

For Sale

HWY 16 VACANT LAND FOR SALE 31300 HWY 16, DENHAM SPRINGS LA



PROPERTY INFO:

- Fantastic vacant land site on LA Hwy 16 in Denham Springs for sale or build to suit.
- Located directly across from Clegg's Nursery with a curb cut for easy ingress and egress.
- The property is situated with 309 feet of frontage on Hwy 16 providing maximum visibility.
- The property sees 22,590 cars per day.
- Located in Livingston Parish, one of the fastest growing markets in Louisiana.

CLAY FURR c [225] 229-0753 | f [225] 408-9596 | andy@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

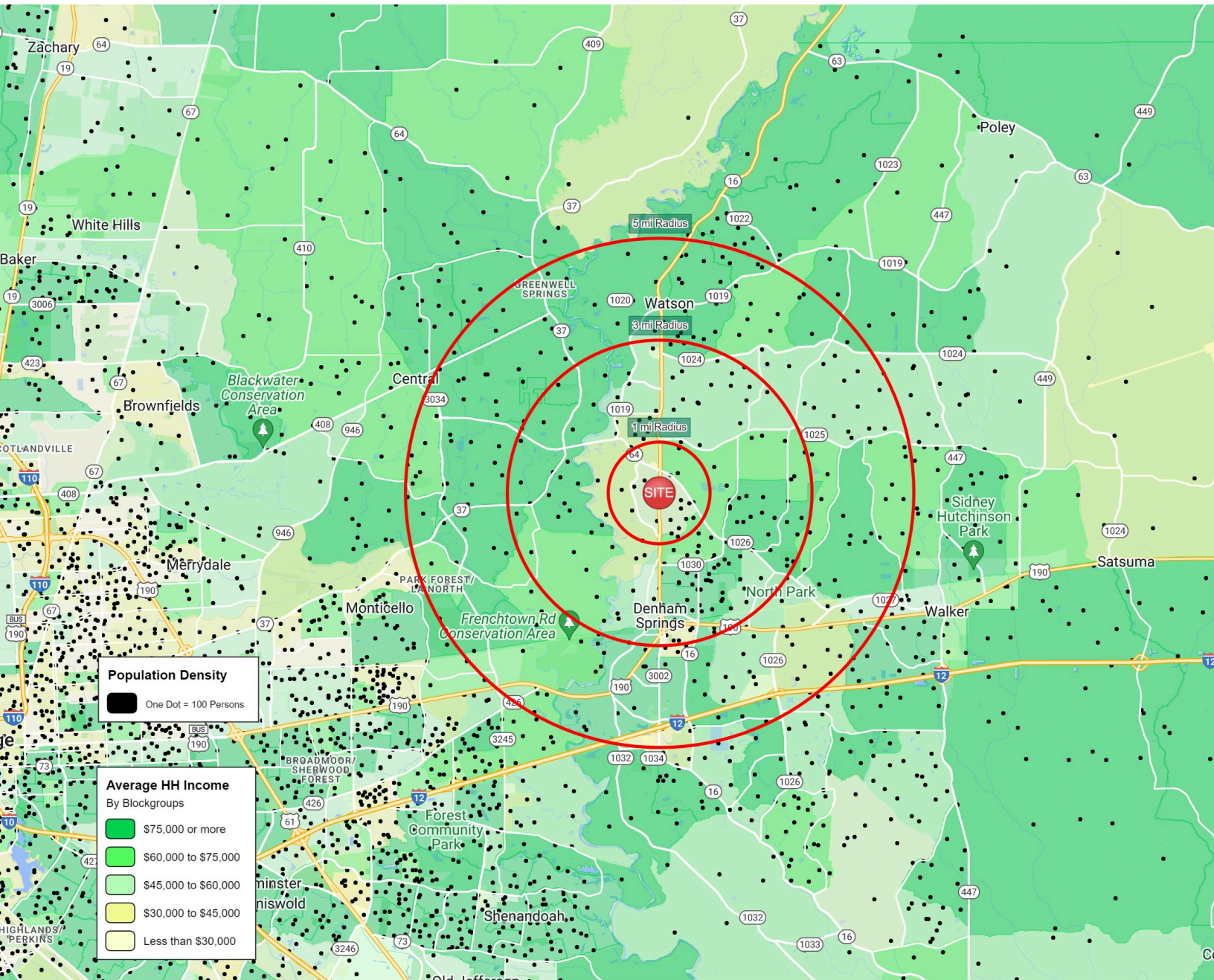
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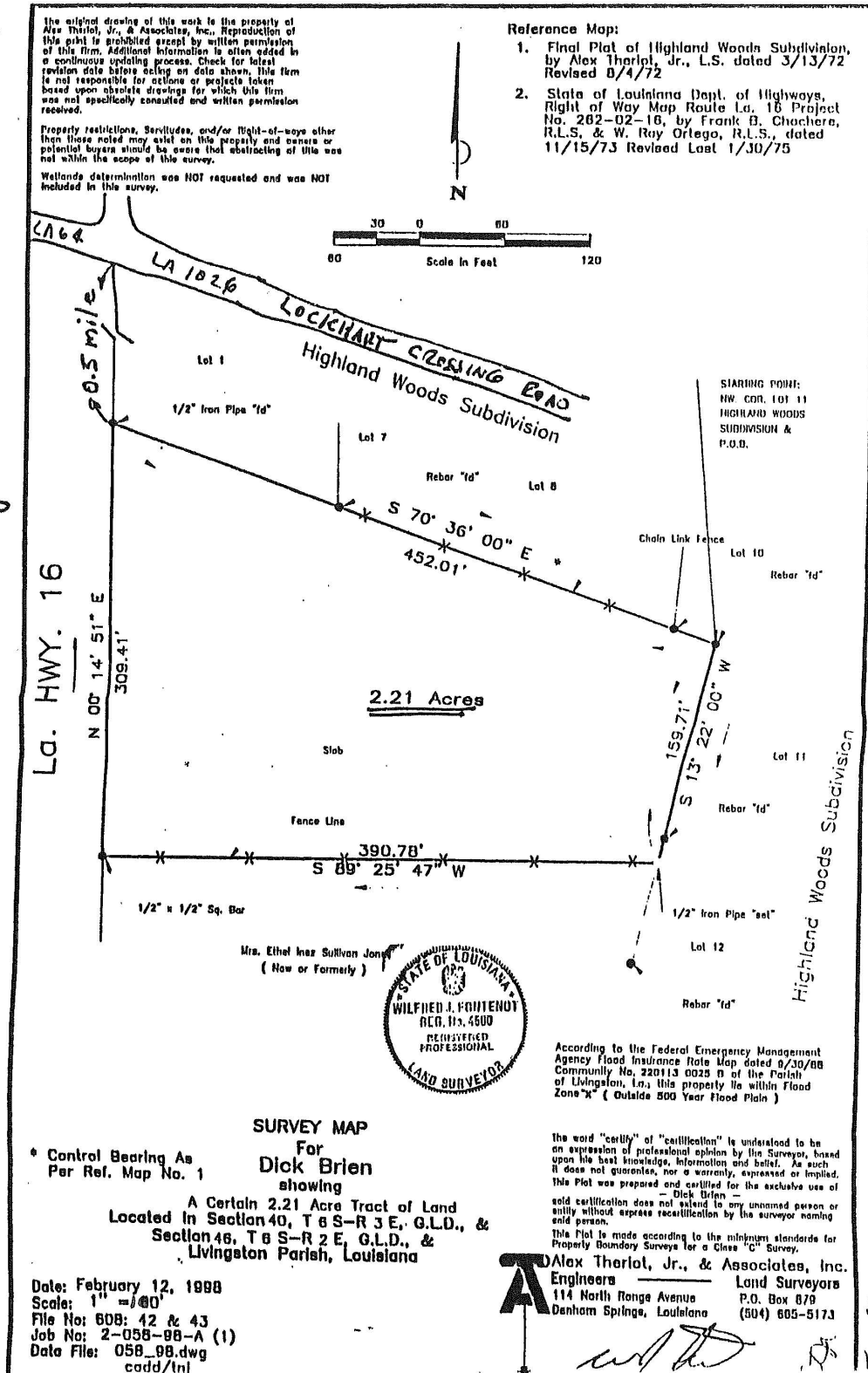
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31300 LA-16	1 mi radius	3 mi radius	5 mi radius
Denham Springs, LA 70726			
Population			
2022 Estimated Population	3,773	30,786	63,112
2027 Projected Population	3,926	31,177	64,061
2020 Census Population	3,596	29,976	61,598
2010 Census Population	3,378	27,268	56,748
Projected Annual Growth 2022 to 2027	0.8%	0.3%	0.3%
Historical Annual Growth 2010 to 2022	1.0%	1.1%	0.9%
2022 Median Age	34.1	36.7	36.3
Households			
2022 Estimated Households	1,417	11,379	23,418
2027 Projected Households	1,489	11,581	23,872
2020 Census Households	1,346	11,023	22,729
