

17.91-Acre Tract
APN: 0426080
APN:0426072
APN:0426064

Development Opportunity

Florida Blvd
Denham Springs, LA 70726

FOR SALE

Marcus & Millichap

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY

\$

Listing Price
\$1,404,288

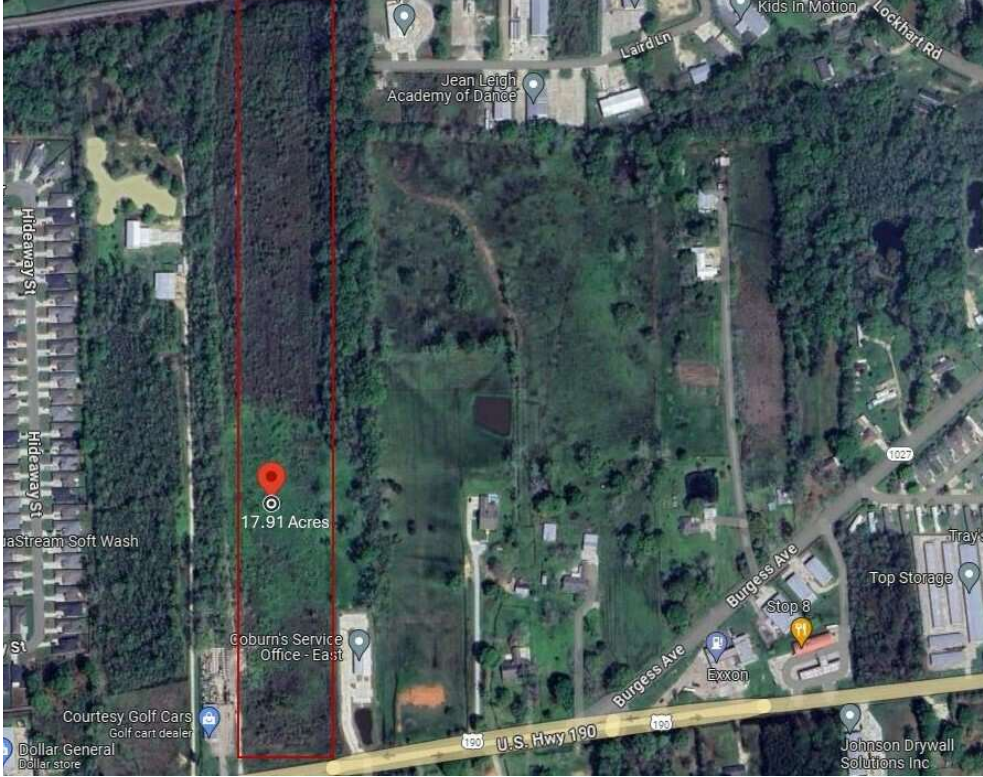
📍

Lot Size
17.91 Acres

🏗️

Development Type
Land

FINANCIAL	
Listing Price	\$1,404,288
Price/Acre	\$78,408
OPERATIONAL	
Zoning	LC1
Development Type	Land
Lot Size	17.91 Acres (780,159 SF)
Frontage	326
Flood Plain	AE
Assessors Parcel Number	0426080
Assessors Parcel Number	0426072
Assessors Parcel Number	0426064



17.91-ACRE TRACT

Florida Blvd, Denham Springs, LA 70726

INVESTMENT OVERVIEW

Located in Livingston Parish, part of the Baton Rouge metro area, is an opportunity for acquisition of approximately 17.91 acres of commercial land, strategically located off Florida Blvd in Denham Springs, Louisiana. This property is divided into three contiguous tracts, each encompassing 5.968 acres and is prepared for development. The seller is open to selling the land in its entirety or in parts.

The total asking price for this comprehensive parcel is set at \$1,404,288.00. It is important to note that the area is free of wetlands, which simplifies the development process.

