# COMMERCIAL LAND FOR SALE

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

**Prime Commerical Development Opportunity**

## $755,000

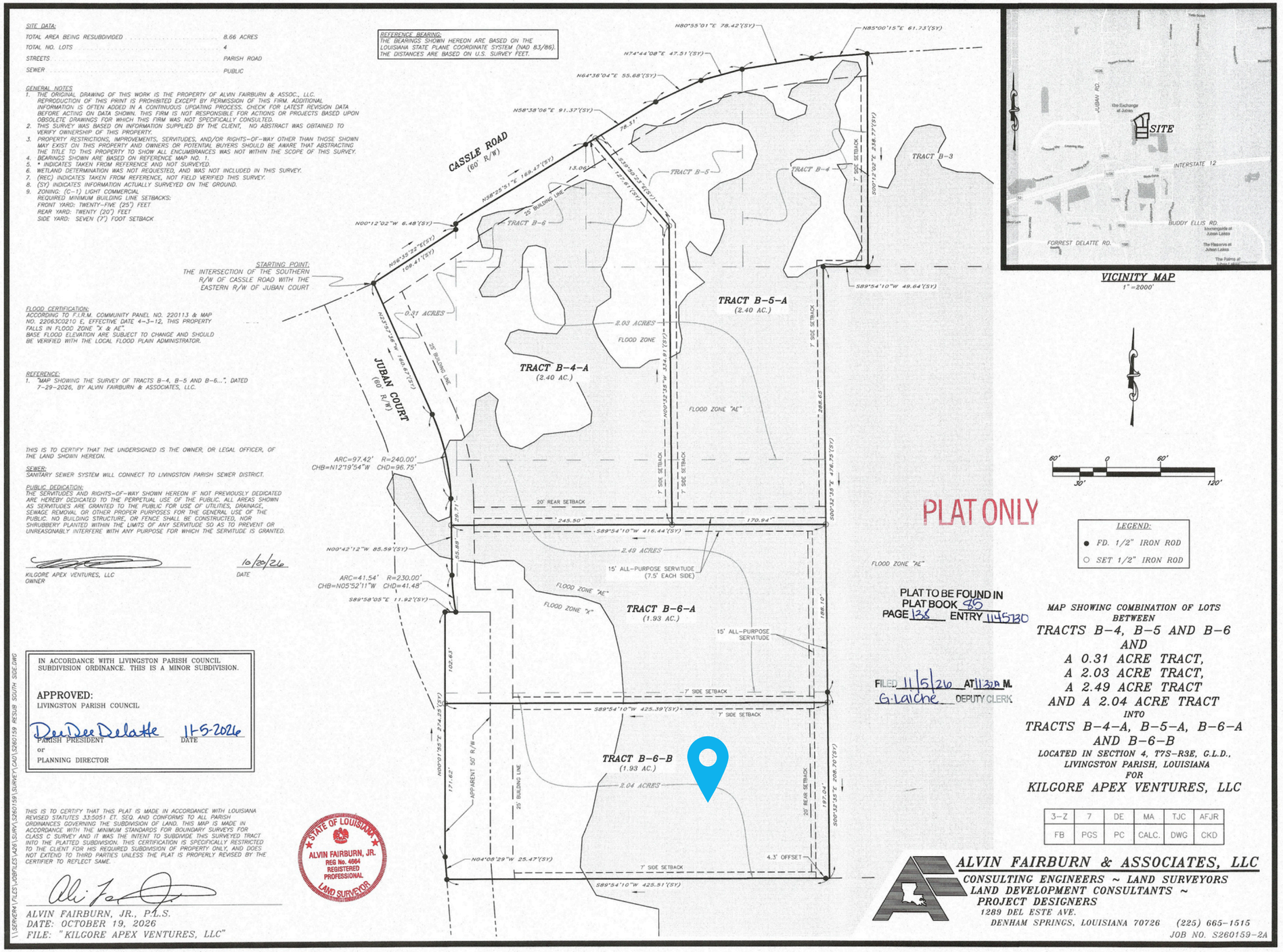
- 1.93 Acres – 100% Cleared
- 1 mile from I-12
- Across from Juban Crossing
- Thriving Growth Corridor
- Excellent access off the interstate
- Surrounded by shopping, restaurants & fuel stations




Tiffany McBride
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**Be a part of the Denham Springs market expansion!**

