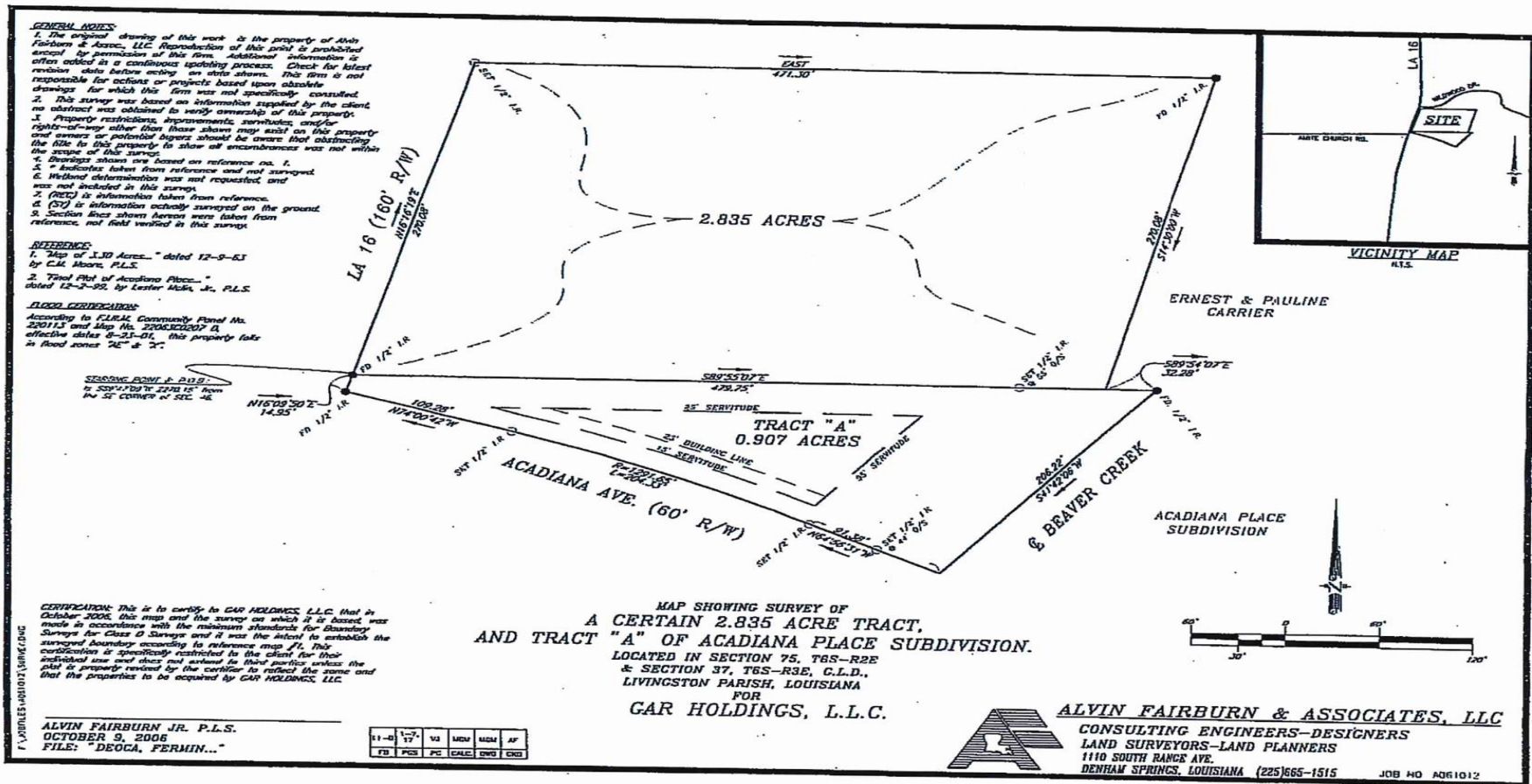
Ransom Pipes
(225) 810-3379
rpipes@mmcre.com

Maestri-Murrell, Inc
9018 Jefferson Highway, Baton Rouge, LA 70809
www.mmcre.com

Survey Exhibit

3.742 acres at Highway 16 & Acadiana Place Avenue

MAESTRI·MURRELL INC.
REAL ESTATE



Survey provided by ownership. Verify all dimensions, acreage, frontage and boundaries against official survey and reports.

