COMMERCIAL LAND FOR SALE

CHT GROUP
REAL ESTATE

8193 VINCENT RD. STE. M DENHAM SPRINGS, LA 70726
0FFICE: 225.304.6033
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

Prime Commerical Development Opportunity

$785,000

- 2.00 cleared acres
- Less than 1 mile from I-12
- Across from Juban Crossing
- Thriving Growth Corridor
- Excellent access off the interstate
- Surrounded by shopping, restaurants & fuel stations



TM
TIFFANY McBRIDE

Tiffany McBride
225.278.2311
tiffanymcbride@chtgrouprealestate.com

Be a part of the Denham Springs market expansion!

- 193.20 ft. Road Frontage
- 0.9 Miles From I-12
- Zoned CI
- Across From Juban Crossing
- Flood Zone X
- Fully Cleared
- Utilities Pending

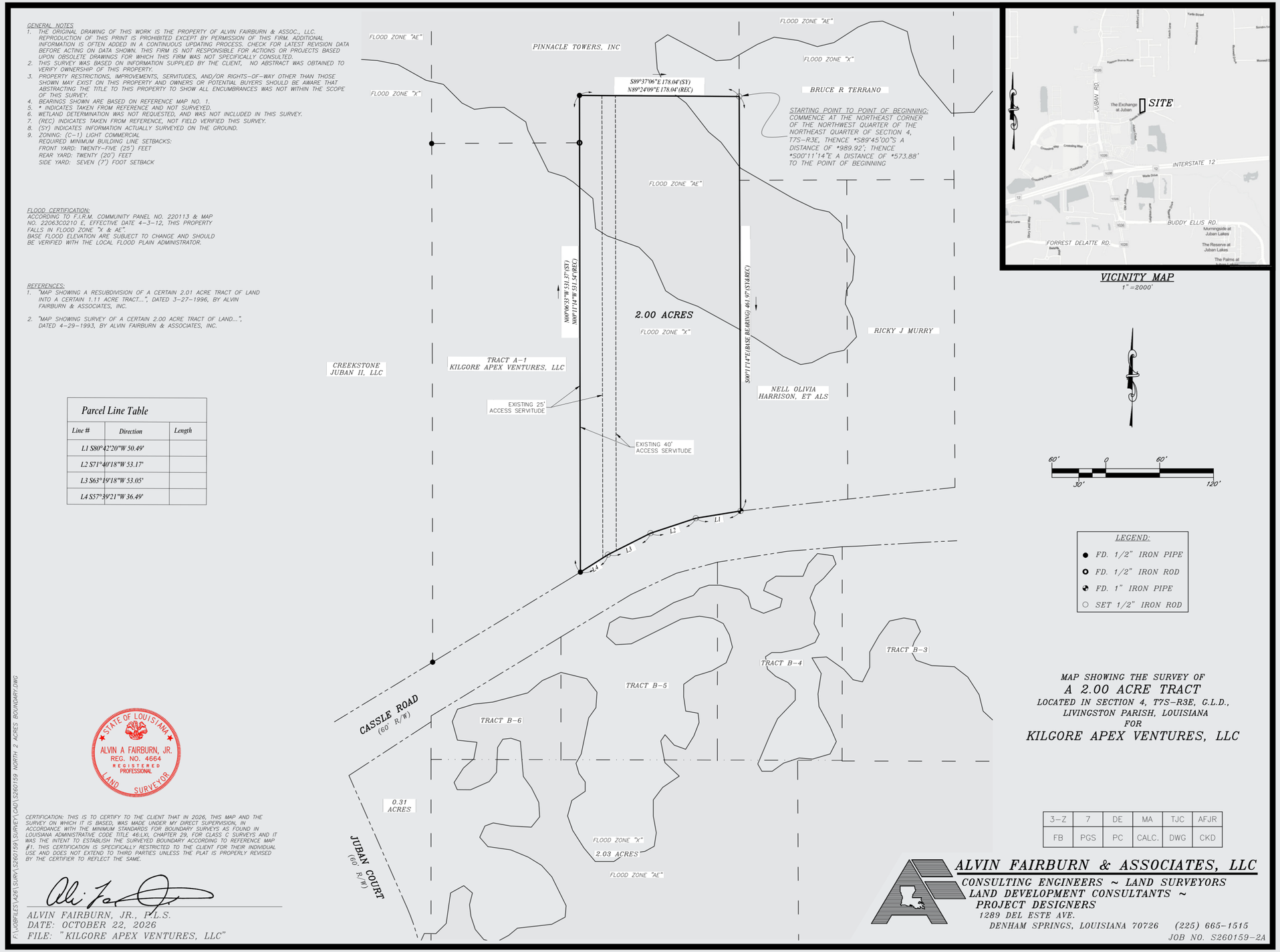
CHT GROUP
REAL ESTATE

GENERAL NOTES
1. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF ALVIN FAIRBURN & ASSOC., LLC. REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY PERMISSION OF THIS FIRM. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS. CHECK FOR LATEST REVISION DATA BEFORE ACTING ON DATA SHOWN. THIS FIRM IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS BASED UPON OBSOLETE DRAWINGS FOR WHICH THIS FIRM WAS NOT SPECIFICALLY CONSULTED.
2. THIS SURVEY WAS BASED ON INFORMATION SUPPLIED BY THE CLIENT. NO ABSTRACT WAS OBTAINED TO VERIFY OWNERSHIP OF THIS PROPERTY.