- Lot B-6-B
- 171.62 ft. Road Frontage
- 1 Mile From I-12
- Zoned CI
- Across From Juban Crossing
- 100% Cleared
- Utilities Pending




CHT GROUP
REAL ESTATE

## Improvements to come by Spring 2027:

- City Sewerage & Gas

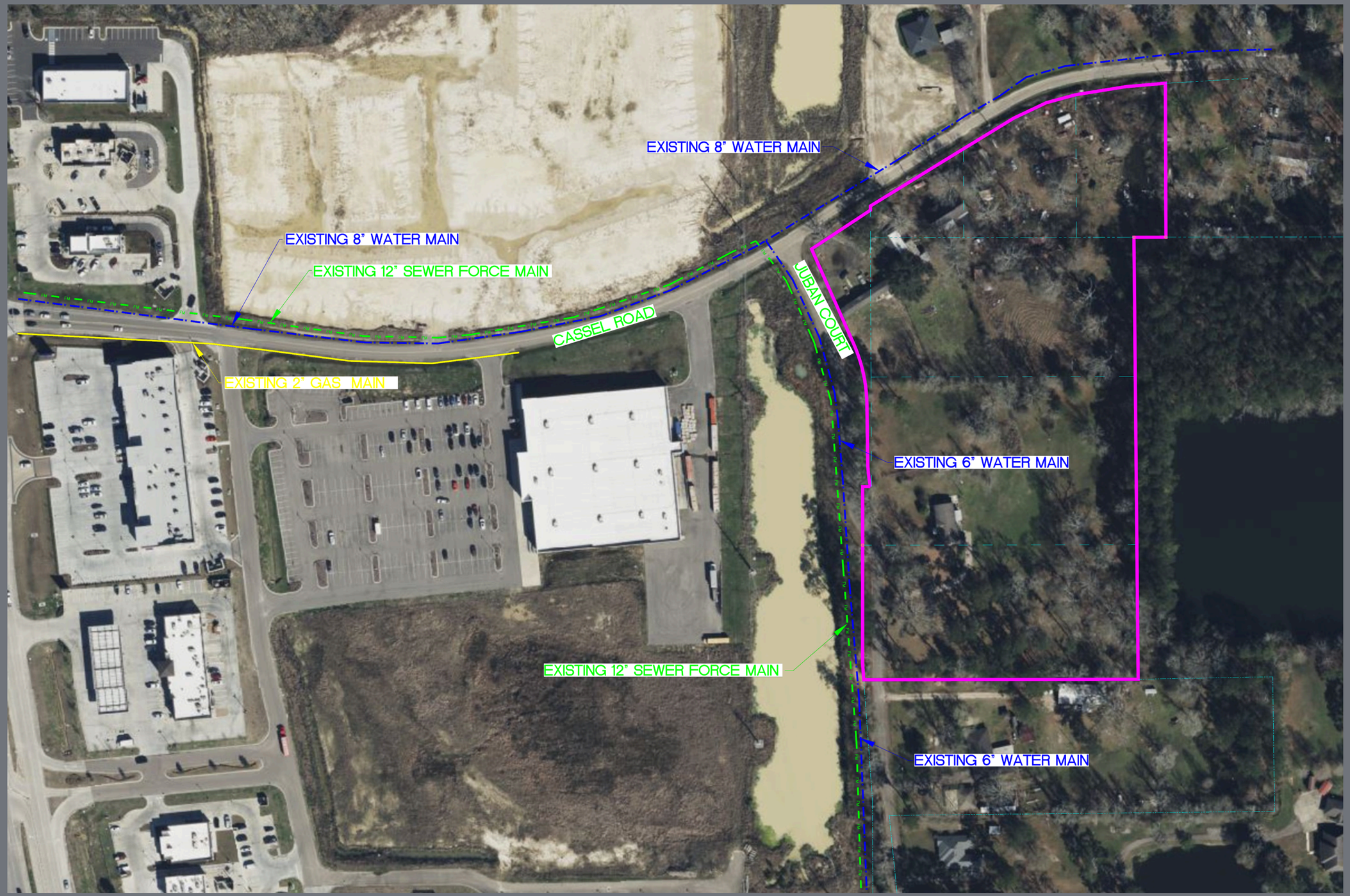







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# JOIN THE BRANDS BUILD WHAT'S NEXT

## 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

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