



OFFERING MEMORANDUM

29347 Juban Rd
29433 Juban Rd

Denham Springs, LA 70726

Presented by

ENGEL & VÖLKERS Baton Rouge

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OFFERING

Prime 2.901-acre commercial development opportunity on high-traffic Juban Road in Denham Springs, just minutes from I-12. With $\pm 17,700$ vehicles per day, this site offers exceptional visibility, frontage, and access in one of Livingston Parish's fastest-growing corridors.

The property is currently undergoing clearing, leveling, and fill work, making it a true shovel-ready opportunity for immediate development.

Address:	29347/29433 Juban Rd
Price:	\$2,400,000
Type:	Land
Lot Size:	2.901 Acres
Parcel Number	0096008 0096008A



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PROPERTY SUMMARY

Here's your chance to secure nearly 3 contiguous acres in one of Denham Springs' fastest-growing corridors. Located just minutes from I-12, this high-traffic site ($\pm 17,700$ daily vehicles) offers outstanding visibility, frontage, and accessibility along highly sought-after Juban Road.

The property is already undergoing extensive site preparation—including clearing, leveling, and the addition of asphalt, concrete, and dirt fill—making it a true shovel-ready development opportunity.



HIGHLIGHTS

- 2.901 Acres Total sold together as one package
- Premium frontage & exposure on Juban Rd
- Strong NOI & Cap Rate
- Site work in progress
- Positioned in a high-growth area with strong residential & commercial expansion
- Target and other major retailer presence

PROPERTY PHOTOS

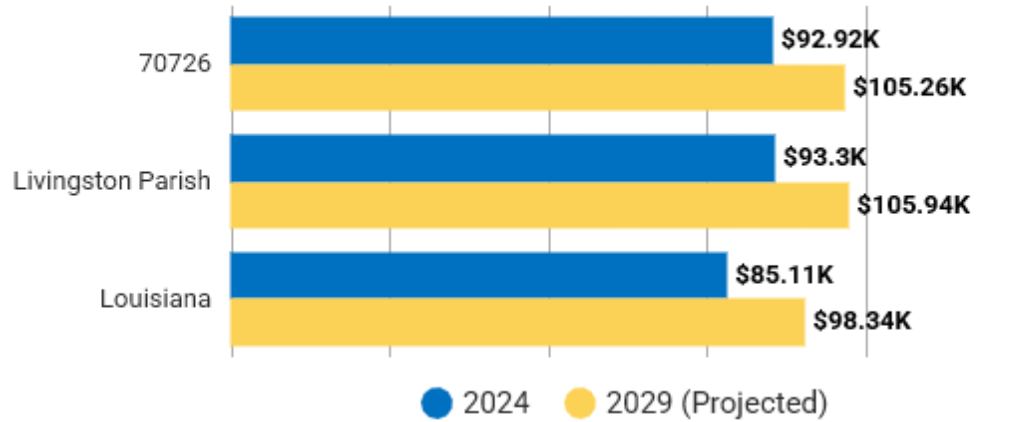




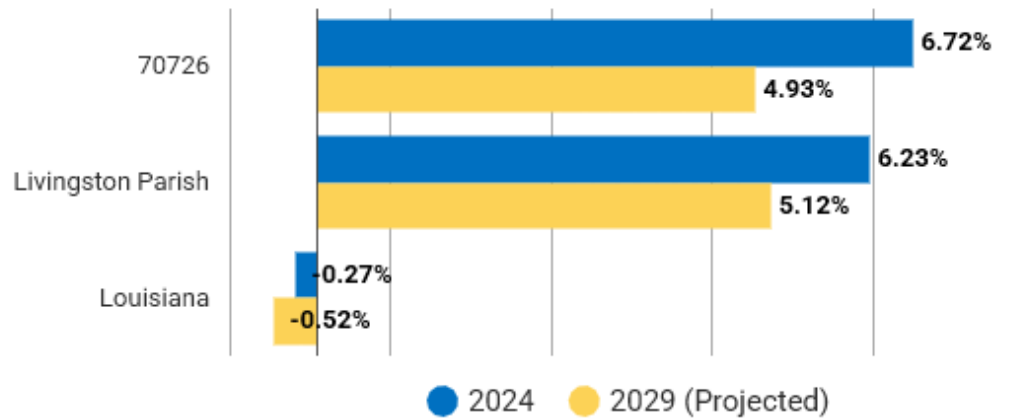


DEMOGRAPHIC SUMMARY

Average Household Income ⓘ



Population Change Since 2020 ⓘ



DEMOGRAPHIC SUMMARY

Median Household Income

\$76,778

Source - 2024/2029 Income (Esri)

Median Age

35.8

Source - 2024/2029 Age: 5 Year Increments
(Esri)

Total Population

63,537

Source - 2024 Age: 1 Year Increments (Esri)