3. PROPERTY RESTRICTIONS, IMPROVEMENTS, SERVITUDES, AND/OR RIGHTS-OF-WAY OTHER THAN THOSE SHOWN MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING THE TITLE TO THIS PROPERTY TO SHOW ALL ENCUMBRANCES WAS NOT WITHIN THE SCOPE OF THIS SURVEY.
4. BEARINGS SHOWN ARE BASED ON REFERENCE MAP NO. 1.
5. * INDICATES TAKEN FROM REFERENCE AND NOT SURVEYED.
6. WETLAND DETERMINATION WAS NOT REQUESTED, AND WAS NOT INCLUDED IN THIS SURVEY.
7. (REC) INDICATES TAKEN FROM REFERENCE, NOT FIELD VERIFIED THIS SURVEY.
8. (SY) INDICATES INFORMATION ACTUALLY SURVEYED ON THE GROUND.
9. ZONING: (C-1) LIGHT COMMERCIAL
   REQUIRED MINIMUM BUILDING LINE SETBACKS:
   FRONT YARD: TWENTY-FIVE (25') FEET
   REAR YARD: TWENTY (20') FEET
   SIDE YARD: SEVEN (7') FOOT SETBACK

FLOOD CERTIFICATION:
ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 220113 & MAP NO. 22063C0210 E, EFFECTIVE DATE 4-3-12, THIS PROPERTY FALLS IN FLOOD ZONE "X & AE". BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL FLOOD PLAIN ADMINISTRATOR.

REFERENCES:
1. "MAP SHOWING A RESUBDIVISION OF A CERTAIN 2.01 ACRE TRACT OF LAND INTO A CERTAIN 1.11 ACRE TRACT...", DATED 3-27-1996, BY ALVIN FAIRBURN & ASSOCIATES, INC.
2. "MAP SHOWING SURVEY OF A CERTAIN 2.00 ACRE TRACT OF LAND...", DATED 4-29-1993, BY ALVIN FAIRBURN & ASSOCIATES, INC.

