



Juban Road Land

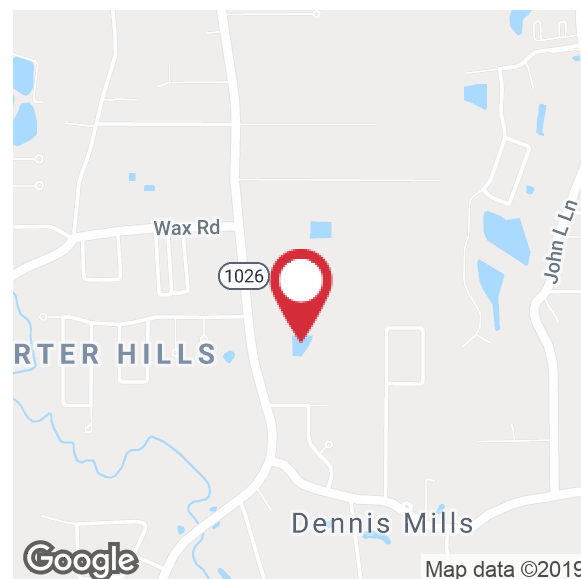
25868 Juban Road, Denham Springs, Louisiana
70726

Property Highlights

- Great Residential Development Tract
- Less Than 2 Miles South of I-12 & Juban Crossing
- 1,284' Frontage