This land benefits from a prime location that leverages the vigorous growth within the region. It offers convenient access to major transportation routes and is close to key commercial hubs. This opportunity provides a notable landholding in a community poised for significant economic expansion, making it an attractive option for investors looking to capitalize on the area's development potential.

INVESTMENT HIGHLIGHTS

- **Strategic Location:** These tracts offer prime exposure and convenient access, making them ideal for future commercial projects.
- **Consistent Growth:** Denham Springs in Livingston Parish has seen steady growth, suggesting that this land represents a sound investment as the demand for commercial real estate continues to escalate.
- **Flexible Development Potential:** This property offers flexible development prospects, suitable for a range of commercial uses in a community with an increasing need for diverse commercial spaces.
- **Unrestricted Development Opportunities:** The land is entirely free of wetlands, providing an uncomplicated terrain for development. This feature ensures fewer regulatory hurdles and lowers the complexity and cost associated with construction, enhancing its attractiveness for immediate development projects.
- **Adaptable Acquisition Options:** The seller's willingness to sell all or part of the land offers unique scalability to investors. This flexibility allows potential buyers to tailor their investment according to their strategic needs and financial capacity, making it suitable for both large-scale investors and smaller entities looking to enter the market.

SECTION 2

Property Information

PROPERTY DETAILS

AERIAL IMAGE

SURVEY MAP

REGIONAL MAP

RETAILER MAP

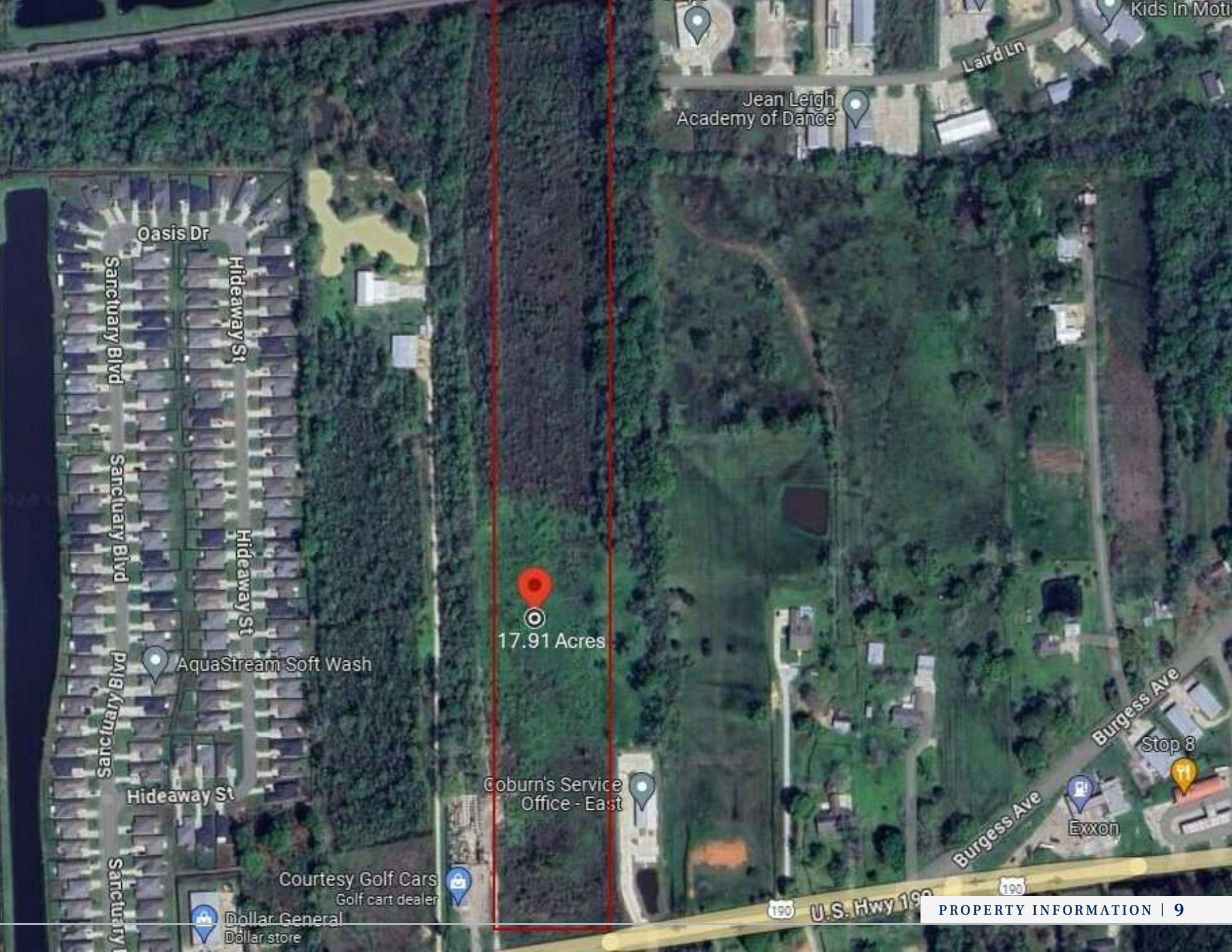
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PROPERTY DETAILS // 17.91-Acre Tract