1st Dominant Segment

Up and Coming Families

Source - 2024 Tapestry Market Segmentation
(Households)

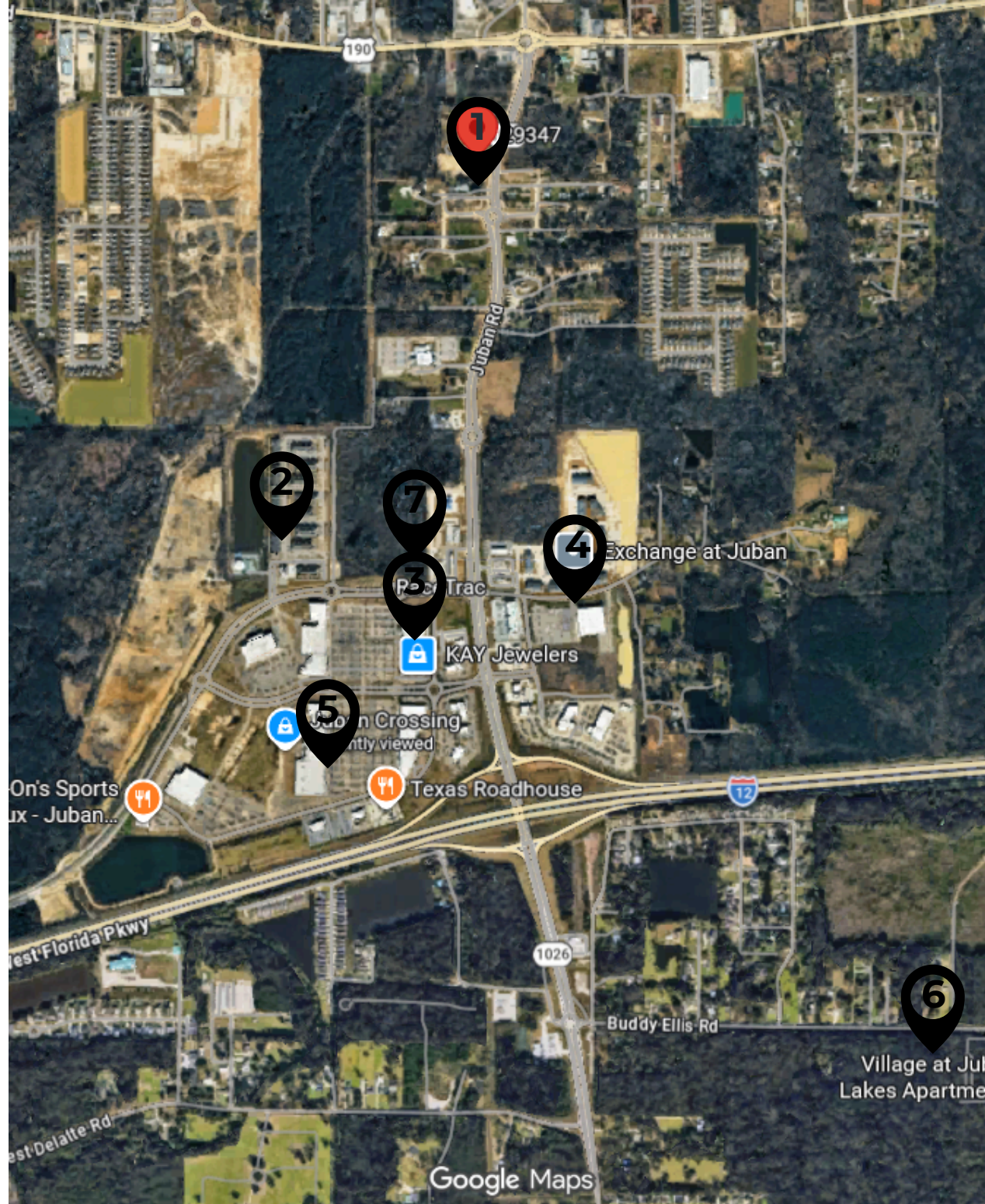
Juban Crossing

Juban Crossing is one of Livingston Parish's most established and fastest-growing retail destinations, strategically located along Juban Road just off I-12 in Denham Springs. The center serves as a primary shopping hub for the expanding residential communities in Denham Springs, Walker, and surrounding areas.



NEARBY AMENITIES

1. 29347/29433 Juban Rd
2. Retreat at Juban
3. Rouses Market
4. Exchange at Juban
5. TJ Maxx
6. Village at Juban
7. Target Future Location



TEAM OVERVIEW

With our deep knowledge of the Denham Springs real estate market and our commitment to providing exceptional service, we are confident that we can help you achieve your real estate goals. Contact us today to learn more about how we can help you.



JEFF ZHENG
REAL ESTATE AGENT



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