

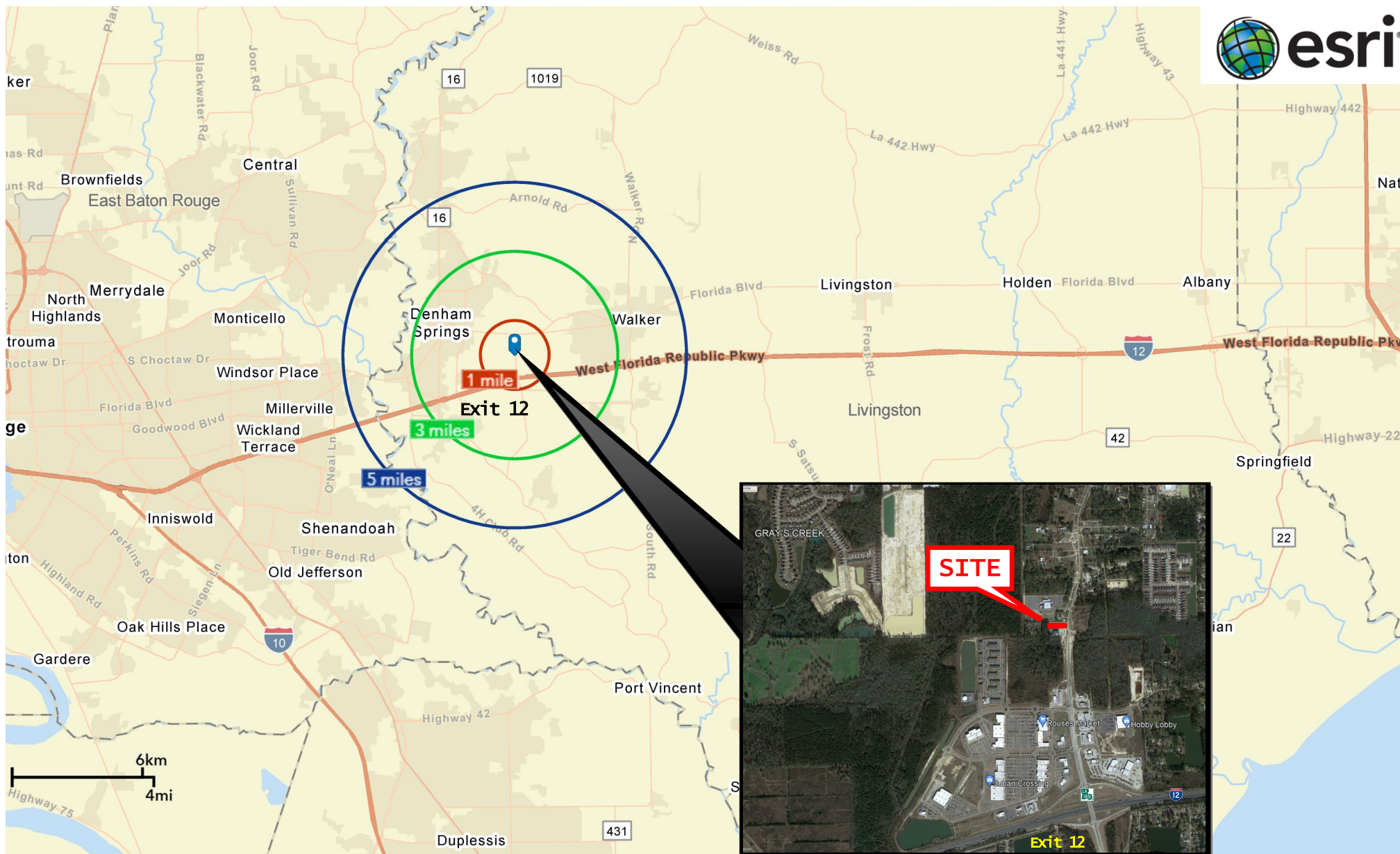


## PROPERTY HIGHLIGHTS:

1.46+/- acres adjacent to Louisiana Dental Center & Juban Crossing. All utilities on or near site. Easy access to I-12 with excellent visibility. Located at Exit 12 on Interstate 12 at the Juban Road interchange, Juban Crossing is the premier shopping, restaurant, and entertainment destination in Livingston Parish with over 600,000 square feet of retail shopping anchored by Belk, Academy, Movie Tavern and Rouse's and other tenants on an overall 500 acre -mixed use development site. \$530,000.00 - Contact DOUG FERRIS cell. 225-954-4747 Office 225-250-4450

This information has been obtained from sources deemed to be reliable, but neither Realtor nor RE/MAX Partners make any representations or warranties, expressed or implied, as to the accuracy of this information. References to property lines, dimensions, square footages, orientations of linework, or any information contained herein is approximate. Buyer or lessee must verify any and all information and bears all risk for any inaccuracies. Each Office Independently Owned and Operated.