PROPERTY SUMMARY	
Assessors Parcel Number	0426080,0426072,0426064
Zoning	LC1
Opportunity Zone	No
Frontage	326
Flood Plain	AE
Wetlands	No

SITE DESCRIPTION	
Lot Size SF	780,160
Price/SF	\$1.80
Lot Size Acres	17.91
Price/Acres	\$78,408
Type of Ownership	Fee Simple





Jean Leigh
Academy of Dance

Oasis Dr

Hideaway St

Sanctuary Blvd

Sanctuary Blvd

Hideaway St

AquaStream Soft Wash

Sanctuary Blvd

Hideaway St

Sanctuary Blvd

Courtesy Golf Cars
Golf cart dealer

Dollar General
Dollar store

17.91 Acres

Coburn's Service
Office - East

Burgess Ave

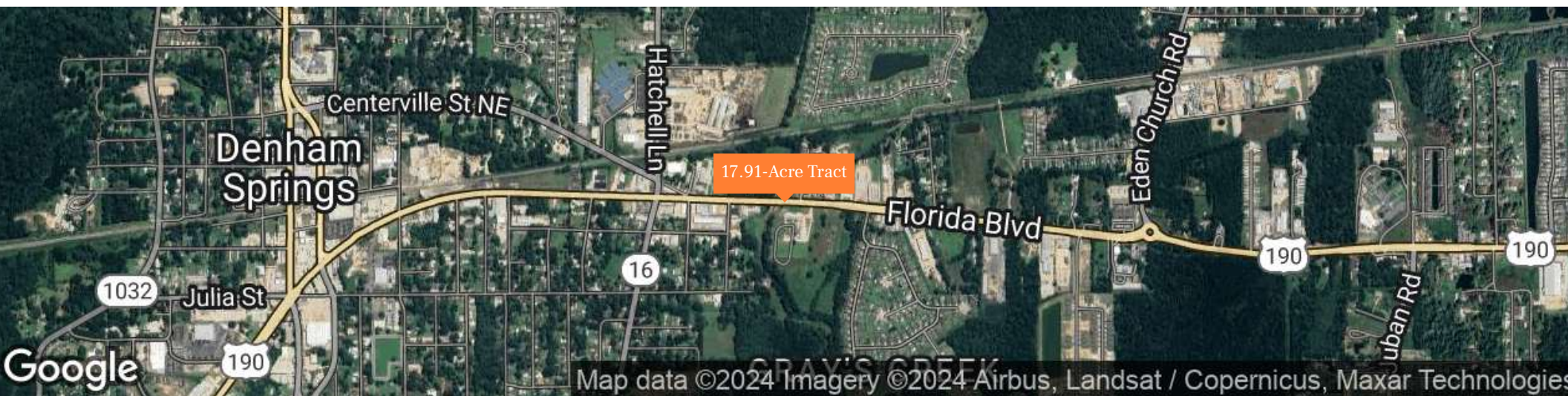
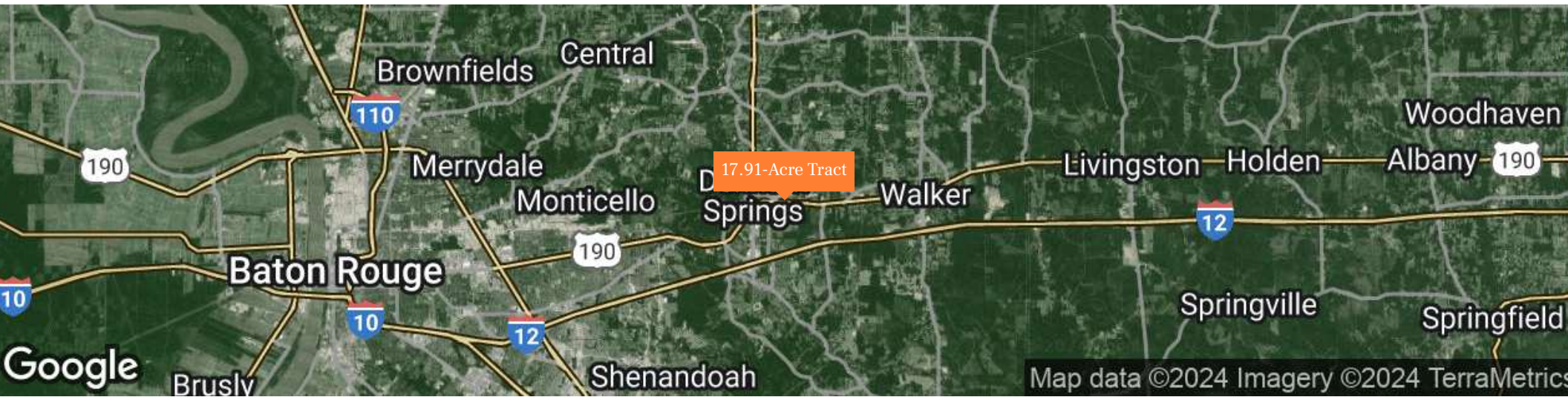
Exxon

Stop 8

190 U.S. Hwy 190

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17.91-Acre Tract // REGIONAL MAP



RETAILER MAP // 17.91-Acre Tract



SECTION 3

Market Overview

MARKET OVERVIEW

DENHAM SPRINGS DEMOGRAPHICS

BROKER OF RECORD

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MARKET OVERVIEW // 17.91-Acre Tract

BATON ROUGE

The city of Baton Rouge is the capital of Louisiana and the state's second-largest city. It has a population of about 228,200 residents and is home to Louisiana State University. The Baton Rouge metro consists of the parishes of Ascension, East Baton Rouge, East Feliciana, Iberville, Livingston, Pointe Coupee, St. Helena, West Baton Rouge, West Feliciana and Hammond. The Mississippi River traverses the region and plays a vital role in the region's economy.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



PETROCHEMICAL INDUSTRY

Petrochemical production and manufacturing are vital to the Baton Rouge economy, supported by a well-developed transportation network.



PORT ACTIVITY

The Port of Greater Baton Rouge is the northernmost port on the Mississippi River capable of handling Panamax ships.



LOUISIANA STATE UNIVERSITY (LSU)

LSU has an enrollment of more than 37,000 students and supports a workforce of an additional 5,000 people.