MAESTRI·MURRELL INC.
REAL ESTATE

Ransom Pipes
(225) 810-3379
rpipes@mmcre.com

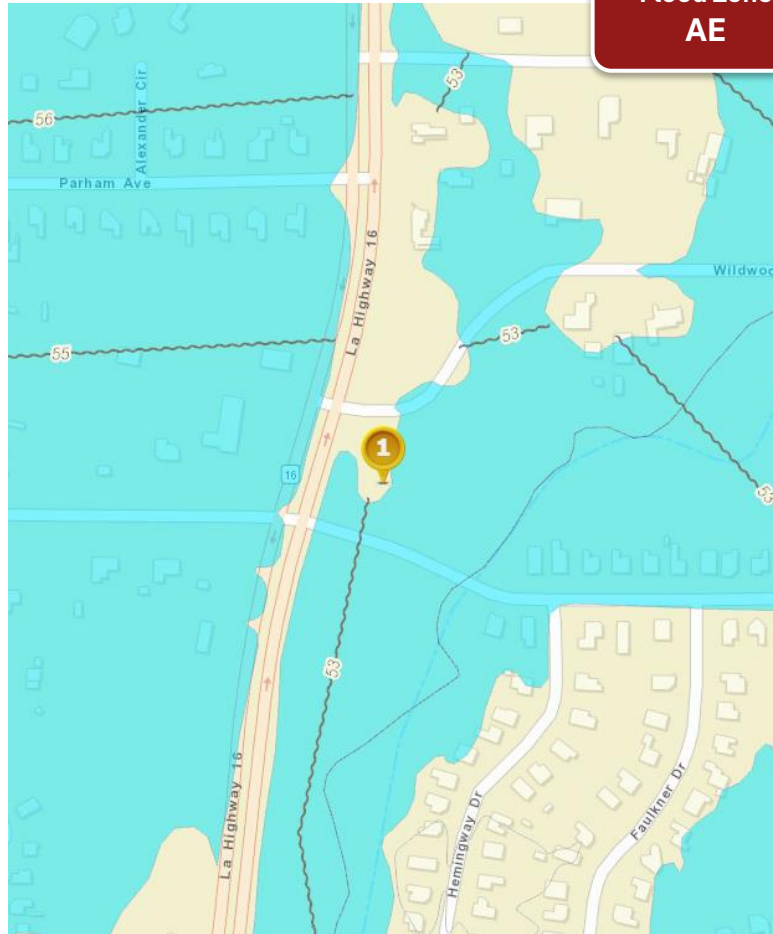
Maestri-Murrell, Inc
9018 Jefferson Highway, Baton Rouge, LA 70809
www.mmcre.com

Flood + Zoning Maps

FEMA Flood Zone + Zoning | Hwy 16 & Acadiana Place Avenue

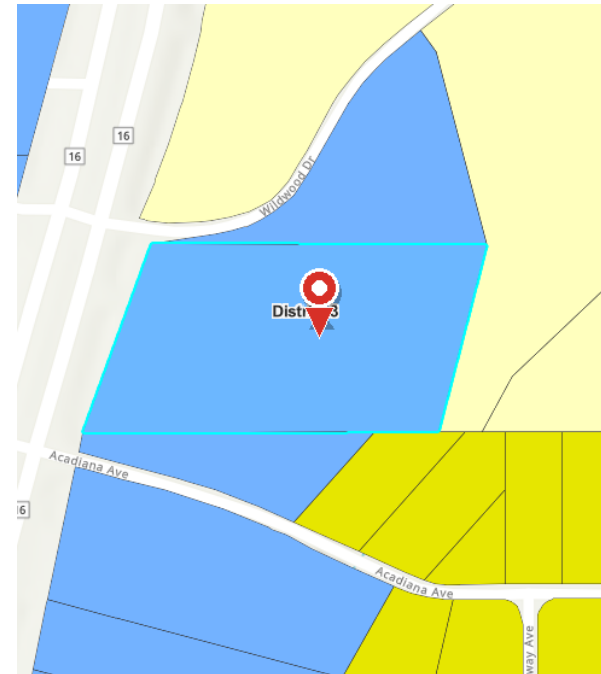
MAESTRI·MURRELL^{INC.}
REAL ESTATE

FEMA Flood Zone Map



Flood Zone
AE

Zoning Map



Zoning
C-1 / R-2

Zoning Legend

-  C-1 Light Commercial
-  R-2 Single Family Residential

Flood and zoning information shown for reference only. Buyer should verify all flood zone, zoning and use requirements independently.

MAESTRI·MURRELL^{INC.}
REAL ESTATE

Ransom Pipes
(225) 810-3379
rpipes@mmcre.com

Maestri-Murrell, Inc
9018 Jefferson Highway, Baton Rouge, LA 70809
www.mmcre.com

Additional Photos

Hwy 16 & Acadiana Place Avenue, Denham Springs, LA

MAESTRI·MURRELL^{INC.}
REAL ESTATE



View along Hwy 16 corridor



Elevated view across the site



Intersection and frontage perspective



Southwest aerial angle of the property

Additional aerials provide supplementary visual context for the site and surrounding frontage.

