



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

LAND FOR SALE

JUBAN RD. HARD CORNER

JUBAN RD. @ FLORIDA BLVD., DENHAM SPRINGS, LA 70726

0.88 ACRES

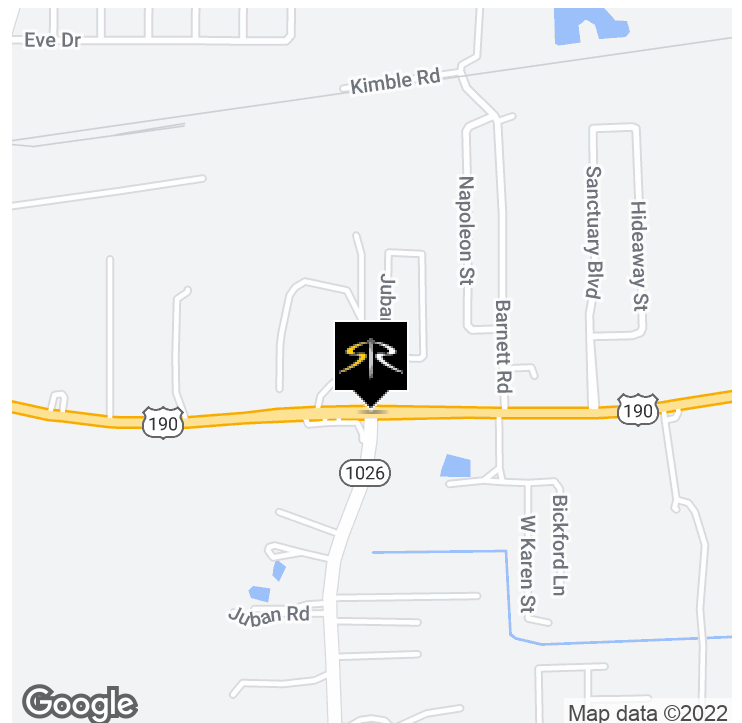


OFFERING SUMMARY

Sale Price:	\$766,000.00
Lot Size:	0.88 Acres

PROPERTY HIGHLIGHTS

- Hard Corner Site Available for Commercial Development Stand-alone Retail, Office or Medical User
- 0.88 Acre Tract
- Intersection of Juban Rd. and Florida Blvd.
- 1 Mile North of I-12 and Juban Crossing Development
- No Zoning (Outside of City Limits)
- 300' Frontage on Florida Blvd. (Hwy 190)
- Not in Flood Zone
- Located Adjacent to Medical and Multi-Family
- Adjacent Proposed Juban Rd. Extension
- Future Roundabout w/Multiple Ingress/Egress
- Existing Easement Access w/Medical Facility in Rear
- "Access" to +/- 51,000 SF Corner Site, Perfect for Car Wash, Oil Change, QSR
- Owner can act quickly to construct a Build to Suit Project for a Qualified User
- Can build 3,500 SF up to approx. 7,000 SF Building



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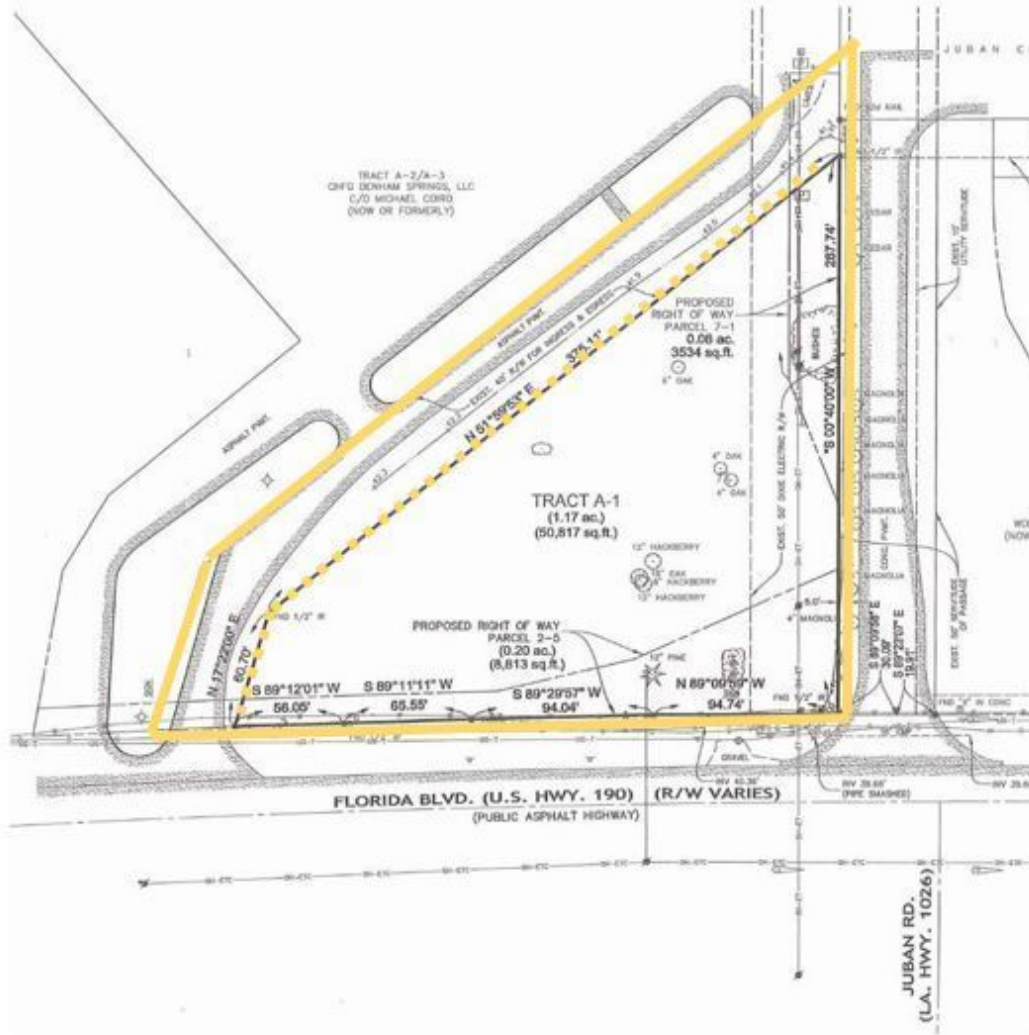
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Survey