ECONOMY

- Baton Rouge has a diverse employment base, from manufacturing and distribution to media and healthcare. It is home to firms like Turner Industries Group and Performance Contractors.
- The area's petrochemical industry is underpinned by Exxon Mobil. The company's refinery complex is the fifth-largest oil refinery in the U.S. and is one of the largest in the world. The industry is supported by a transportation network that includes rail, highway, pipeline and deep-water access.
- Other major employers include Dow Chemical Co., which has a large plant in Iberville Parish, and Formosa Plastics, which has a large facility supplying PVC and CPVC pipes.

DEMOGRAPHICS



POPULATION
853K
Growth 2022-2027*
4.7%



HOUSEHOLDS
323K
Growth 2022-2027*
5.3%



MEDIAN AGE
36.2
U.S. Median
38.6



MEDIAN
HOUSEHOLD
INCOME
\$61,900
U.S. Median
\$66,400

17.91-Acre Tract // DENHAM SPRINGS DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	1,782	30,641	73,344
2022 Estimate			
Total Population	1,663	28,577	68,696
2010 Census			
Total Population	1,476	25,693	62,418
2000 Census			
Total Population	1,235	19,783	46,407
Daytime Population			
2022 Estimate	1,274	26,047	53,352
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	650	11,590	27,253
2022 Estimate			
Total Households	599	10,750	25,388
Average (Mean) Household Size	2.6	2.6	2.7
2010 Census			
Total Households	520	9,449	22,579
2000 Census			
Total Households	405	7,191	16,621

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$250,000 or More	2.8%	2.8%	3.3%
\$200,000-\$249,999	4.3%	2.4%	2.2%
\$150,000-\$199,999	6.0%	5.9%	6.7%
\$125,000-\$149,999	9.8%	8.8%	8.1%
\$100,000-\$124,999	12.1%	9.9%	11.0%
\$75,000-\$99,999	14.7%	14.3%	14.7%
\$50,000-\$74,999	18.3%	18.2%	17.6%
\$35,000-\$49,999	10.0%	11.4%	10.9%
\$25,000-\$34,999	5.8%	7.7%	8.0%
\$15,000-\$24,999	6.0%	8.6%	8.4%
Under \$15,000	10.4%	10.0%	9.0%
Average Household Income	\$89,919	\$84,274	\$88,688
Median Household Income	\$74,416	\$66,376	\$69,221
Per Capita Income	\$32,391	\$31,709	\$32,828

DENHAM SPRINGS DEMOGRAPHICS // 17.91-Acre Tract

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate	1,663	28,577	68,696
0 to 4 Years	6.8%	7.5%	7.3%
5 to 14 Years	14.3%	14.7%	14.9%
15 to 17 Years	4.3%	4.1%	4.2%
18 to 19 Years	2.4%	2.3%	2.3%
20 to 24 Years	5.6%	5.7%	5.9%
25 to 29 Years	7.6%	7.5%	7.1%
30 to 34 Years	7.5%	7.7%	7.3%
35 to 39 Years	7.5%	7.6%	7.4%
40 to 49 Years	13.3%	12.3%	12.5%
50 to 59 Years	12.0%	11.5%	11.8%
60 to 64 Years	5.5%	5.5%	5.7%
65 to 69 Years	3.9%	4.5%	4.7%
70 to 74 Years	3.5%	3.6%	3.7%
75 to 79 Years	2.8%	2.5%	2.5%
80 to 84 Years	1.6%	1.6%	1.5%
Age 85+	1.3%	1.4%	1.3%
Median Age	36.0	35.3	35.7