MAESTRI·MURRELL^{INC.}
REAL ESTATE

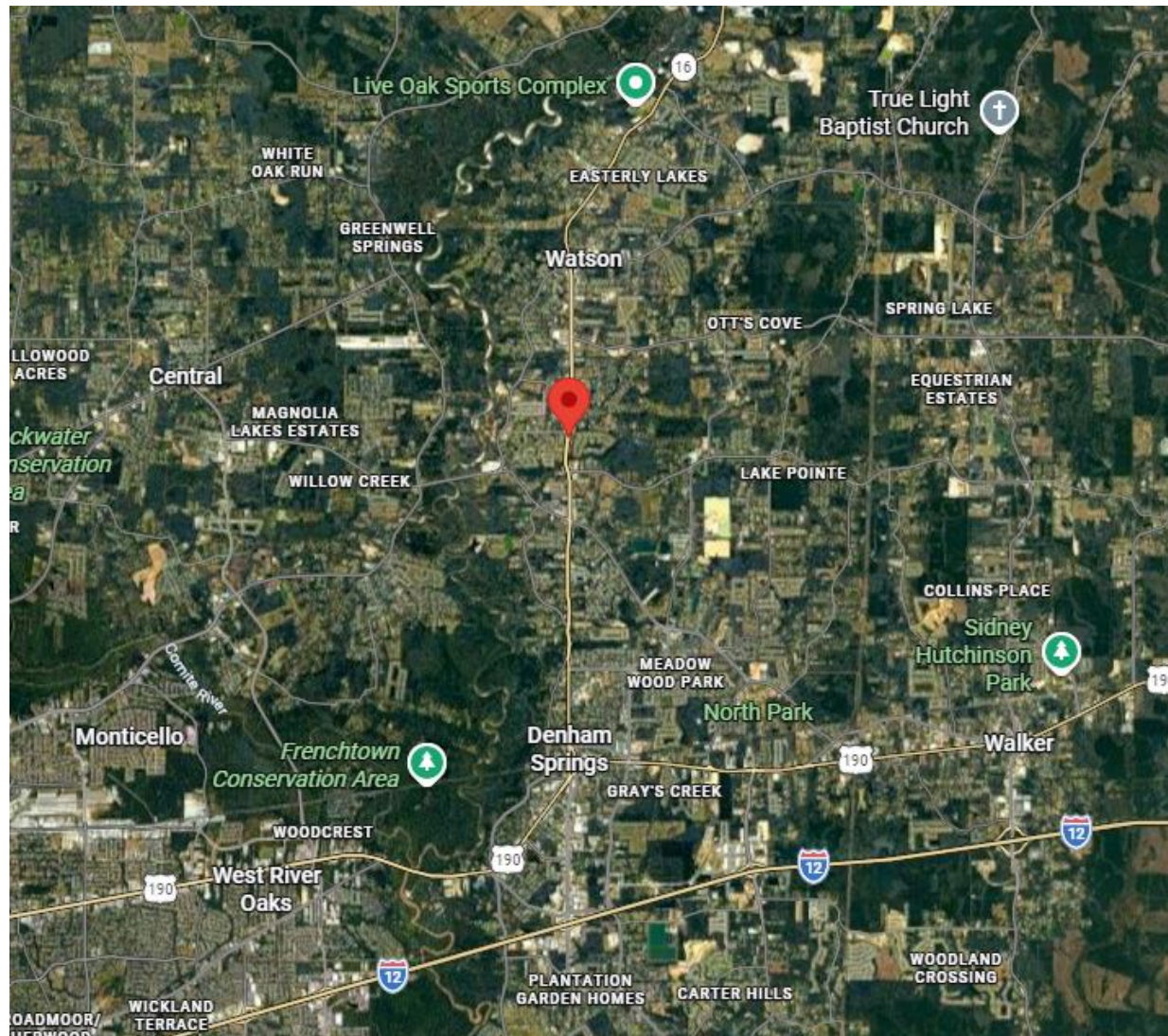
Ransom Pipes
(225) 810-3379
rpipes@mmcre.com

Maestri-Murrell, Inc
9018 Jefferson Highway, Baton Rouge, LA 70809
www.mmcre.com

Regional Area Map

Subject Site Between Watson and Denham Springs

MAESTRI·MURRELL INC.
REAL ESTATE



Regional view showing the site location along LA Hwy 16 between Watson and Denham Springs.

MAESTRI·MURRELL INC.
REAL ESTATE

Ransom Pipes
(225) 810-3379
rpipes@mmcre.com

Maestri-Murrell, Inc
9018 Jefferson Highway, Baton Rouge, LA 70809
www.mmcre.com