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Hard corner, Juban Rd. and Florida Blvd.



14,000 SF servitude in perpetuity for Juban Rd./Florida Blvd. corner

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1 Mile North of Juban Crossing



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RETAIL MAP

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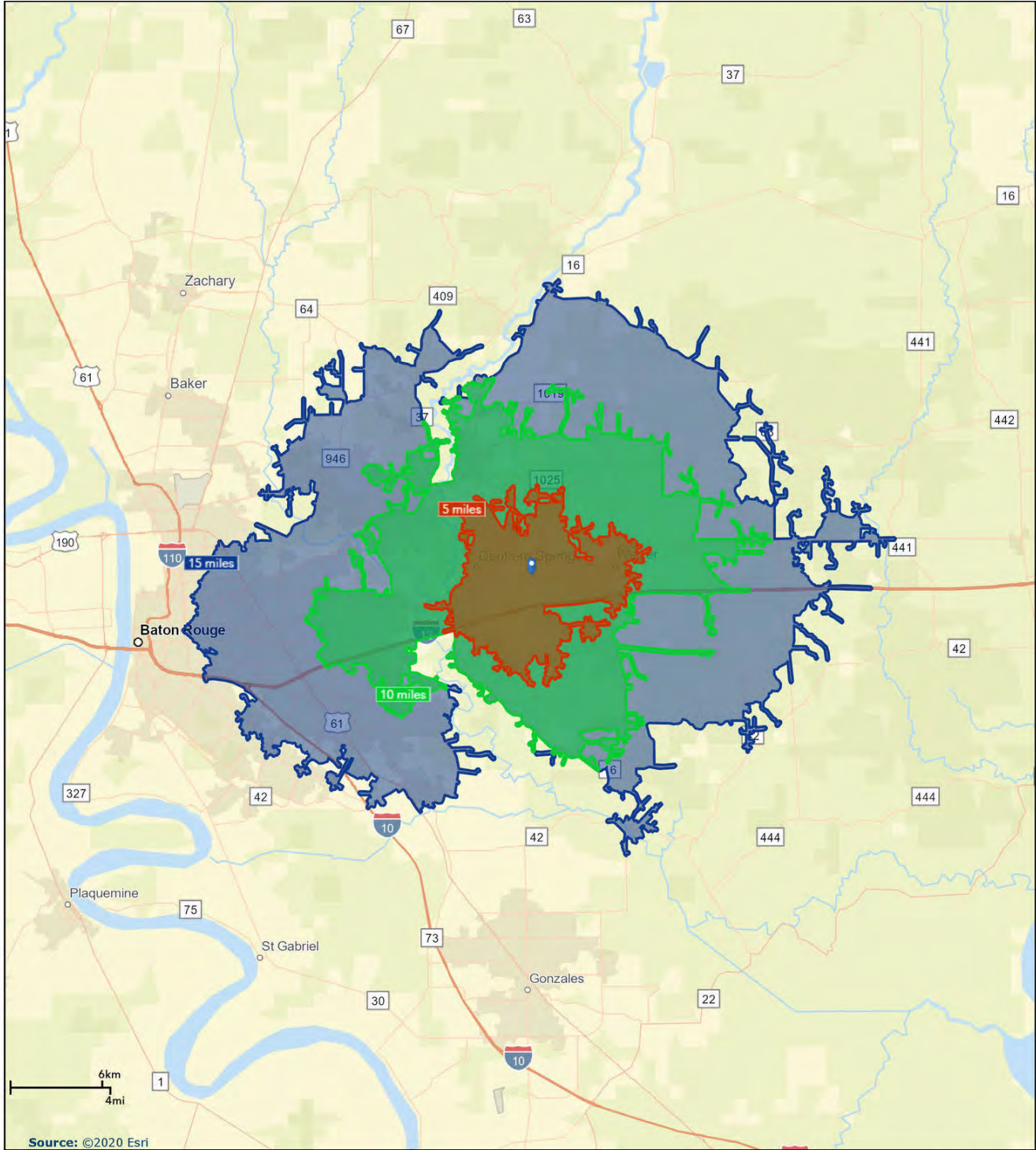
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DRIVE TIME MAP: 5, 10, 15 MINUTES
JUBAN RD. HARD CORNER
JUBAN RD. @ FLORIDA BLVD., DENHAM SPRINGS, LA 70726

