

+/-13 Acres | Bass Pro Blvd | Commercial Tract

Bass Pro Blvd Denham Springs, LA 70726

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,879,852
Lot Size:	13.146 Acres
Parish:	Livingston, inside City Limits

Property Description

The property consists of approximately 13.146 acres (approximately 2.5 acres of usable land) with frontage on Bass Pro Blvd and Vincent Road. The property is visible from Interstate 12 and on the edge of significant commercial development which create a broad possibility of uses: Commercial, Retail, Hospitality, Healthcare, Assisted Living, or Multi-family. This site is anchored to the north by heavy commercial with restaurants, small Shops, and two huge anchors, Bass Pro Shops and Sam's Club.

Owner is willing to subdivide but wetlands and usable acreage have been considered in pricing for entire tract.

Highlights

- C-3 Commercial Zoning
- Frontage on Bass Pro Blvd and Vincent Road
- Jurisdictional Wetlands Determination completed

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LOCATION MAP



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RETAILER MAP



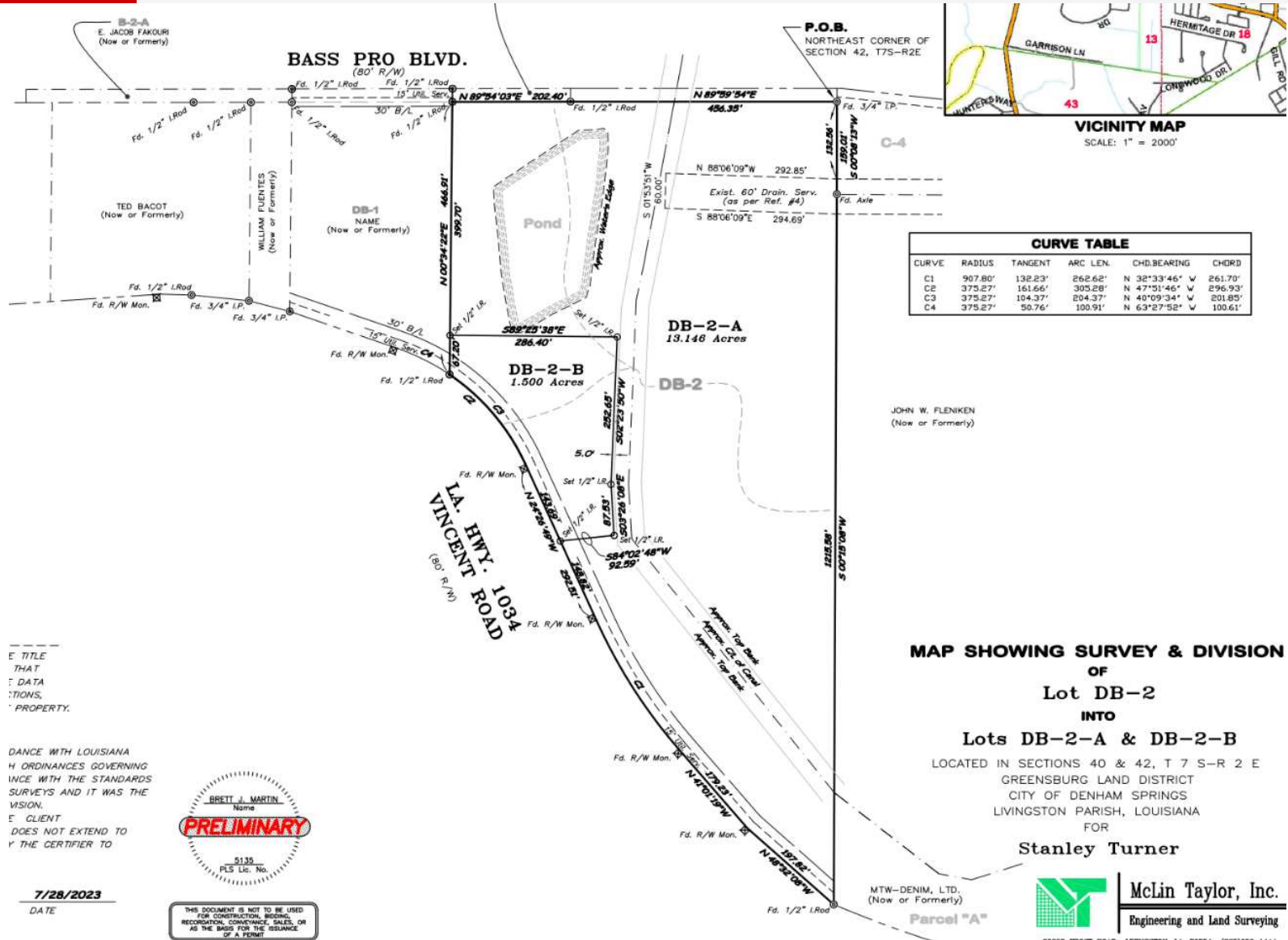
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SURVEY _ TRACT DB-2-A



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