

2 up to 4.1+- acres available for sale 28825 & 28963 Juban Road, Denham Springs, LA 70726



28825 & 28963 Juban Road, Denham Springs, LA 70726 - Approximately 2.0 acres each available for sale near Juban Crossing. All utilities on or near site with frontage on Juban Road. Existing improvements on 28963 Juban Road are one mobile home and metal building. No zoning allows limitless uses. Located in Flood Zone X with a rear portion in Zone AE. Both properties have always been well maintained and drain well. Site is prime for hotel, industrial, or any commercial use. Livingston Parish is one of the fastest growing parishes in Louisiana where schools rank in the top five in the state, a tight-knit community with safe neighborhoods, a strong economy, and easy access to newly improved Interstates and roadways. Contact listing agent for additional details.

FOR MORE INFORMATION CONTACT DOUG FERRIS
225-954-4747 doug@dougferris.com

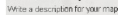
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2 - 4 acres available for sale
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SUBJECT SITE
2.0+- Acres

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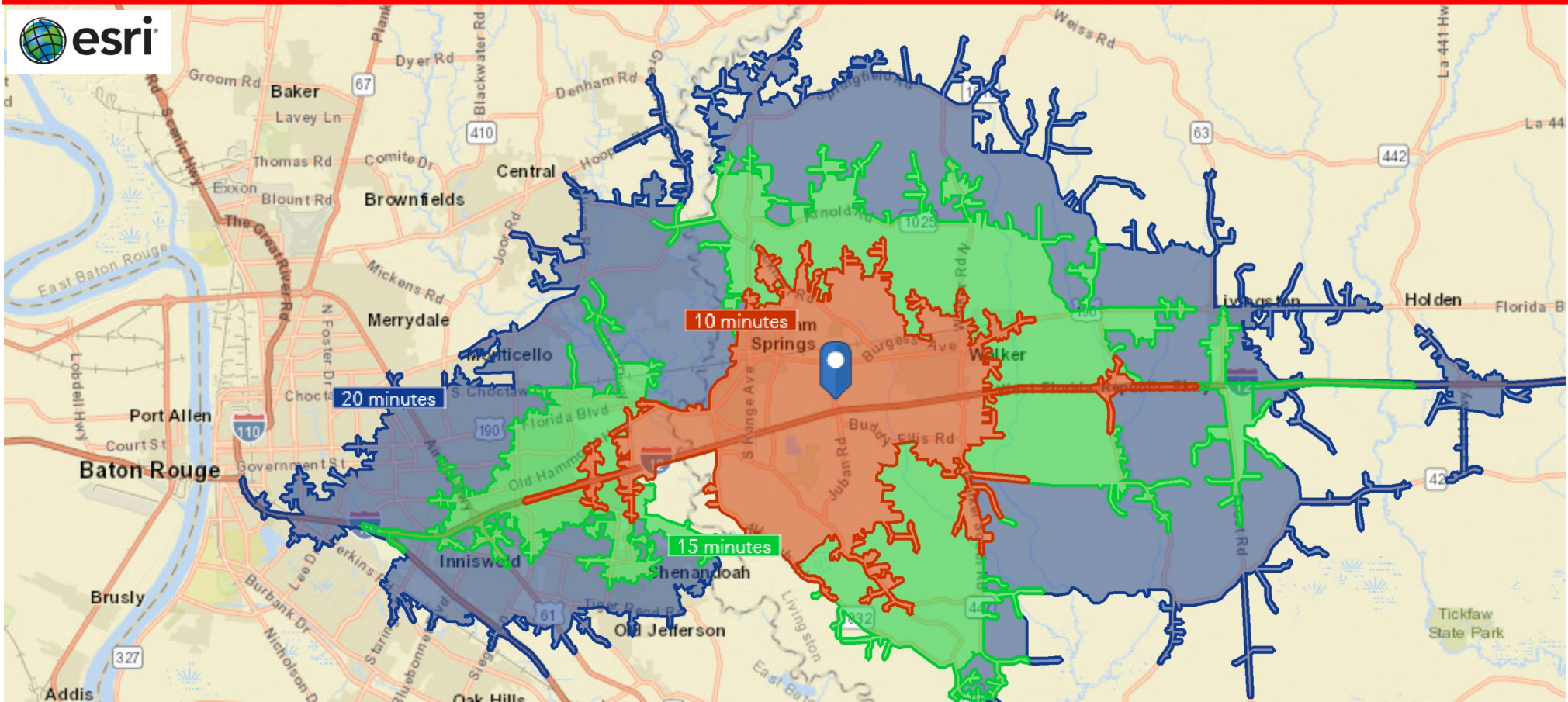
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TRADE AREA DEMOGRAPHICS - DRIVE TIMES

	<u>10 minutes</u>	<u>15 minutes</u>	<u>20 minutes</u>
2020 Population	56,168	165,565	295,446
2020 Median Household Income	\$62,325	\$62,403	\$62,634
2020 Average Household Income	\$86,812	\$87,157	\$89,651

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