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TRAFFIC COUNT MAP

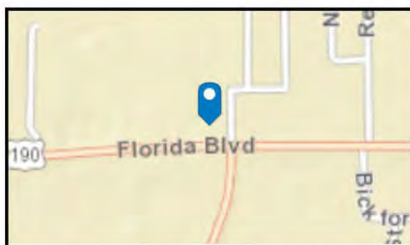
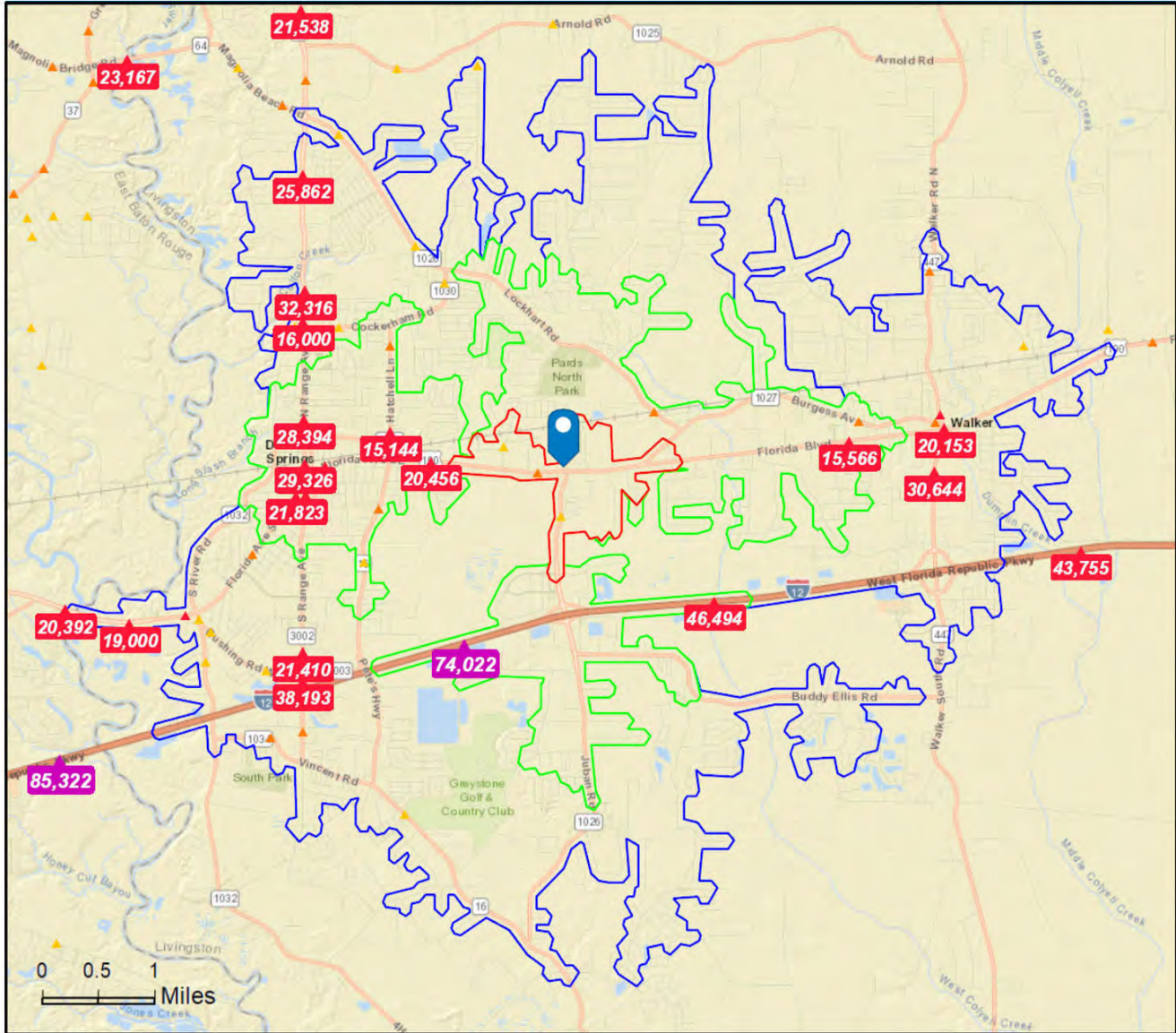
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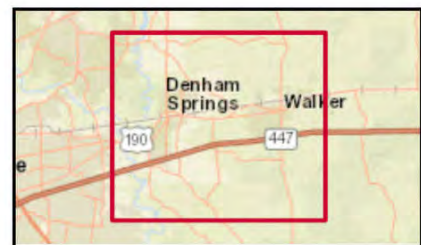
0.88 ACRES