2010 Census Households	1,225	9,862	20,577
Projected Annual Growth 2022 to 2027	1.0%	0.4%	0.4%
Historical Annual Growth 2010 to 2022	1.3%	1.3%	1.2%
Race and Ethnicity			
2022 Estimated White	77.6%	83.2%	80.5%
2022 Estimated Black or African American	11.8%	10.6%	12.7%
2022 Estimated Asian or Pacific Islander	0.6%	1.0%	1.1%
2022 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
2022 Estimated Other Races	9.7%	5.1%	5.5%
2022 Estimated Hispanic	10.1%	4.7%	5.2%
Income			
2022 Estimated Average Household Income	\$32,725	\$91,523	\$87,181
2022 Estimated Median Household Income	\$42,983	\$78,889	\$77,346
2022 Estimated Per Capita Income	\$12,289	\$33,871	\$32,399
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.9%	2.7%
2022 Estimated Some High School (Grade Level 9 to 11)	7.5%	4.8%	5.4%
2022 Estimated High School Graduate	34.3%	41.2%	39.6%
2022 Estimated Some College	34.2%	21.7%	22.7%
2022 Estimated Associates Degree Only	7.9%	6.7%	6.6%
2022 Estimated Bachelors Degree Only	13.8%	17.6%	16.7%
2022 Estimated Graduate Degree	1.0%	6.2%	6.4%
Business			
2022 Estimated Total Businesses	119	880	2,172
2022 Estimated Total Employees	718	6,232	15,706
2022 Estimated Employee Population per Business	6.0	7.1	7.2
2022 Estimated Residential Population per Business	31.7	35.0	29.1

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