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2022 Estimate Population Age 25+	1,107	18,776	44,956
Elementary (0-8)	6.9%	5.0%	3.8%
Some High School (9-11)	5.6%	9.2%	8.8%
High School Graduate (12)	32.4%	33.9%	32.5%
Some College (13-15)	23.7%	21.8%	22.1%
Associate Degree Only	5.5%	6.6%	6.9%
Bachelor's Degree Only	20.4%	17.8%	18.9%
Graduate Degree	5.5%	5.9%	7.0%
HOUSING UNITS			
Occupied Units			
2027 Projection	711	12,924	30,328
2022 Estimate	654	11,957	28,188
Owner Occupied	426	7,779	19,121
Renter Occupied	174	2,971	6,267
Vacant	55	1,207	2,800
Persons in Units			
2022 Estimate Total Occupied Units	599	10,750	25,388
1 Person Units	22.7%	23.1%	21.1%
2 Person Units	32.7%	33.1%	33.3%
3 Person Units	19.4%	18.5%	19.0%
4 Person Units	15.0%	14.9%	15.5%
5 Person Units	5.7%	6.2%	7.0%
6+ Person Units	4.5%	4.2%	4.2%

17.91-Acre Tract // DENHAM SPRINGS DEMOGRAPHICS



POPULATION

In 2022, the population in your selected geography is 68,696. The population has changed by 48.0 percent since 2000. It is estimated that the population in your area will be 73,344 five years from now, which represents a change of 6.8 percent from the current year. The current population is 48.1 percent male and 51.9 percent female. The median age of the population in your area is 35.7, compared with the U.S. average, which is 38.6. The population density in your area is 875 people per square mile.



EMPLOYMENT

In 2022, 33,245 people in your selected area were employed. The 2000 Census revealed that 61.9 percent of employees are in white-collar occupations in this geography, and 38.1 percent are in blue-collar occupations. In 2022, unemployment in this area was 3.0 percent. In 2000, the average time traveled to work was 28.2 minutes.



HOUSEHOLDS

There are currently 25,388 households in your selected geography. The number of households has changed by 52.7 percent since 2000. It is estimated that the number of households in your area will be 27,253 five years from now, which represents a change of 7.3 percent from the current year. The average household size in your area is 2.7 people.



HOUSING

The median housing value in your area was \$201,917 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 12,971 owner-occupied housing units and 3,651 renter-occupied housing units in your area. The median rent at the time was \$434.



INCOME

In 2022, the median household income for your selected geography is \$69,221, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 64.3 percent since 2000. It is estimated that the median household income in your area will be \$79,231 five years from now, which represents a change of 14.5 percent from the current year.

The current year per capita income in your area is \$32,828, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$88,688, compared with the U.S. average, which is \$96,357.