Drive Distance: 1, 3, 5 mile radii

Longitude: -90.91791



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2019).

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DEMOGRAPHICS - 1 MILE

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0.88 ACRES

Summary	Census 2010	2019	2024			
Population	2,223	2,547	2,777			
Households	843	976	1,068			
Families	610	691	750			
Average Household Size	2.63	2.60	2.59			
Owner Occupied Housing Units	597	626	641			
Renter Occupied Housing Units	246	350	427			
Median Age	34.0	36.0	37.5			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	1.74%	0.41%	0.77%			
Households	1.82%	0.43%	0.75%			
Families	1.65%	0.26%	0.68%			
Owner HHs	0.47%	0.73%	0.92%			
Median Household Income	1.09%	2.01%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	107	11.0%	104	9.7%		
\$15,000 - \$24,999	172	17.6%	175	16.4%		
\$25,000 - \$34,999	106	10.9%	112	10.5%		
\$35,000 - \$49,999	98	10.0%	105	9.8%		
\$50,000 - \$74,999	180	18.4%	204	19.1%		
\$75,000 - \$99,999	146	15.0%	164	15.4%		
\$100,000 - \$149,999	89	9.1%	110	10.3%		
\$150,000 - \$199,999	23	2.4%	33	3.1%		
\$200,000+	54	5.5%	60	5.6%		
Median Household Income	\$50,411		\$53,215			
Average Household Income	\$70,185		\$76,251			
Per Capita Income	\$26,163		\$28,520			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	172	7.7%	181	7.1%	188	6.8%
5 - 9	163	7.3%	182	7.1%	197	7.1%
10 - 14	157	7.1%	177	7.0%	201	7.2%
15 - 19	182	8.2%	152	6.0%	181	6.5%
20 - 24	150	6.7%	150	5.9%	151	5.4%
25 - 34	321	14.4%	396	15.6%	372	13.4%
35 - 44	283	12.7%	348	13.7%	383	13.8%
45 - 54	326	14.7%	300	11.8%	340	12.3%
55 - 64	243	10.9%	325	12.8%	331	11.9%
65 - 74	140	6.3%	220	8.6%	270	9.7%
75 - 84	69	3.1%	91	3.6%	133	4.8%
85+	17	0.8%	24	0.9%	28	1.0%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,038	91.7%	2,254	88.5%	2,401	86.4%
Black Alone	71	3.2%	119	4.7%	158	5.7%
American Indian Alone	10	0.5%	10	0.4%	11	0.4%
Asian Alone	28	1.3%	48	1.9%	64	2.3%
Pacific Islander Alone	1	0.0%	4	0.2%	5	0.2%
Some Other Race Alone	41	1.8%	60	2.4%	74	2.7%
Two or More Races	33	1.5%	51	2.0%	65	2.3%
Hispanic Origin (Any Race)	110	4.9%	166	6.5%	206	7.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS - 1 MILE

