JOSH STEVENSON
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I-10 COMMERCIAL DEVELOPMENT

GROUND LEASE / BUILD-TO-SUIT

2999 Daulaut Dr, Duson, LA 70529

FOR LEASE

PROPERTY DESCRIPTION

±1.85-acre commercial land opportunity in Duson offering flexible ground lease and build-to-suit options. The property may be leased as separate parcels or together, with ownership willing to consider improvements based on the tenant's use, lease structure, and requirements.

AVAILABILITY

- ±1.85 Acres Available for Ground Lease
- Parcels may be leased separately or together.
- Build-to-suit and landlord improvements negotiable for qualified users.

PRICE

- $1.50 PSF

TRAFFIC COUNT (ADT 2025)

- On Interstate-10: 58,234
- On Austria Rd: 8,732





Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 10/26

Member of RETAIL BROKERS NETWORK

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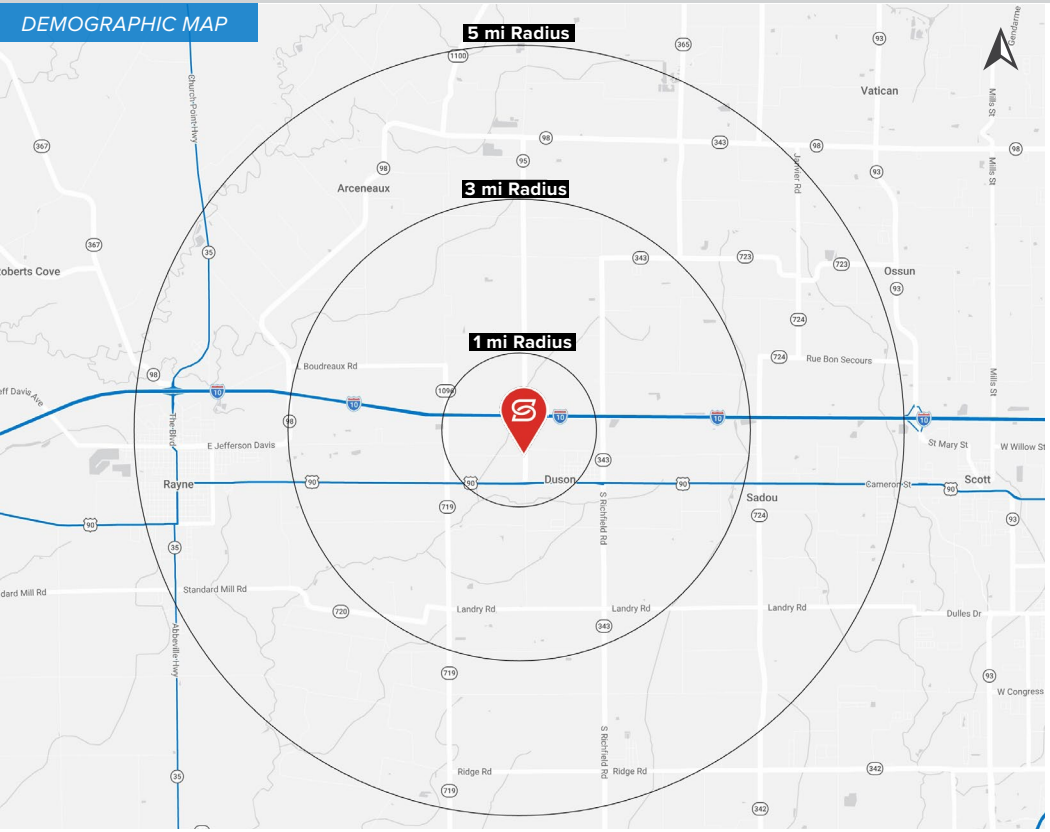
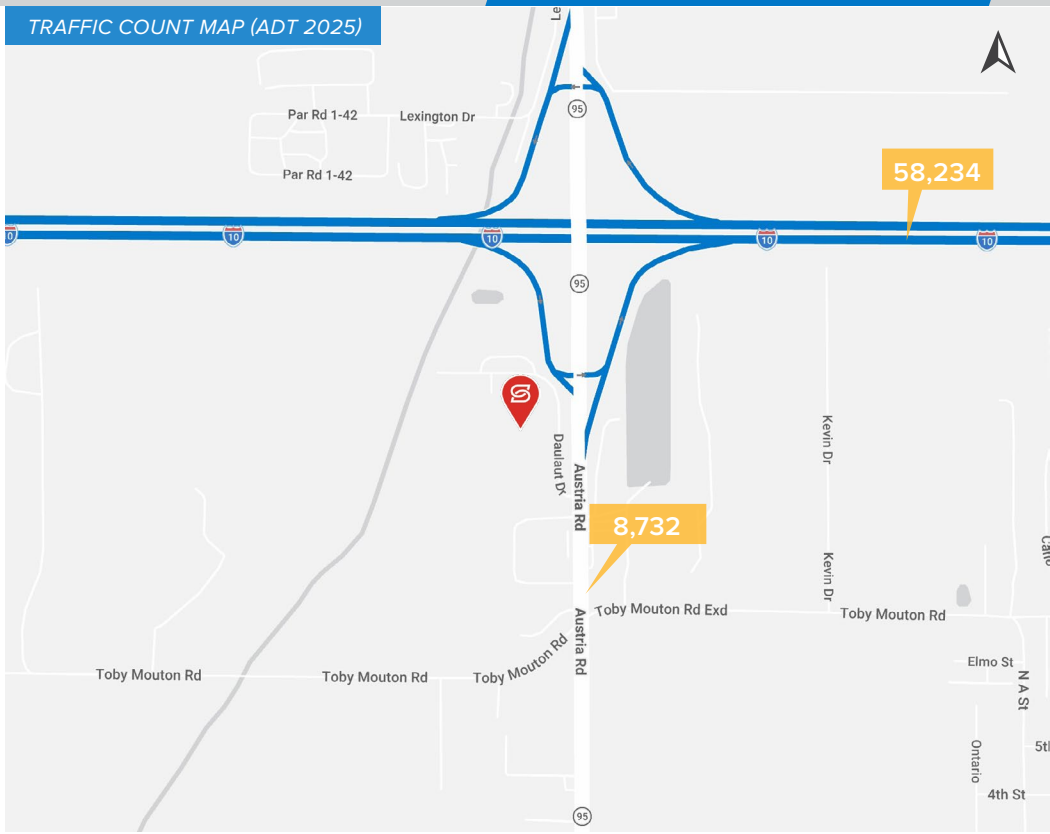
DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2025)



2025 DEMOGRAPHICS

POPULATION	1 MI	3 MI	5 MI
	1,135	4,769	21,215

AVG. HH INCOME	1 MI	3 MI	5 MI
	$46,794	$73,420	$73,134

HOUSEHOLDS	1 MI	3 MI	5 MI
	446	1,839	8,228

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