

**Beaver Creek Business Park Pad
Sites For Sale**

32350 LA-16, Denham Springs, LA 70726



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Section 1

PROPERTY
INFORMATION





Property Overview

Multiple pad sites available in the Beaver Creek Business Park in Denham Springs- Located on Hwy. 16 near Arnold Road- Current tenants include a fitness center chiropractor law office and insurance agency.-For more information on pad sites and divisions

Location Overview

Potential Office build to suite located on LA-16. Property is located north of Denham Springs

SALE PRICE: **\$28 PSF**

LOT SIZE: **1,800-2,900 SF**

APN #: **672660**

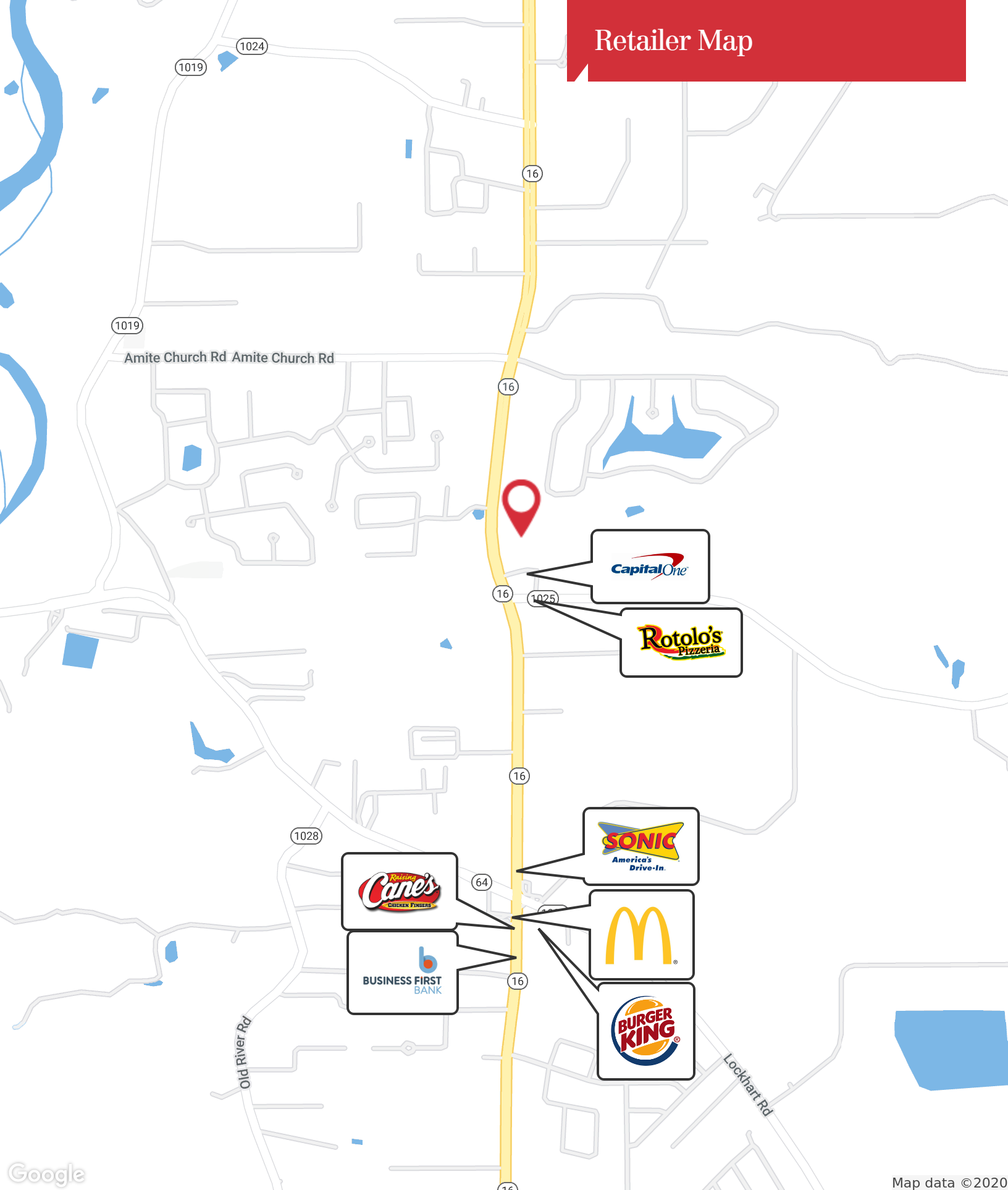


Section 2

LOCATION
INFORMATION



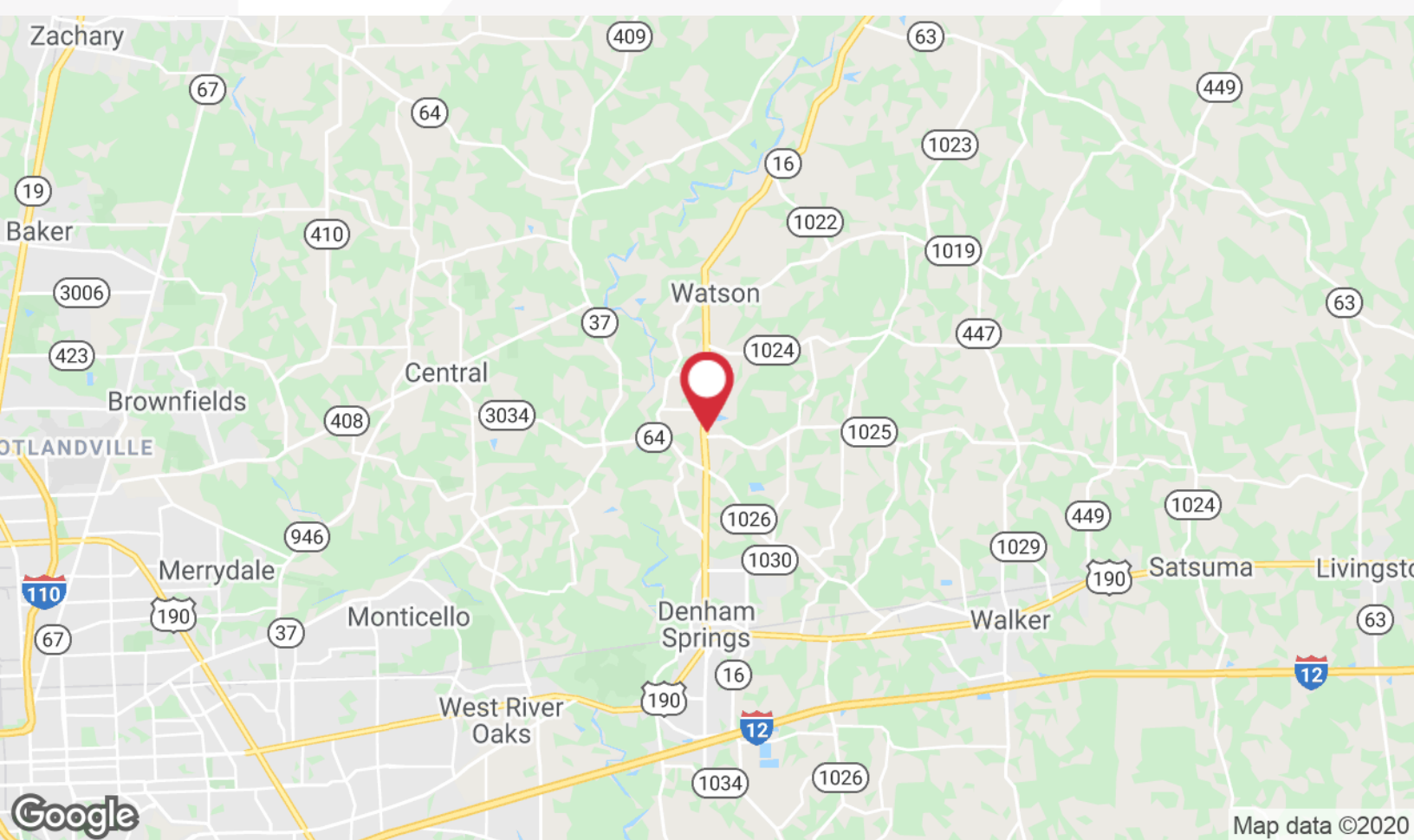
Retailer Map



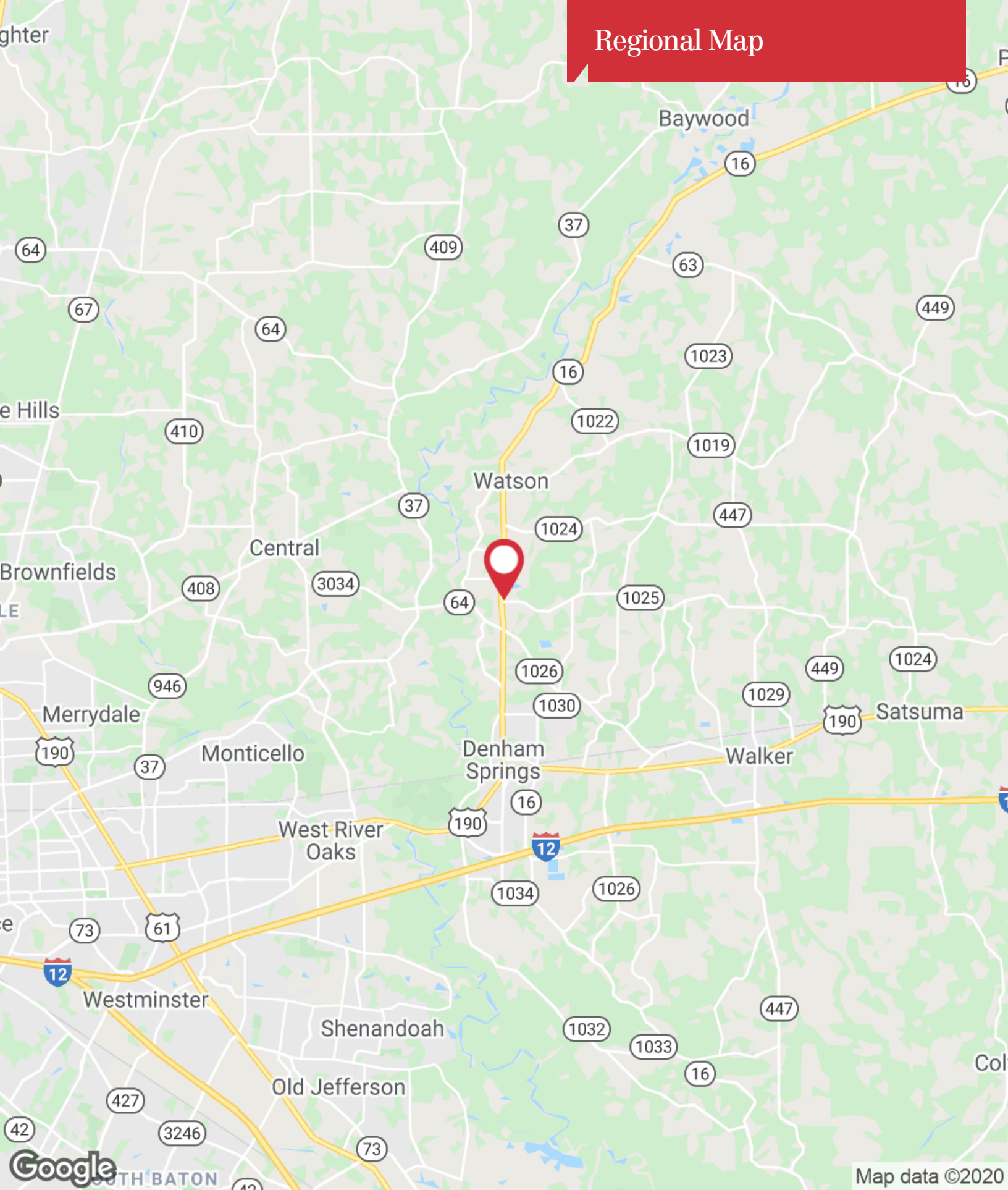
Google

Map data ©2020

Location Maps

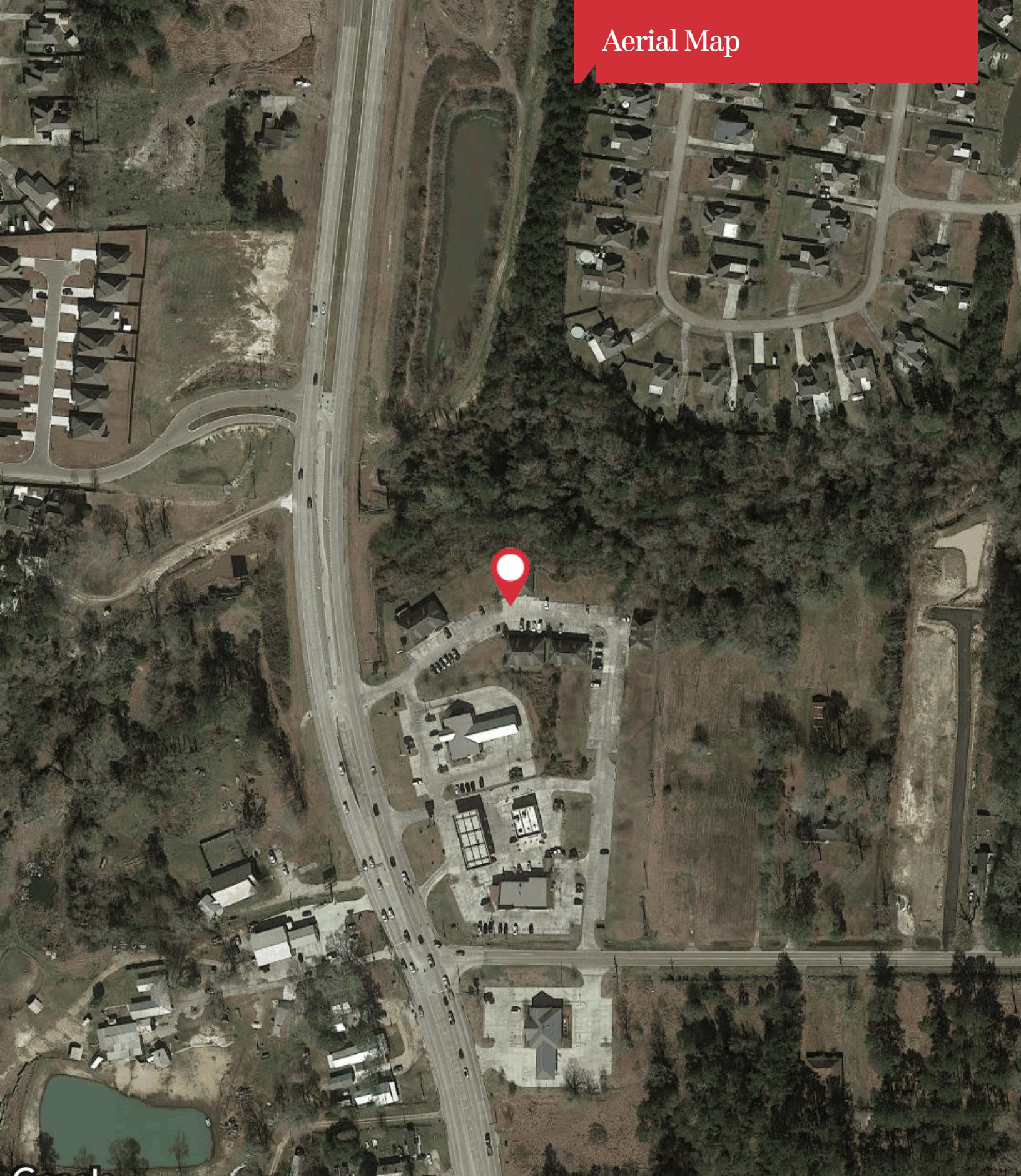


Regional Map



1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

Aerial Map



Google

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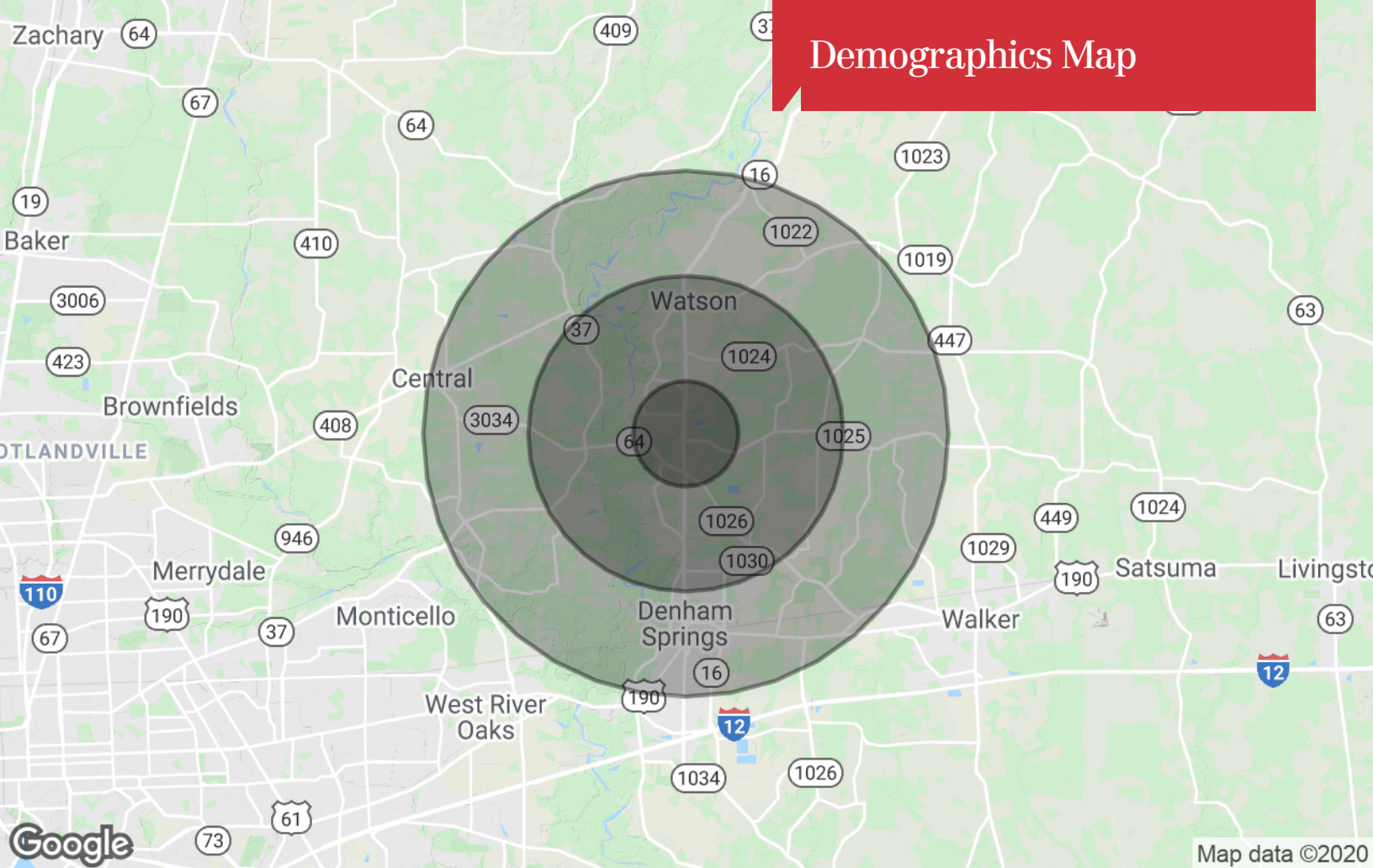
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Section 3

