

7.84 Acres Hwy 16

LAND FOR SALE



TDB Hwy 16 Denham Springs , LA 70726

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com

7.84 Acres Hwy 16

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PROPERTY SUMMARY



Property Description

7.84 acres of land located directly on Highway 16 in Port Vincent, LA. Offering 2,085 feet of frontage. The land is predominantly wooded, creating a natural and private setting, with Old Mill Settlement Road running through the property for added accessibility. Situated in Flood Zone AE. Located directly across from the former Bayview Bar & Grill.

Property Highlights

- 7.84 acres of land
- 2,085' of frontage on Hwy 16
- Majority wooded
- Old Mill Settlement Road runs through the property
- Located in Flood Zone AE

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Offering Summary

Sale Price:	\$150,000
Lot Size:	7.84 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,510	11,594	29,764
Total Population	3,906	30,398	80,095
Average HH Income	\$91,875	\$101,340	\$104,800



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LOCATION MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

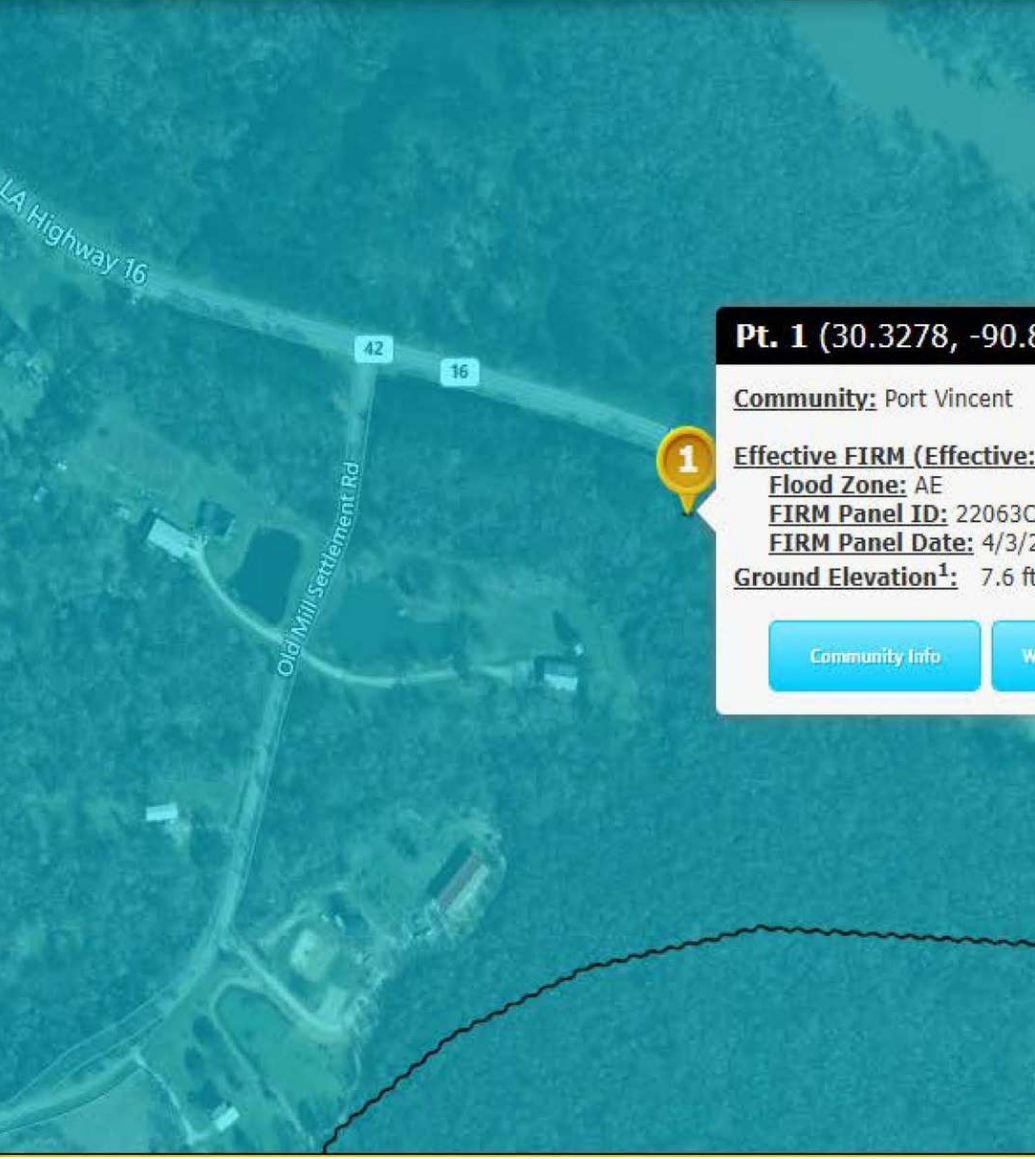
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FLOOD ZONE & WETLANDS MAPPER