Sale Price

\$745,000



For more information

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SALE PRICE: \$745,000

LOT SIZE: 37.11 Acres

APN #: 0104471

MARKET: Baton Rouge MSA

SUB MARKET: Livingston Parish

CROSS STREETS: Juban Road



DEMOGRAPHICS		
STATS	POPULATION	AVG. HH INCOME
1 MILE	1,985	\$65,440
5 MILES	48,208	\$63,899
10 MILES	230,474	\$73,090

* Figures shown represent estimates



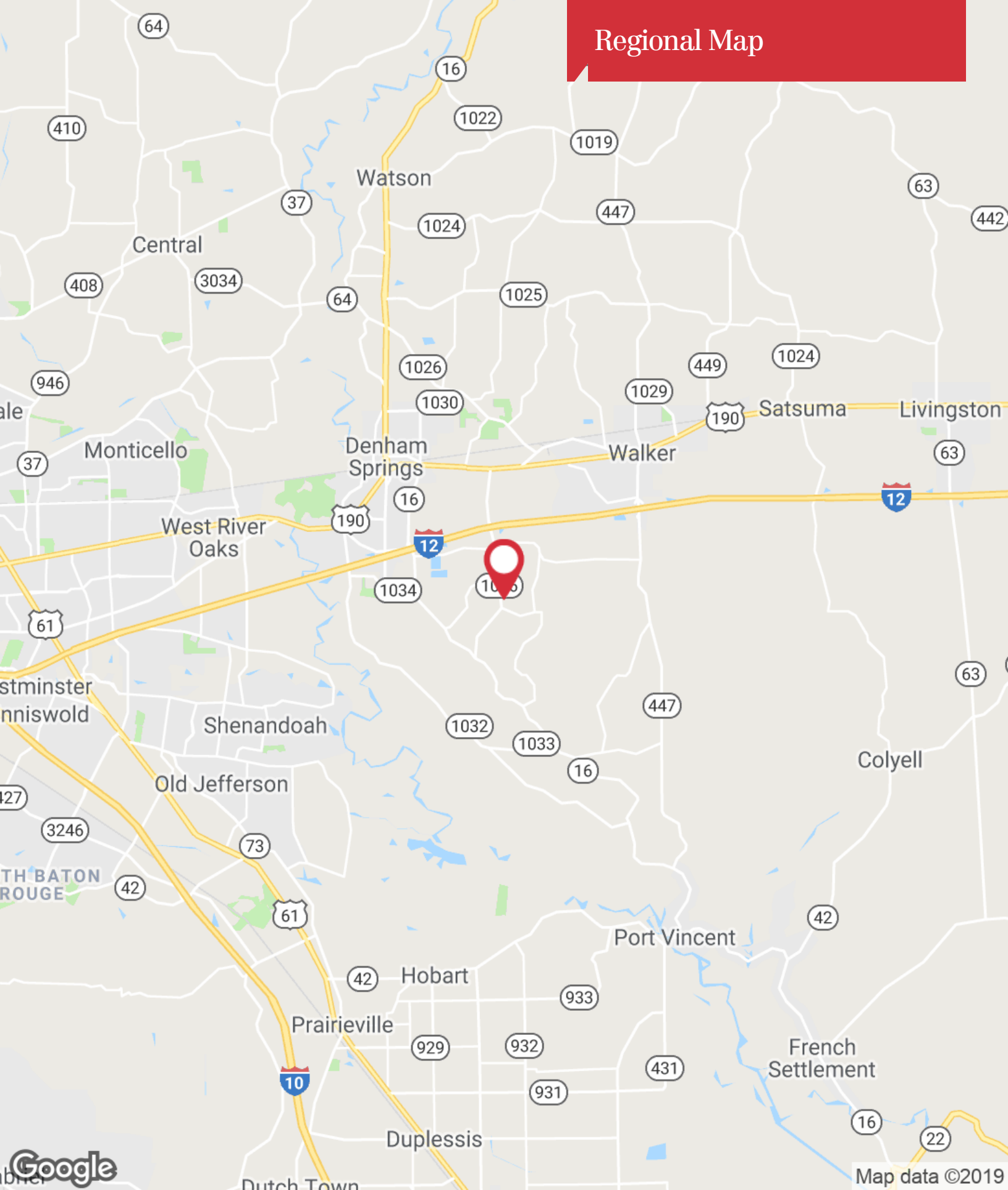
Property Overview

The subject property is a 37.11-acre tract of vacant land located on the eastern side of Juban Road south of Interstate 12 in Denham Springs, Louisiana. The subject tract has approximately 1,284' of frontage on Juban Road. The tract is rectangular in shape and does contain 1.78-acre freshwater pond classified as a wetland under the code PUBHx. The land is flat and has an elevation of approximately 34.2'. The subject property is not located in a flood zone.

Location Overview

The subject property is located south of Interstate 12 near the intersection of Juban Road and Brown Road in Denham Springs, LA. Denham Springs is the largest city in Livingston Parish and is located six miles east of Baton Rouge. Livingston Parish and Denham Spring, in particular, has experienced significant population growth over the last 10 years. This has been driven by the availability of inexpensive land for residential development and a school system that ranks as one of the best in the state. As a result, there has been an increased demand for land for retail and residential development. The two most notable retail developments being Juban Crossing located just north of the subject tract and the retail development along Bass Pro Boulevard anchored by Bass Pro and Sam's Club.