DEMOGRAPHICS



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,260	21,574	55,666
MEDIAN AGE	33.1	33.8	34.5
MEDIAN AGE (MALE)	33.2	33.3	33.8
MEDIAN AGE (FEMALE)	32.6	33.9	34.8

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	737	7,356	19,344
# OF PERSONS PER HH	3.1	2.9	2.9
AVERAGE HH INCOME	\$72,575	\$68,793	\$67,142
AVERAGE HOUSE VALUE	\$181,051	\$180,863	\$177,386

Race

	1 Mile	3 Miles	5 Miles
% WHITE	98.2%	93.4%	91.3%
% BLACK	1.1%	5.5%	7.6%
% ASIAN	0.3%	0.5%	0.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.3%	0.3%
% OTHER	0.2%	0.2%	0.2%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	2.3%	2.6%	2.9%

* Demographic data derived from 2010 US Census

Demographics Report

	1 Mile	3 Miles	5 Miles
Total Households	737	7,356	19,344
Total Persons Per Hh	3.1	2.9	2.9
Average Hh Income	\$72,575	\$68,793	\$67,142
Average House Value	\$181,051	\$180,863	\$177,386

	1 Mile	3 Miles	5 Miles
Total Population	2,260	21,574	55,666
Median Age	33.1	33.8	34.5
Median Age (Male)	33.2	33.3	33.8
Median Age (Female)	32.6	33.9	34.8

* Demographic data derived from 2010 US Census

SUMMARY

31,504

Population

37.4

Median Age

2.6

Average Household Size

\$51,966

Median Household Income

4,203

Renter Occupied Housing Units

7,931

Owner Occupied Housing Units

BUSINESS



1,304

Total Businesses



20,409

Total Employees



\$55,765

Average Disposable Income



\$80,979

Median Net Worth

EDUCATION

11%

No High School Diploma



38%

High School Graduate



32%

Some College



19%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



56%

White Collar



27%

Blue Collar



18%

Services

4.6%

Unemployment Rate

Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2018.