Parcel Line Table		
Line #	Direction	Length
L1	S80°42'20"W	50.49'
L2	S71°40'18"W	53.17'
L3	S63°19'18"W	53.05'
L4	S57°39'21"W	36.49'



VICINITY MAP
1" = 2000'

60' 0 60'
30' 120'

LEGEND:
- FD. 1/2" IRON PIPE
- FD. 1/2" IRON ROD
- FD. 1" IRON PIPE
- SET 1/2" IRON ROD

MAP SHOWING THE SURVEY OF
A 2.00 ACRE TRACT
LOCATED IN SECTION 4, T7S-R3E, G.L.D., LIVINGSTON PARISH, LOUISIANA
FOR
KILGORE APEX VENTURES, LLC

3-Z	7	DE	MA	TJC	AFJR
FB	PGS	PC	CALC.	DWG	CKD

STATE OF LOUISIANA
ALVIN A FAIRBURN, JR.
REG. NO. 4664
REGISTERED PROFESSIONAL
LAND SURVEYOR

CERTIFICATION: THIS IS TO CERTIFY TO THE CLIENT THAT IN 2026, THIS MAP AND THE SURVEY ON WHICH IT IS BASED, WAS MADE UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:LXI, CHAPTER 29, FOR CLASS C SURVEYS AND IT WAS THE INTENT TO ESTABLISH THE SURVEYED BOUNDARY ACCORDING TO REFERENCE MAP #1. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THEIR INDIVIDUAL USE AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

ALVIN FAIRBURN, JR., P.L.S.
DATE: OCTOBER 22, 2026
FILE: "KILGORE APEX VENTURES, LLC"

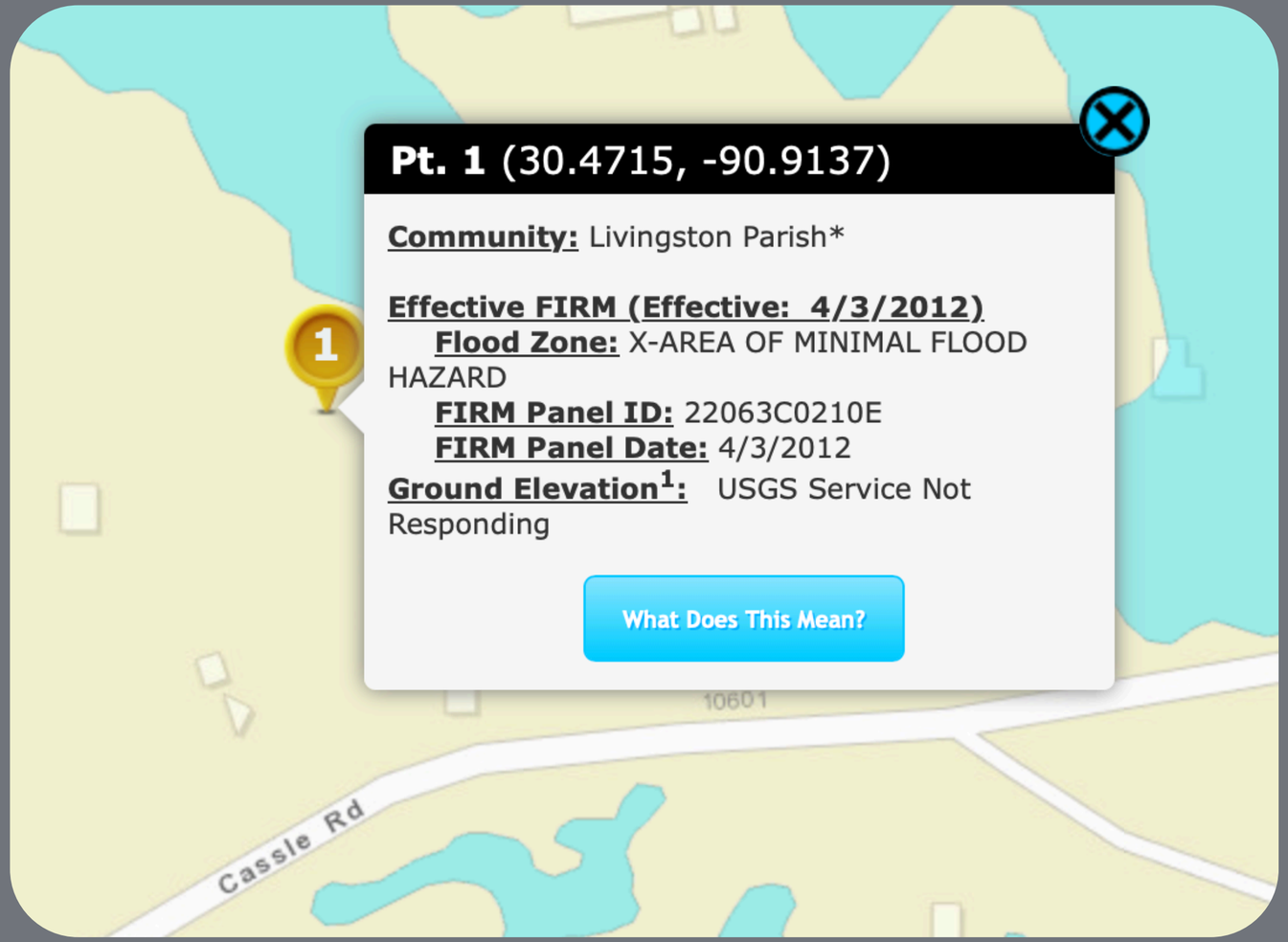
ALVIN FAIRBURN & ASSOCIATES, LLC
CONSULTING ENGINEERS ~ LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS ~
PROJECT DESIGNERS
1289 DEL ESTE AVE.
DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515