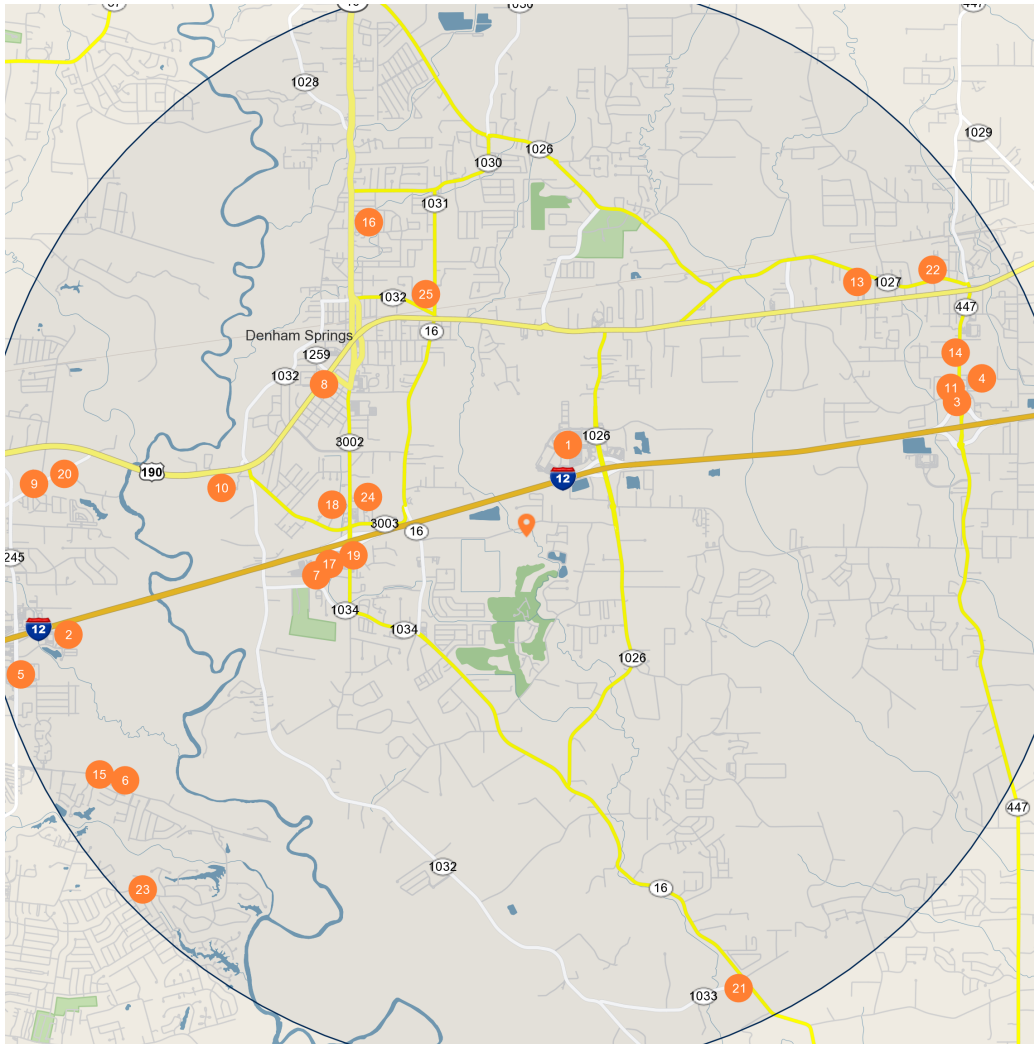
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 7.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 18.9 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 6.9 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 32.5 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 22.1 percent in the selected area compared with the 20.4 percent in the U.S.