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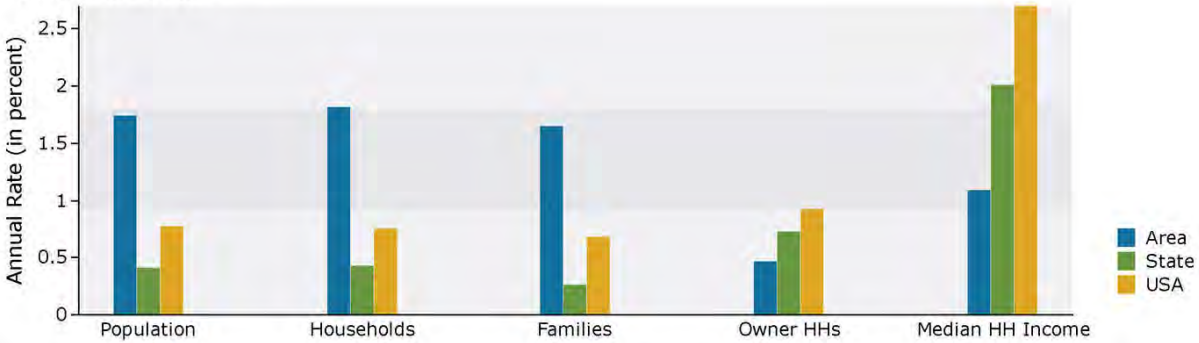
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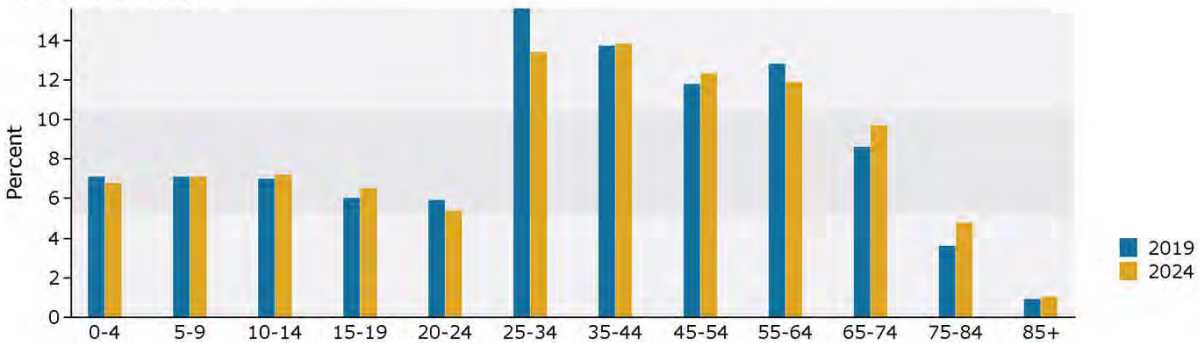
King: 1 mile radius

Longitude: -90.51791

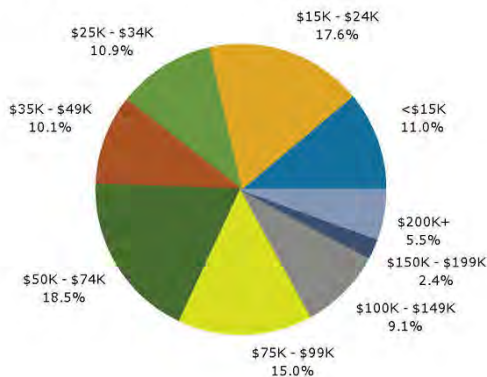
Trends 2019-2024



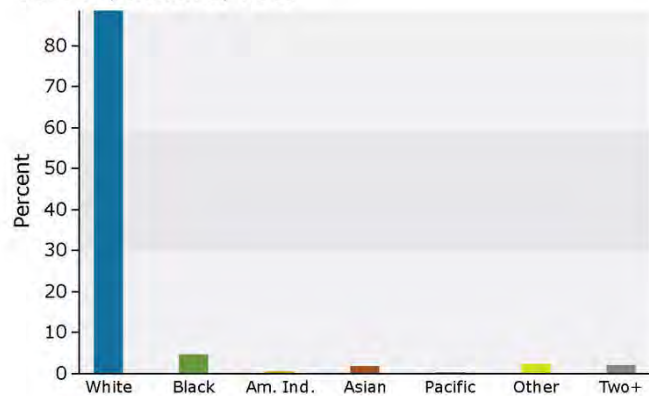
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 6.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS - 3 MILES

