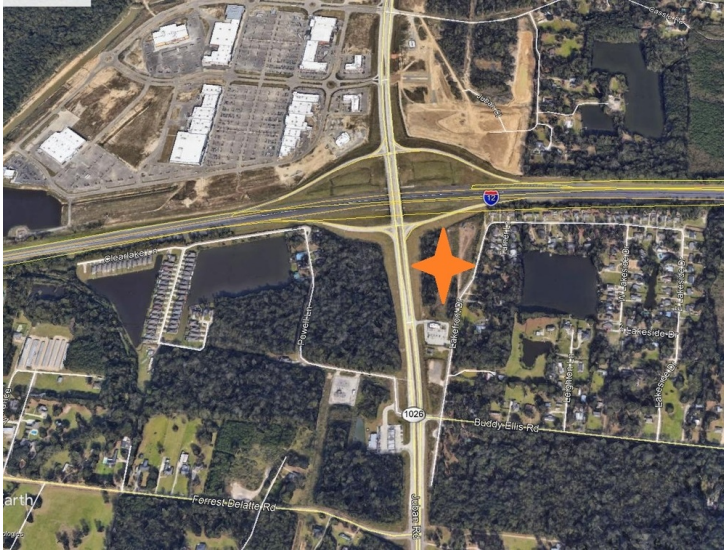


LAND FOR SALE

6.92+/- ACRE TRACT AVAILABLE FOR SALE OR LEASE

27500 Juban Road, Denham Springs, LA 70726



OFFERING SUMMARY

SALE PRICE:	\$2,900,000
LOT SIZE:	6.92 Acres
TRAFFIC COUNT:	24,436 CPD

PROPERTY OVERVIEW

Great visibility! This tract is perfect for commercial retail development with I-12 frontage. The parcel is located adjacent to Dairy Queen at I-12 & Juban Rd in Denham Springs. Demco power line on the property may possibly be relocated to create more usable area. Ground lease available. Contact agent for additional information.

PROPERTY HIGHLIGHTS

- Purchase Price \$2,900,000
- Flood Zone X
- 6.92 +/- Acres
- I-12 Frontage
- Juban Rd Frontage
- Ground Lease Option

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

6.92+/- ACRE TRACT AVAILABLE FOR SALE

27500 Juban Road, Denham Springs, LA 70726



KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

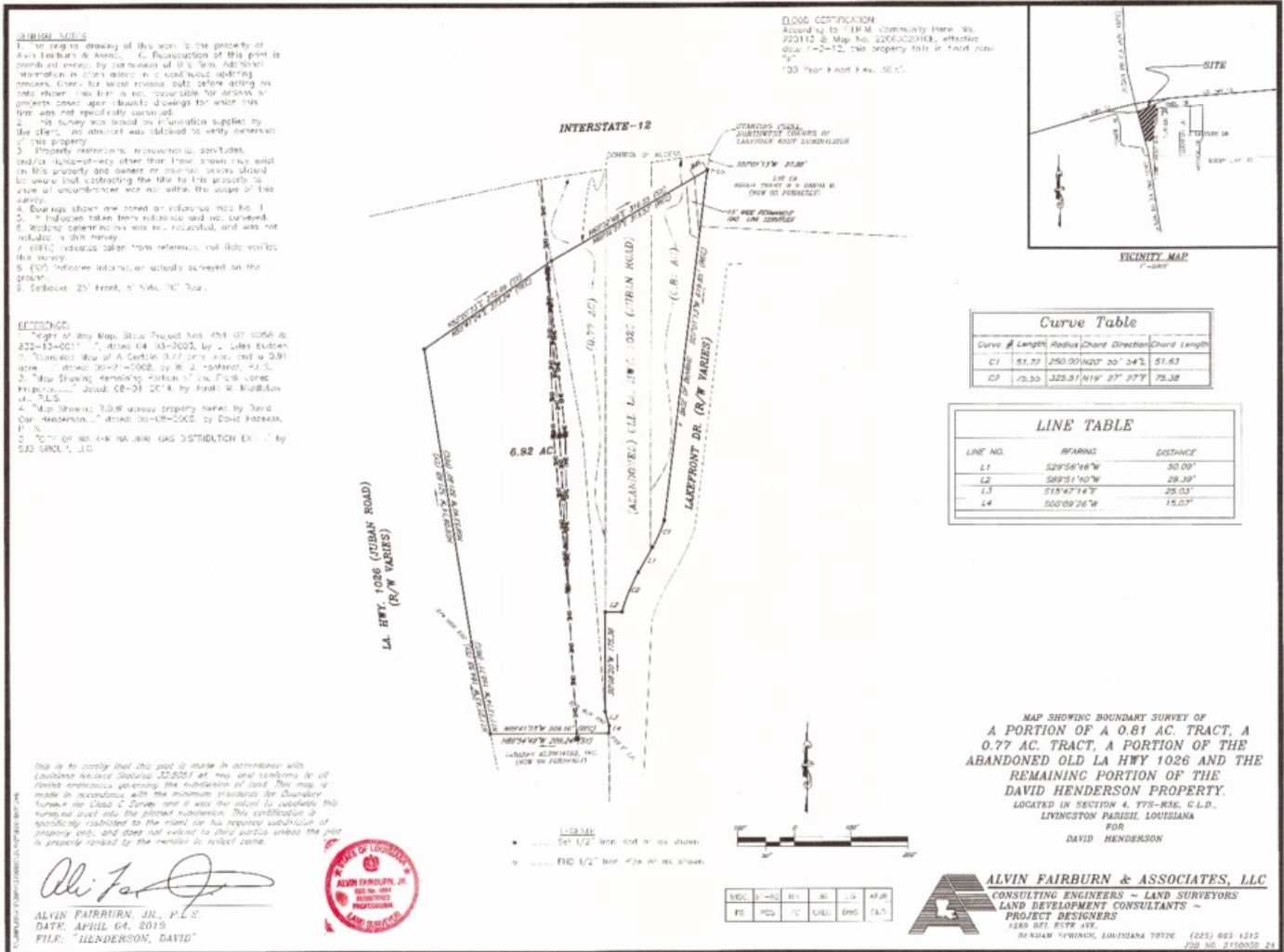
DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