DENHAM SPRINGS DEMOGRAPHICS // 17.91-Acre Tract

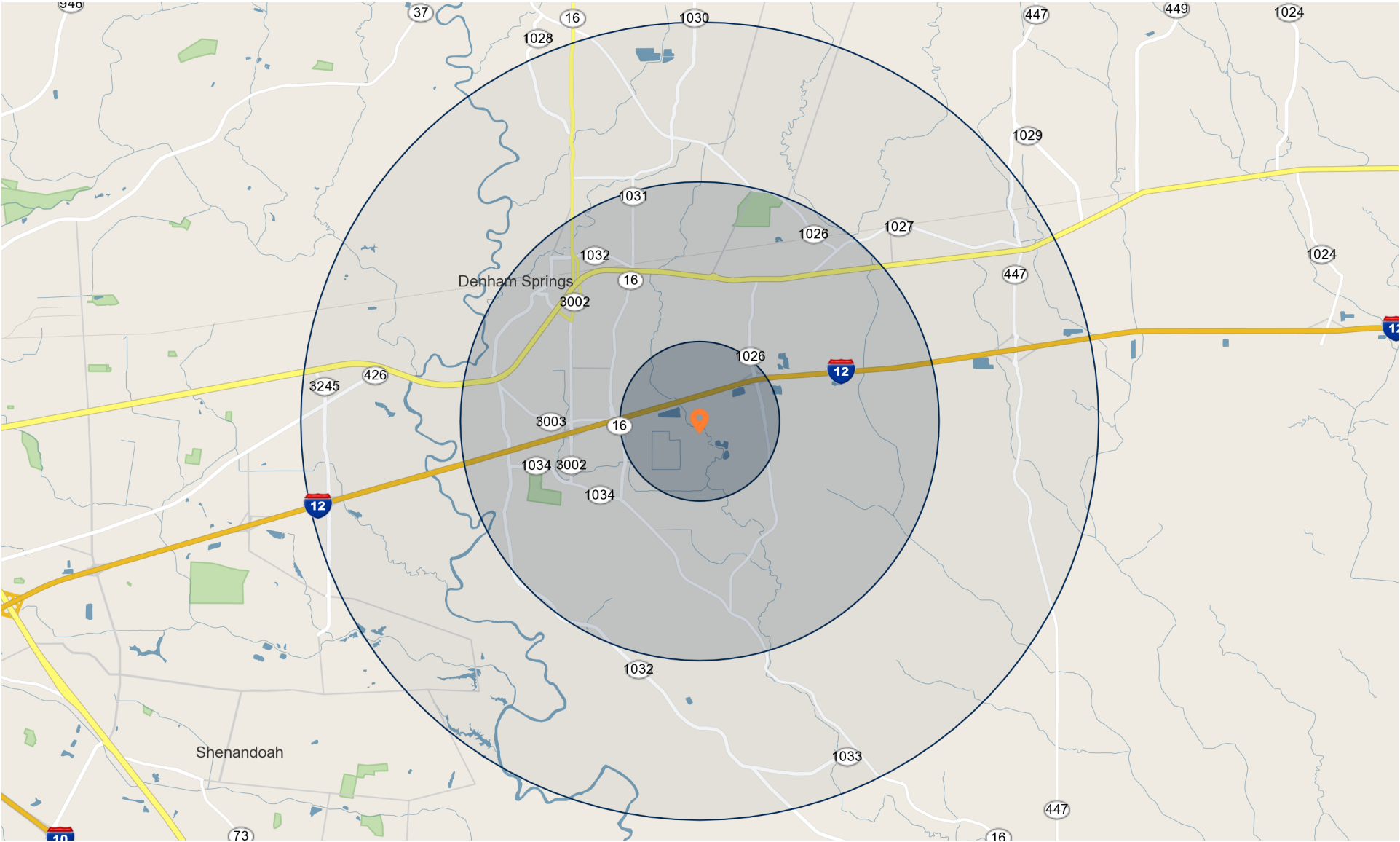



Major Employers

Employees

1	Bear Parent Inc	3,977
2	East Baton Rouge Med Ctr LLC-OCHSNER MEDICAL CENTER - BATON	500
3	North Oaks Hlth Sys Foundation-North Oaks Health System	499
4	Walmart Inc-Walmart	270
5	Walmart Inc-Walmart	270
6	American Family Services Inc-ARCADIA NURSING AND REHABILITA	243
7	Bass Pro LLC-Bass Pro Shop	214
8	Acm Transportation LLC	180
9	Pala Interstate LLC	151
10	Akm LLC-Nelson Service Company	140
11	Winn-Dixie Stores Inc-Winn-Dixie	135
12	P & P Automotive Interests-Team Toyota- Scion	125
13	Livingston Parish School Dst-Walker High School	118
14	North Oaks Hlth Sys Foundation	111
15	Runnels Schools Inc-Runnels Schools The	110
16	Livingston Parish School Dst-Denham Springs High School	105
17	Hooters of America LLC-Hooters	99
18	Home Depot USA Inc-Home Depot The	90
19	All Star Dodge Inc-All Star Dodge & Isuzu	90
20	Dmi Contractors Inc	87
21	Livingston Parish School Dst-Grays Creek Elementary School	84
22	Livingston Parish School Dst-Walker Elementary School	84
23	St McHael Archngel Dcsan Rgna	82
24	Deangelos Pizzeria Company LLC	79
25	Livingston Parish School Dst-Denham Sprng Junior High Schl	79

17.91-Acre Tract // DENHAM SPRINGS DEMOGRAPHICS





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BROKER OF RECORD

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Louisiana

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