JUBAN RD. HARD CORNER

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0.88 ACRES

Summary	Census 2010		2019		2024	
Population	27,938		30,940		32,625	
Households	10,175		11,302		11,932	
Families	7,475		8,165		8,566	
Average Household Size	2.73		2.72		2.72	
Owner Occupied Housing Units	7,474		7,972		8,475	
Renter Occupied Housing Units	2,701		3,330		3,457	
Median Age	34.0		35.9		36.2	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	1.07%		0.41%		0.77%	
Households	1.09%		0.43%		0.75%	
Families	0.96%		0.26%		0.68%	
Owner HHs	1.23%		0.73%		0.92%	
Median Household Income	1.51%		2.01%		2.70%	
Households by Income			2019		2024	
			Number	Percent	Number	Percent
<\$15,000			1,025	9.1%	967	8.1%
\$15,000 - \$24,999			1,469	13.0%	1,381	11.6%
\$25,000 - \$34,999			851	7.5%	844	7.1%
\$35,000 - \$49,999			1,567	13.9%	1,550	13.0%
\$50,000 - \$74,999			2,207	19.5%	2,338	19.6%
\$75,000 - \$99,999			1,777	15.7%	1,864	15.6%
\$100,000 - \$149,999			1,508	13.3%	1,791	15.0%
\$150,000 - \$199,999			699	6.2%	957	8.0%
\$200,000+			200	1.8%	240	2.0%
Median Household Income			\$56,245		\$60,607	
Average Household Income			\$69,844		\$77,599	
Per Capita Income			\$25,628		\$28,505	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,183	7.8%	2,236	7.2%	2,356	7.2%
5 - 9	2,166	7.8%	2,263	7.3%	2,378	7.3%
10 - 14	2,162	7.7%	2,206	7.1%	2,403	7.4%
15 - 19	2,057	7.4%	1,936	6.3%	2,107	6.5%
20 - 24	1,701	6.1%	1,848	6.0%	1,752	5.4%
25 - 34	4,118	14.7%	4,570	14.8%	4,737	14.5%
35 - 44	3,859	13.8%	4,370	14.1%	4,695	14.4%
45 - 54	3,821	13.7%	3,827	12.4%	3,927	12.0%
55 - 64	2,980	10.7%	3,643	11.8%	3,567	10.9%
65 - 74	1,685	6.0%	2,559	8.3%	2,859	8.8%
75 - 84	909	3.3%	1,116	3.6%	1,446	4.4%
85+	296	1.1%	366	1.2%	398	1.2%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	24,667	88.3%	26,421	85.4%	27,227	83.5%
Black Alone	2,136	7.6%	2,843	9.2%	3,338	10.2%
American Indian Alone	119	0.4%	154	0.5%	176	0.5%
Asian Alone	195	0.7%	323	1.0%	419	1.3%
Pacific Islander Alone	9	0.0%	25	0.1%	33	0.1%
Some Other Race Alone	479	1.7%	684	2.2%	821	2.5%
Two or More Races	335	1.2%	489	1.6%	609	1.9%
Hispanic Origin (Any Race)	1,158	4.1%	1,701	5.5%	2,055	6.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

June 11, 2020

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DEMOGRAPHICS - 3 MILES

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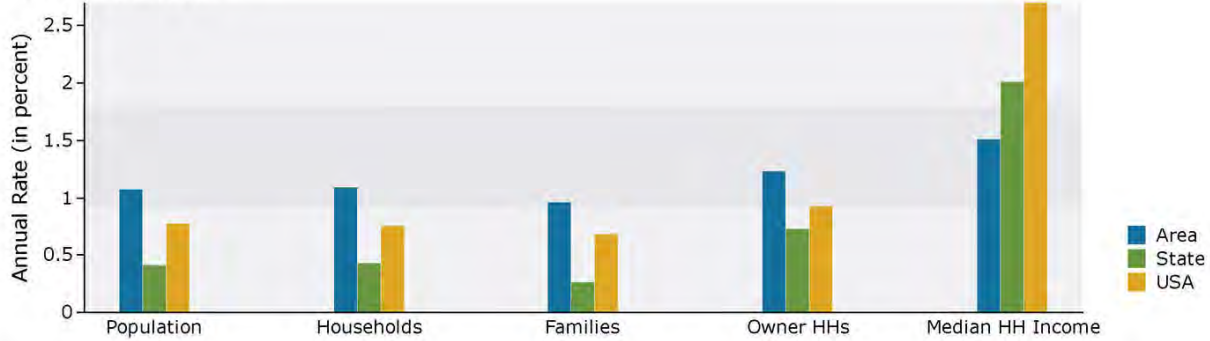
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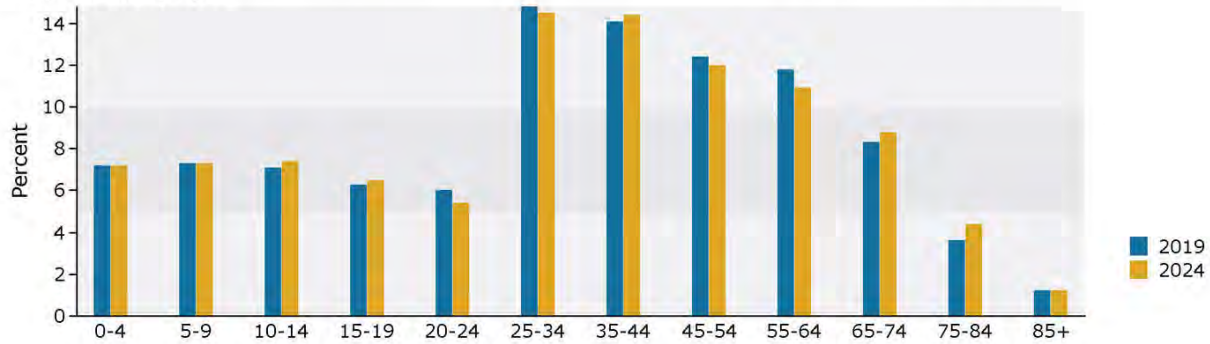
King: 3 mile radius