For Sale

Vacant Land



GREY HAMMETT III

Commercial Sales and Leasing

C: 225.588.4343
grey@latterblum.com



BROOKS LAWLEY

Commercial Sales and Leasing

C: 713.829.0930
brookslawley@latterblum.com

For Sale

Vacant Land



GREY HAMMETT III

Commercial Sales and Leasing

grey@latterblum.com

Direct: 225.295.0800 | Cell: 225.588.4343

PROFESSIONAL BACKGROUND

Grey Hammett III is a Baton Rouge native. With a family deeply rooted in Baton Rouge real estate, it comes as no surprise that Grey has found his niche in the local market. Grey has worked in many roles of commercial real estate, including serving as developer, property investor, to commercial listing agent. Grey is married to Elizabeth Hammett and resides in Baton Rouge with their two boys.

Following his undergraduate studies at Ole Miss, Grey returned to Baton Rouge, working in business development and sales for a national internet retailer. In 2011, he shifted gears and began his career in the commercial real estate industry, where he joined a local commercial firm in Baton Rouge that serviced the Louisiana Gulf Coast.

Grey later moved to NAI Latter & Blum Commercial Real Estate, a move that grew his team into a statewide presence. Grey's familiarity with leasing, development, and construction allows him to meet his clients with tenured advice and clear answers.

As a Licensed Real Estate Agent, Grey prides himself on being available to his clients at all times of day. This has opened up his service to many repeat clients and longstanding relationships. From guiding potential buyers through investment deals and lease negotiations, Grey has a demonstrated history of skilled service. Grey and his team are looking forward to working both new and familiar contacts.

Expertise & Strengths:

- Commercial Sales
- Commercial Leasing
- Lease Negotiations
- Tenant Build Out
- Development Consultation
- Property Asset Management
- Commercial Real Estate Investment
- Property Management

EDUCATION

University of Mississippi
Bachelor of Science – 2008

NAI Latter & Blum
1700 City Farm Drive
Baton Rouge, LA 70806
225.295.0800

For Sale

Vacant Land



BROOKS LAWLEY

Commercial Sales and Leasing

brookslawley@latterblum.com

Direct: 225.295.0800 x85386 | **Cell:** 713.829.0930

PROFESSIONAL BACKGROUND

Brooks Lawley was born and raised in Houston, Texas and is a true southern woman even though she graduated from the University of Southern California. Within six months of moving to Baton Rouge, she joined NAI Latter & Blum commercial and sales division under the Hammett Group and immediately became an active member of the Baton Rouge community with a mission to help develop it to be the most exciting, safe, and profitable place it can be. Through her experiences, she has developed a keen eye for the details and has seen firsthand what it means to go the extra mile. As a true entrepreneur at heart, she knows the value in connecting with each individual is equally as significant as delivering quality services. Brooks stays up to date with market trends and networks with other real estate professionals through various platforms, most notably through her local and national charitable involvement.

EDUCATION

Memorial Senior High School, Houston, Texas, 2003-2007

University of Southern California, 2007-2011

MEMBERSHIPS

- Creator and past president of the P.E.A.C.E Foundation
- Member of The Great Americans Shoot
- Member of The Del Mar Turf Club
- Board member of Ducks Unlimited Sponsor Banquet
- Member of NRA
- Member of CCA Baton Rouge and Texas
- Member of Baton Rouge Delta Waterfowl
- Junior League
- Houston Live Stock and Rodeo Member
- Member of Ducks Unlimited Baton Rouge and Houston
- Member of Texas Wildlife Association
- Member of Safari Club International
- Member of The Wild Turkey Federation
- Sitka Gear Women's Whitetail and Waterfowl
- Member Of CAEF: The Capital Area Law Enforcement Foundation

NAI Latter & Blum

1700 City Farm Drive
Baton Rouge, LA 70806
225.295.0800