Regional Map



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Location Maps



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Aerial Map



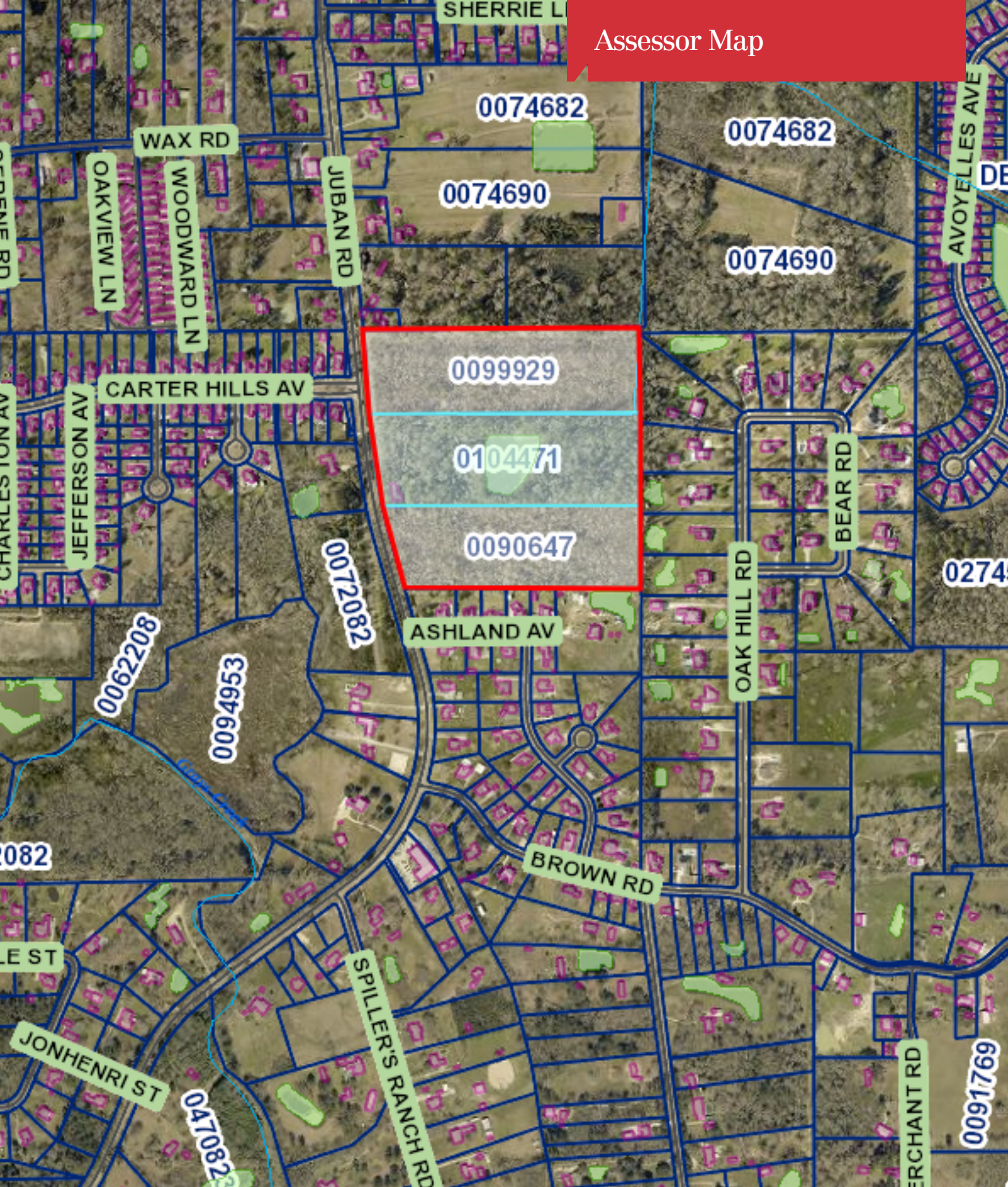