Longitude: -90.91791

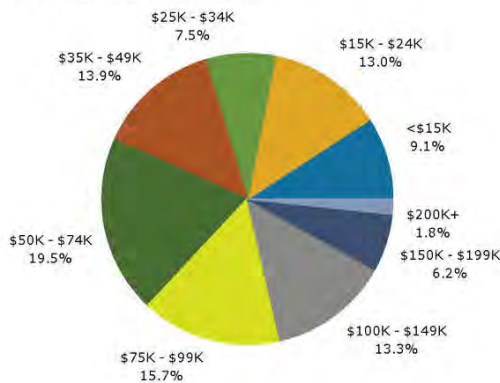
Trends 2019-2024



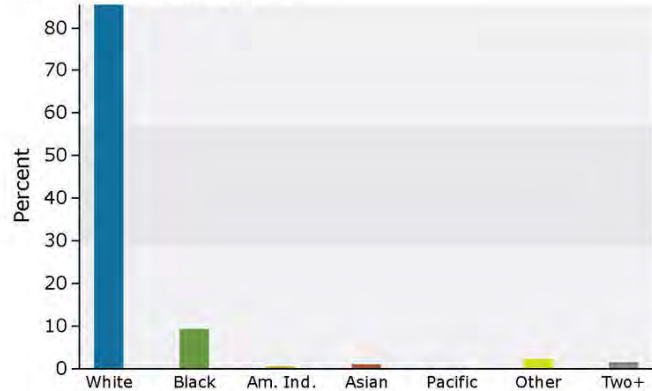
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 5.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS - 5 MILES

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0.88 ACRES

City: 5 Mile Census

Longitude: 72.24721

Summary	Census 2010		2019		2024	
Population	60,455		67,634		71,856	
Households	21,965		24,664		26,236	
Families	16,379		18,077		19,108	
Average Household Size	2.74		2.73		2.73	
Owner Occupied Housing Units	16,681		18,103		19,482	
Renter Occupied Housing Units	5,284		6,561		6,754	
Median Age	33.7		35.7		35.9	
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	1.22%	0.41%	0.77%			
Households	1.24%	0.43%	0.75%			
Families	1.12%	0.26%	0.68%			
Owner HHs	1.48%	0.73%	0.92%			
Median Household Income	1.62%	2.01%	2.70%			
Households by Income	2019			2024		
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,043	8.3%	1,960	7.5%		
\$15,000 - \$24,999	2,995	12.1%	2,850	10.9%		
\$25,000 - \$34,999	1,761	7.1%	1,749	6.7%		
\$35,000 - \$49,999	3,132	12.7%	3,088	11.8%		
\$50,000 - \$74,999	4,685	19.0%	4,945	18.8%		
\$75,000 - \$99,999	4,014	16.3%	4,171	15.9%		
\$100,000 - \$149,999	3,926	15.9%	4,657	17.8%		
\$150,000 - \$199,999	1,667	6.8%	2,279	8.7%		
\$200,000+	440	1.8%	537	2.0%		
Median Household Income	\$60,367		\$65,428			
Average Household Income	\$73,197		\$81,124			
Per Capita Income	\$26,607		\$29,526			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,793	7.9%	4,941	7.3%	5,273	7.3%
5 - 9	4,750	7.9%	5,026	7.4%	5,342	7.4%
10 - 14	4,677	7.7%	4,931	7.3%	5,428	7.6%
15 - 19	4,415	7.3%	4,236	6.3%	4,686	6.5%
20 - 24	3,686	6.1%	3,911	5.8%	3,733	5.2%
25 - 34	9,066	15.0%	10,055	14.9%	10,436	14.5%
35 - 44	8,594	14.2%	9,759	14.4%	10,733	14.9%
45 - 54	8,208	13.6%	8,483	12.5%	8,643	12.0%
55 - 64	6,304	10.4%	7,833	11.6%	7,724	10.7%
65 - 74	3,561	5.9%	5,416	8.0%	6,084	8.5%
75 - 84	1,831	3.0%	2,317	3.4%	2,981	4.1%
85+	571	0.9%	726	1.1%	794	1.1%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	54,351	89.9%	58,820	87.0%	61,067	85.0%
Black Alone	3,744	6.2%	5,308	7.8%	6,441	9.0%
American Indian Alone	277	0.5%	349	0.5%	395	0.5%
Asian Alone	406	0.7%	673	1.0%	873	1.2%
Pacific Islander Alone	13	0.0%	36	0.1%	48	0.1%
Some Other Race Alone	892	1.5%	1,291	1.9%	1,566	2.2%
Two or More Races	772	1.3%	1,157	1.7%	1,467	2.0%
Hispanic Origin (Any Race)	2,304	3.8%	3,409	5.0%	4,152	5.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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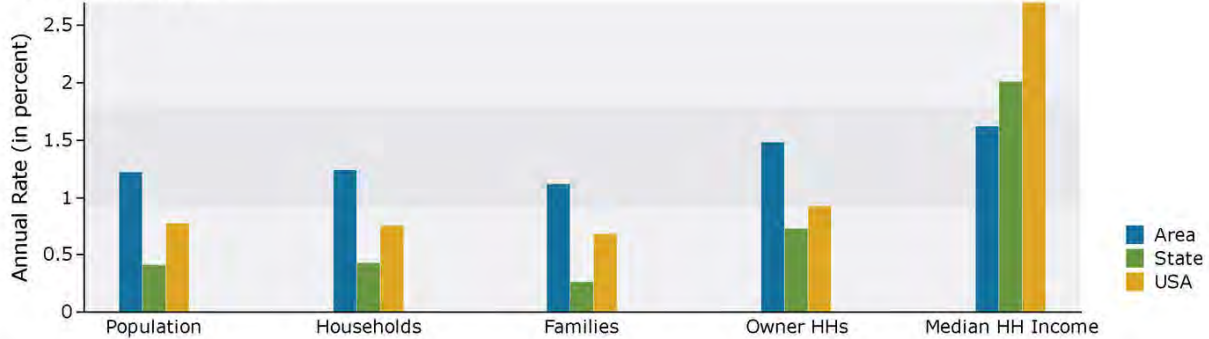
DEMOGRAPHICS - 5 MILES