6.92+/- ACRE TRACT AVAILABLE FOR SALE

27500 Juban Road, Denham Springs, LA 70726



KW COMMERCIAL
 8686 Bluebonnet Boulevard,
 Suite A
 Baton Rouge, LA 70810

DAVID VERCHER
 Director
 0: 225.405.3257
 yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

6.92+/- ACRE TRACT AVAILABLE FOR SALE

27500 Juban Road, Denham Springs, LA 70726



Louisiana Flood Map 27500 Juban Road Denham Springs LA 70726



Visible Layers

Effective FIRM

Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.461, -90.9165

Flood information in this table is from the: **Effective FIRM**

Point	Panel ID	Flood Zone	BFE	Ground Elevation	Wind Speed*
1	22063C0210E 4/3/2012	X	out	35.3	

1. Ground Elevation is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
2. LRC (Louisiana Residential Code) Wind Speed as of February 1, 2018 is provided by Applied Technology Council's Wind Speed Service. This "Ultimate Design Wind Speed" must be used with the 2015 and later versions of the International Residential Code. See wind speed maps (<http://maps.lsugacenter.com/windspeed/>) for earlier standards and applicable code versions.

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
O: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

6.92+/- ACRE TRACT AVAILABLE FOR SALE

27500 Juban Road, Denham Springs, LA 70726



KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

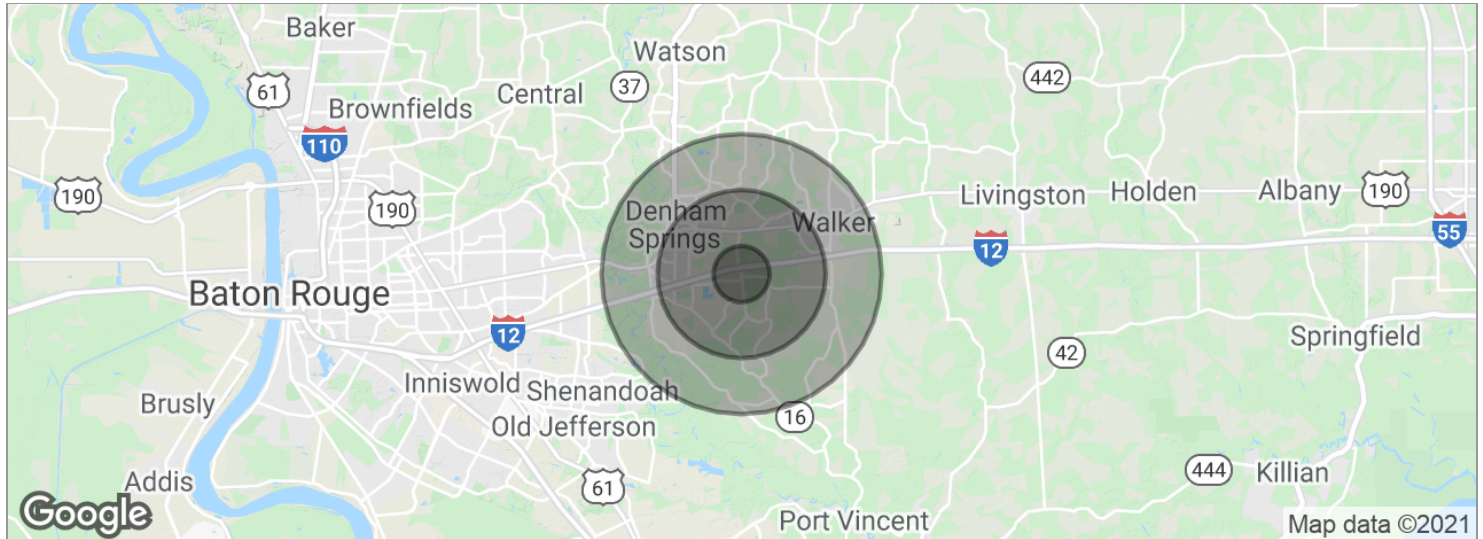
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

6.92+/- ACRE TRACT AVAILABLE FOR SALE

27500 Juban Road, Denham Springs, LA 70726



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,439	22,946	53,369
Median age	31.5	33.1	33.2
Median age (male)	33.8	33.1	32.3
Median age (Female)	29.8	33.2	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	817	7,963	18,518
# of persons per HH	3.0	2.9	2.9
Average HH income	\$66,347	\$63,438	\$62,733
Average house value	\$185,193	\$176,191	\$165,600

* Demographic data derived from 2010 US Census

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com