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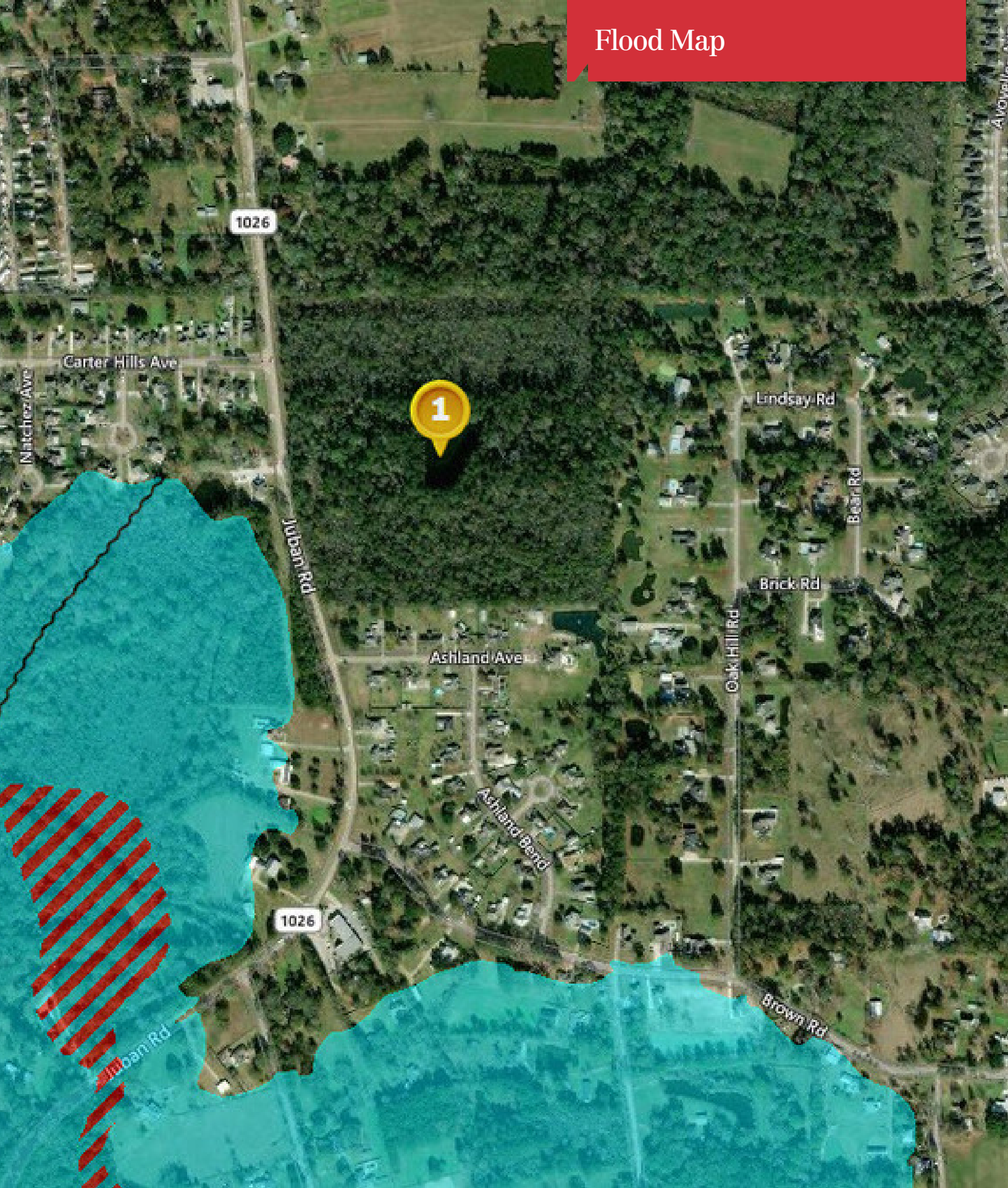
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Assessor Map

