

Lots/Land - Commercial [Submit Offer](#)

MLS# 2026002766

Status **Active** **MLS Listing**

Address A-2-A-1 BASS PRO BLVD
[Map](#) [M](#) Denham Springs LA

Zip 70726

Parish LIVINGSTON

Area LIV MLS Area 83

ListPrice \$499,900

For Lease N

Acreage 2.00

LotDimen 213 x 95 x 205 x 289 x 373

FrontFt 514

MinSqFt

Lot#/PrcID A-2-A-1

PresentUse Commercial, Unimproved,

Subdiv Rural Tract (No Subd)

Schsystem Livingston Parish

PotentialUse Commercial

InCity

Legal TRACT A-2-A-1 WHICH CONTS 2.00 Livingston Parish

Directions From I-12, exit 10 at Denham Springs. Go south to Bass Pro Blvd, take right and go to the corner of 4H Club Rd.

Click photo to enlarge or view multi-photos.



[Map](#) [M](#) [H](#) [I](#) [D](#) [G](#) [U](#) [Schedule a Showing](#)

Mobile Home Allowed	No	Divisible	No
LOT	Corner Lot, Level Lot	IMPROVEMENTS	None
DESCRIPTION		BUILDINGS	None
LOCATION	Rural	FENCING	No Fence
WATERFRONT	No Waterfront	WATER/SEWER	Public Water
ROAD FRONTAGE	City Street RFront, Paved RFront, US Highway RFront	UTILITIES	Electric Available
		FARM EQUIPMENT	None
		RESTRICTIONS	No Restrict
		RESERVED	No Resrv
		FINANCING	Cash Fin, Conventional Fin
		PRICE INCLUDES	Land Incl



Assn Fee \$/Year	N	MRts	CONVEYED
Wooded %	10.00	MRts Owned	
Cleared %	90.00	MRts Lsed	No
Pasture %		MRts Desc	
Crop %			
Tim Val %			
Type Tim			
Wetlands	No		
Easements			

Remarks This 2 acre tract with high traffic count is located on the corner of Bass Pro Blvd and 4-H Club Rd with a total of 512' road frontage. Location is minutes from I-12 exit in Denham Springs and on the same road as Bass Pro and Sam's. The average daily traffic count for this lot is 111,399 vehicles per day along the north Interstate 12 border and 6,796 vehicles per day along the west 4-H Club Rd which is a main commuter road connecting Livingston Parish workers to Baton Rouge. The C-1 Commercial District promotes major retail, office and services that generate high traffic volume and require easy access to a major highway or interstate roads.

All offers must be accompanied by a pre-approval letter or proof of funds. Sold As-Is per Civil Law 2520. Measurements deemed reliable but not warranted by the realtor/broker/owner, and any reserves/special requests. Permission is given to market on social media.

Sellers elect to sell property with full waiver of warranty & Redhibition rights at Act of Sale per LAC.C. art. 2520 and LAC.C. art. 2541. Please have the buyer check the appropriate

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Show Anytime, Sign on Property

Co-LstAgt

Limited Service N **List Type** ER

[H](#) DATE HISTORY

Listing Date	2/12/2026	Buyer	Lender	Sold Terms
Expiration Date	1/7/2027	BuyerAgt		CoByrAgt
Pending Date				
PrjClsDate		Sold Date	Sold \$	Sold \$/Acre 0.00 Conc
Sold Date		"--Information deemed reliable but not guaranteed-- The property's listed/sales price is based on the value as whole, which includes many factors and it's not based upon the square footage of the property. Copyright: 2026"		
DOM/CDOM	4			