JOB NO. S260159-2A

F:\JOBFILES\2026\SURV\S260159\SURVEY\CAD\S260159 NORTH 2 ACRES BOUNDARY.DWG

Improvements to come by Spring 2027:

- City Sewerage & Gas

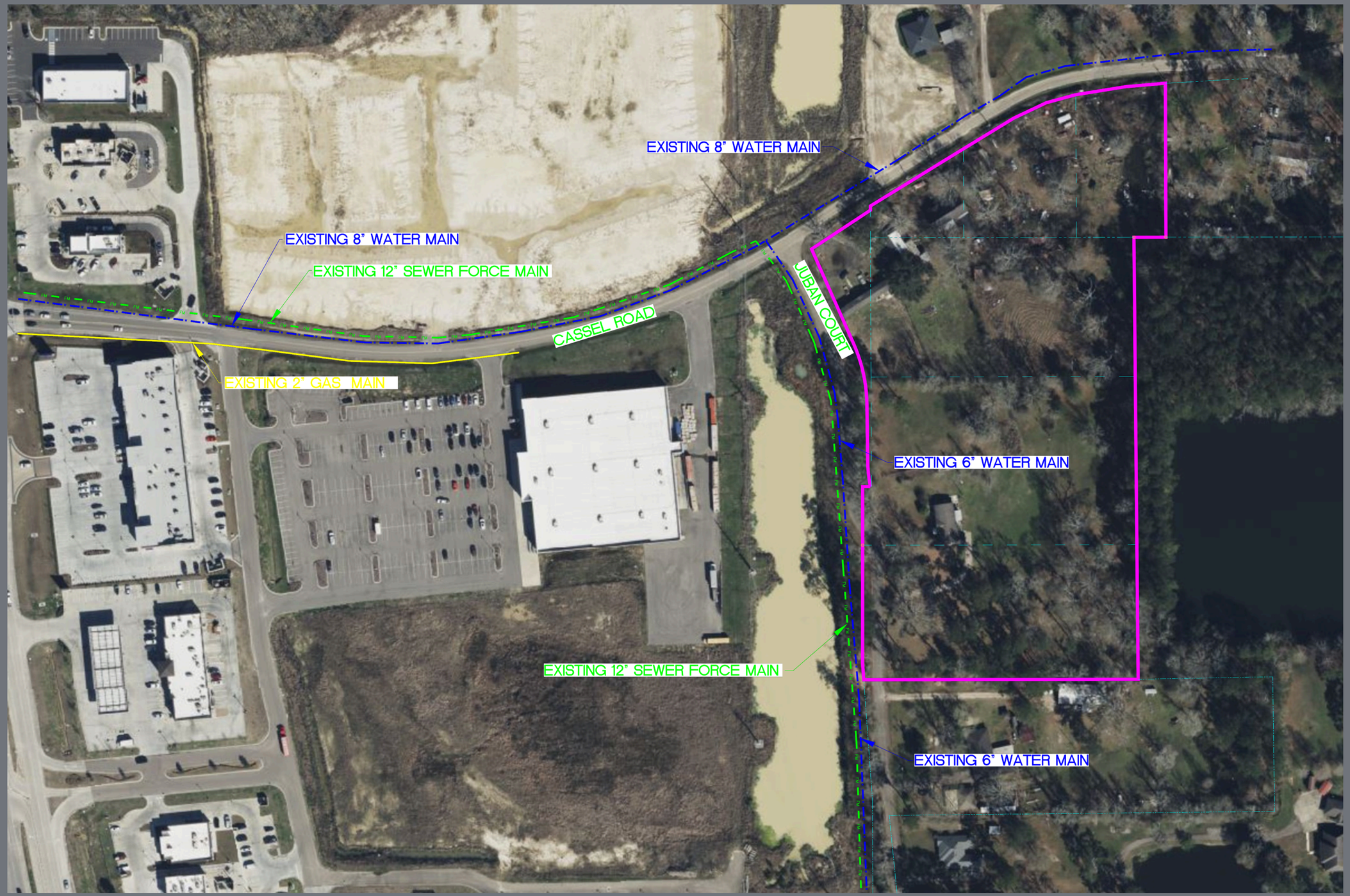






CHT GROUP
REAL ESTATE

8193 VINCENT RD. STE. M DENHAM SPRINGS, LA 70726
OFFICE: 225.304.6033
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED


EXISTING 8" WATER MAIN
EXISTING 8" WATER MAIN
EXISTING 12" SEWER FORCE MAIN
CASSEL ROAD
JUBAN COURT
EXISTING 2" GAS MAIN
EXISTING 6" WATER MAIN
EXISTING 12" SEWER FORCE MAIN
EXISTING 6" WATER MAIN




8193 VINCENT RD. STE. M DENHAM SPRINGS, LA 70726
OFFICE: 225.304.6033
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED
CHT GROUP
REAL ESTATE





JOIN THE BRANDS BUILD WHAT'S NEXT

Surrounding Sites:

RESTURANTS:

- Andy's Frozen Custard
- Burgerking
- Burgersmith
- Chicken Salad Chick
- Great American Cookie
- Izzo's Illegal Burrito
- Jersey Mike's Subs
- Lit Pizza
- McDonald's
- Piccadilly
- Starbucks
- Taco Bell
- Texas RoadhouseW
- Walk-On's
- Wing Stop
- Zea Rotisserie & Bar

SHOPPING:

- Academy
- Barnes & Noble
- Bath and Body Works
- Belk
- Carter's
- End of the Lane
- GNC
- Hobby Lobby
- Lane Bryant
- Michaels'
- Old Navy
- Petsmart
- Rouses Market
- Shoe Station
- T.J. Max
- ULTA

FUEL STATIONS:

- Chevron
- RaceTrac

OTHER:

- AT&T
- European Wax Center
- LA Nail Spa
- Movie Tavern
- Pediatrics at Juban
- Regymen Fitness
- Soiree Nails
- Statefarm
- T Mobile
- The Covery
- The Joint Chiropractic
- Urban Daiquiris
- Verizon
- VIP Nails

8193 VINCENT RD. STE. M DENHAM SPRINGS, LA 70726
0FFICE: 225.304.6033
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

CHT GROUP REAL ESTATE