JUBAN RD. HARD CORNER

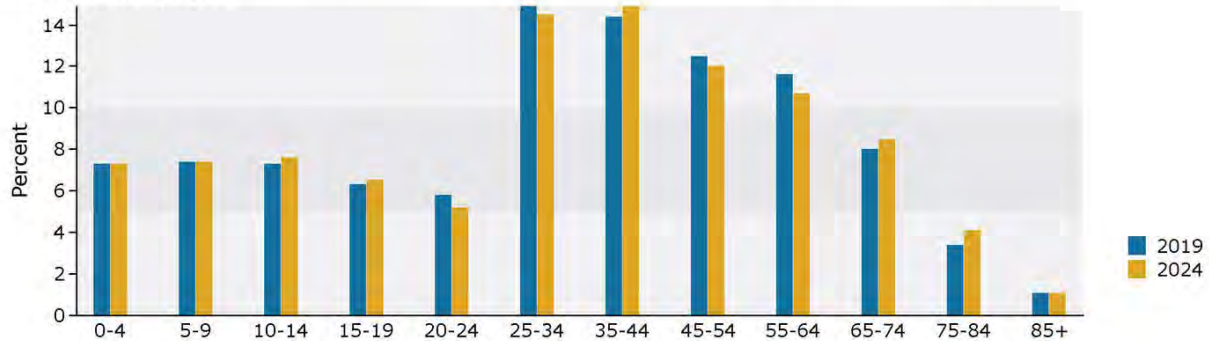
JUBAN RD. @ FLORIDA BLVD., DENHAM SPRINGS, LA 70726

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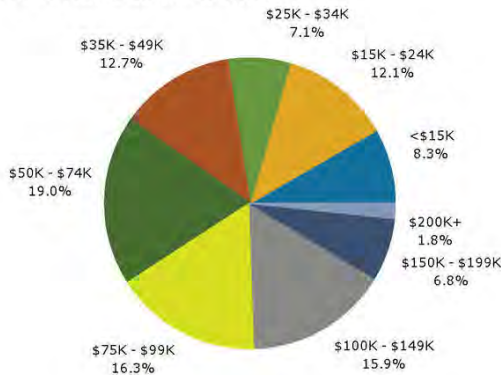
Trends 2019-2024



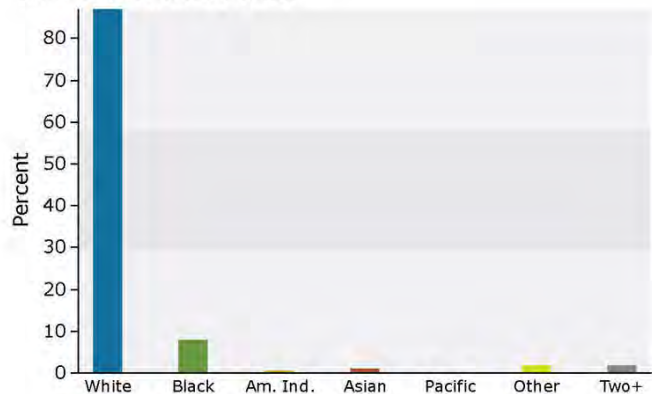
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 5.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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