### TRADE AREA DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2022 Population	2090	33,720	67,092
2022 Median Household Income	\$60,934	\$65,934	\$72,997
2022 Average Household Income	\$89,328	\$85,172	\$87,749

**For more information contact**  
**Doug Ferris : 225-954-4747 [doug@dougferris.com](mailto:doug@dougferris.com)**  
**Office: 225-291-1234**

**RE/MAX**  
**PARTNERS**  
**225-250-4450**

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BASE BEARING: \* N 89°54'23"E (REF #2)  
FLOOD ZONE: "X" & "AE" BASE FLOOD ELEVATION: 37.0'  
F.E.M.A. F.I.R.M. PANEL NO. 220113 0210 E DATE: 4/3/12

DRAWN BY: ECT  
CHECKED BY: BMH  
TECHNICIAN: LAM  
CHECKED BY:  
CHECKED BY:

A WETLANDS INVESTIGATION WAS NOT REQUESTED  
AND IS NOT A PART OF THIS SURVEY.

TOTAL NO. ACRES: 3.069 ACRES

TOTAL NO. LOTS: 2

COUNCIL DISTRICT: 4

SET BACKS: FRONT - 25'

REAR - 20'

SIDELINES - 7'

#### REFERENCE:

1. RIGHT OF WAY MAP OF STATE PROJECT NO. H.004634 JUBAN ROAD WIDENING (I-12 - US 190) LIVINGSTON PARISH LA 1026 PARCEL 2-2 & 3-1 SHEETS 2 & 3 BY DARVIN W. FERGUSON, P.L.S., DATED 6-23-2016.
2. SURVEY MAP FOR JAMES STEVENS SHOWING THE RESUBDIVISION OF A CERTAIN TRACT INTO THREE 1.09 ACRE TRACTS LOCATED IN SECTION 47, T6S-R3E & SECTION 4, T7S-R3E, BY W.J. FONTENOT, P.L.S., DATED 9-21-1996.

#### NOTE:

THIS MAP REPRESENTS AN EXCHANGE OF PROPERTY BETWEEN ADJACENT OWNERS. NO NEW LOTS ARE CREATED BY THIS EXCHANGE, THEREFORE IT IS EXEMPTED BY SECTION 13:47 PARAGRAPH (D) OF THE LIVINGSTON PARISH COUNCIL SUBDIVISION REGULATIONS.

#### APPROVED:

LIVINGSTON PARISH COUNCIL

SAM DIGIROLAMO - PLANNING DIRECTOR

DATE

THIS SURVEY WAS PREPARED AT THE REQUEST  
AND FOR THE EXCLUSIVE USE OF:

**JUBAN DENTAL PROPERTIES, LLC**

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

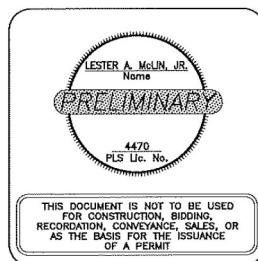
#### CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

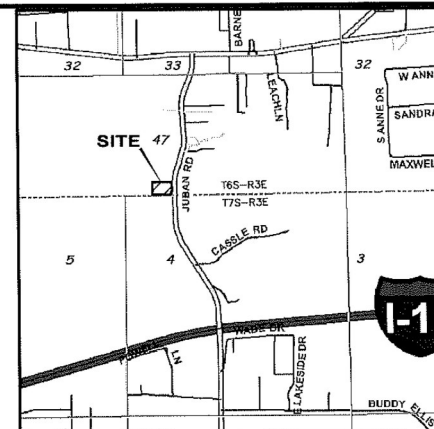
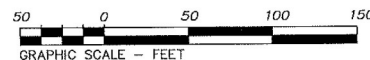
#### PRELIMINARY

LESTER A. McLIN, JR.  
PROFESSIONAL LAND SURVEYOR  
LICENSE #4470  
McLIN TAYLOR, INC.