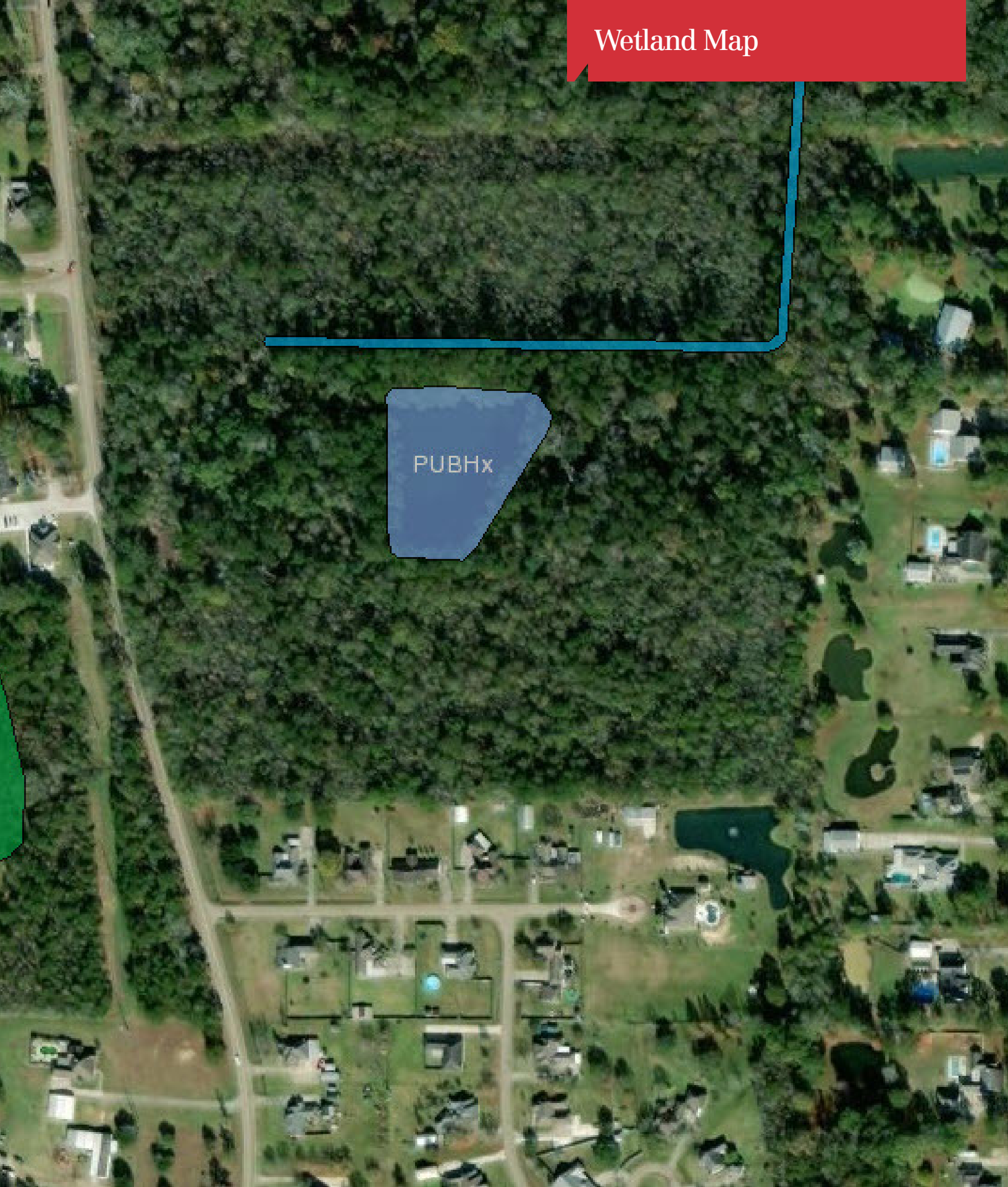


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Flood Map

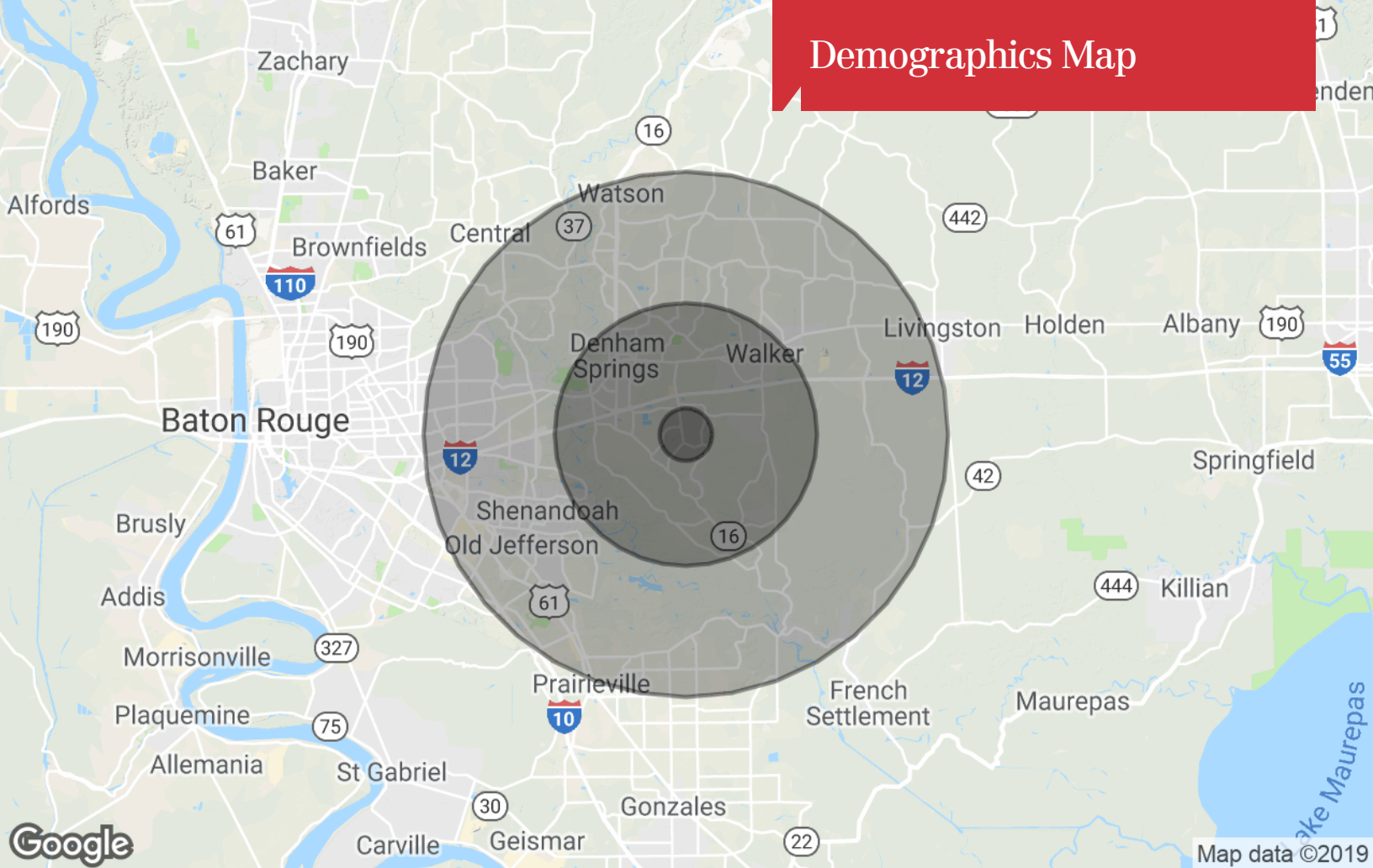


Wetland Map



PUBHX

Demographics Map



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,985	48,208	230,474
MEDIAN AGE	30.6	33.2	34.3
MEDIAN AGE (MALE)	33.2	32.0	33.3
MEDIAN AGE (FEMALE)	29.2	34.4	35.4
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	671	16,779	84,067
# OF PERSONS PER HH	3.0	2.9	2.7
AVERAGE HH INCOME	\$65,440	\$63,899	\$73,090
AVERAGE HOUSE VALUE	\$178,088	\$169,292	\$181,400
Race	1 Mile	5 Miles	10 Miles
% WHITE	94.4%	90.1%	79.4%
% BLACK	4.1%	8.3%	17.1%
% ASIAN	0.3%	1.0%	2.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.3%
% OTHER	1.1%	0.5%	0.5%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	9.3%	4.1%	3.8%

* Demographic data derived from 2010 US Census