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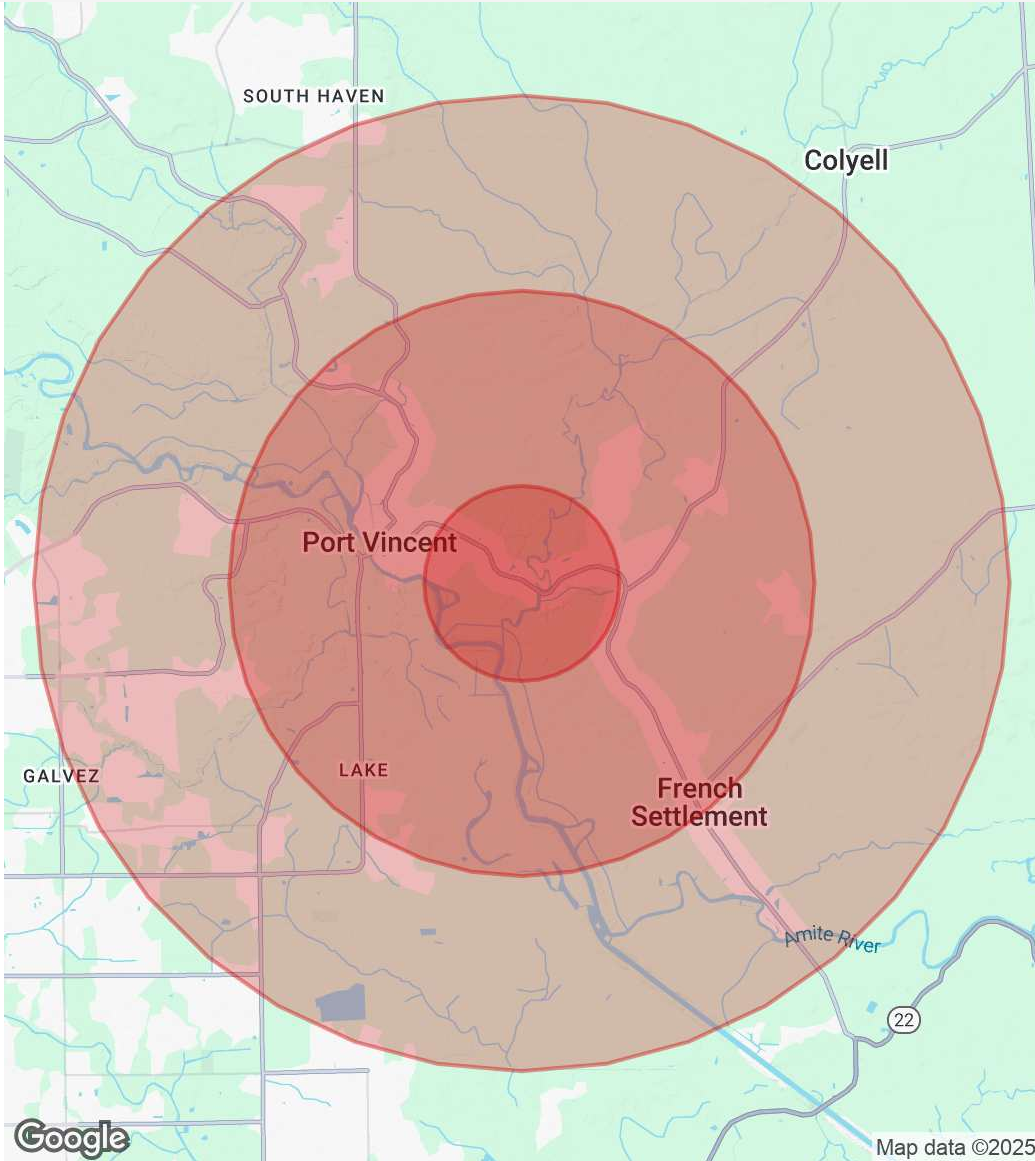
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	3,906	30,398	80,095
Average Age	41	39	38
Average Age (Male)	39	37	37
Average Age (Female)	42	41	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,510	11,594	29,764
# Of Persons Per HH	2.6	2.6	2.7
Average HH Income	\$91,875	\$101,340	\$104,800
Average House Value	\$242,488	\$272,617	\$292,372

Demographics data derived from AlphaMap



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