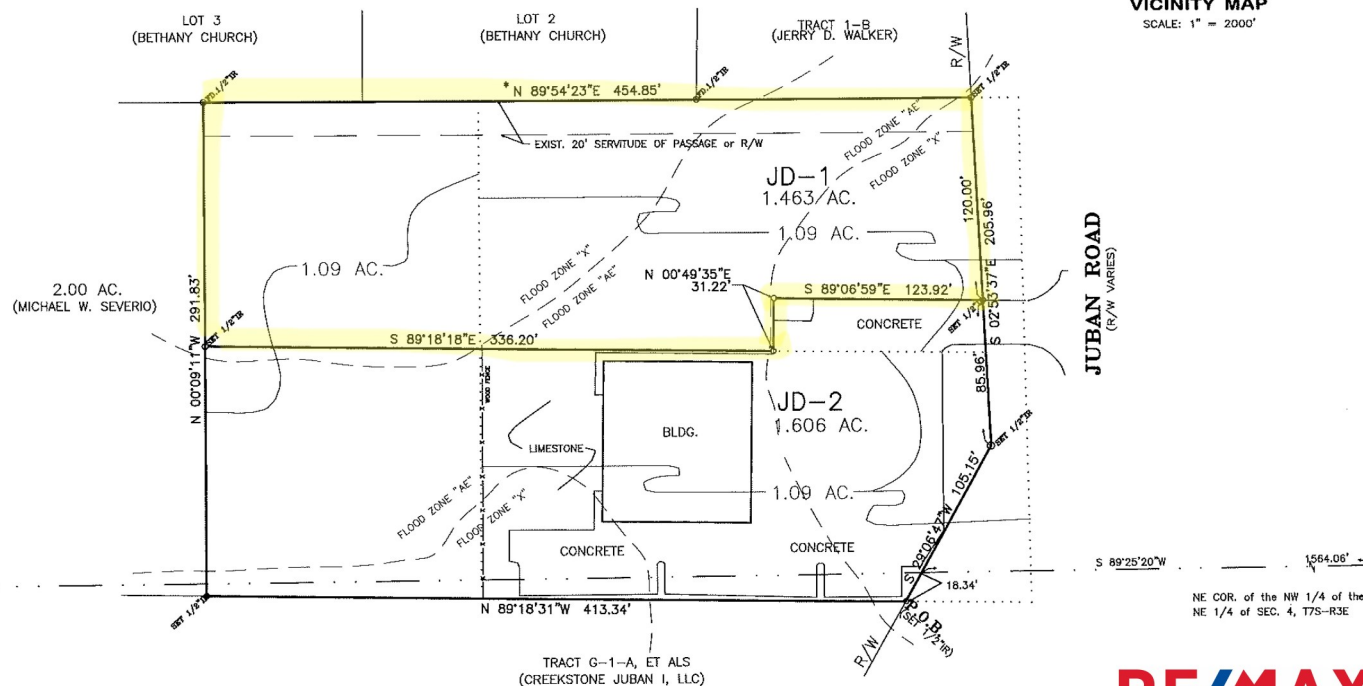
6/15/2020  
DATE



**For more information contact**  
**Doug Ferris : 225-954-4747 dougferris@remax.net**  
**Office: 225-291-1234**



VICINITY MAP  
SCALE: 1" = 2000'



#### MAP SHOWING SURVEY & DIVISION OF THREE 1.09 ACRE TRACTS

#### INTO TRACTS JD-1 & JD-2

LOCATED IN SECTION 47, T 6 S-R 3 E  
LOCATED IN SECTION 4, T 7 S-R 3 E  
GREENSBURG LAND DISTRICT  
LIVINGSTON PARISH, LOUISIANA  
FOR

JUBAN DENTAL PROPERTIES, LLC

**RE/MAX  
PARTNERS**  
225-250-4450



**McLin Taylor, Inc.**  
Engineering and Land Surveying

20330 FROST ROAD LIVINGSTON, LA. 70754 (826)688-1444

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