

2.478 Acres Bass Pro Blvd. - Retail/ Hospitality/ Medical

7369 Vincent Rd Denham Springs, LA 70727

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$537,708.00
Price Per Sq. Ft:	\$5.00/SF
Lot Size:	2.478 Acres
Parish:	Livingston
Inside City Limits:	No

Property Description

2.478 acres of commercial property in Denham Springs, strategically positioned with frontage/access along Vincent Road and Bass Pro Boulevard. The property is conveniently located near I-12 and the established retail corridor surrounding Bass Pro Shops and Sam's Club.

The site offers flexibility for a variety of commercial development concepts such as retail, office, multi-family, hotel, medical, with potential for additional acreage to be made available for a user requiring a larger footprint. The property has potential to provide multiple points of access and excellent visibility within an established area of commercial activity.

The property is currently zoned C-1 Light Commercial just outside of the Denham Springs City limits. Access from Bass Pro Blvd requires the purchase of a separate land strip from an additional seller. The land strip is not included in the ±2.48-acre offering and must be acquired separately to obtain access from Bass Pro Blvd.

Highlights

- C-1 - Light Commercial Zoning
- Jurisdictional Wetlands Determination completed
- Ideal for single user, retail strip, hotel, car wash, storage facility, or office park

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LOCATION MAP



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OBLIQUE AERIAL



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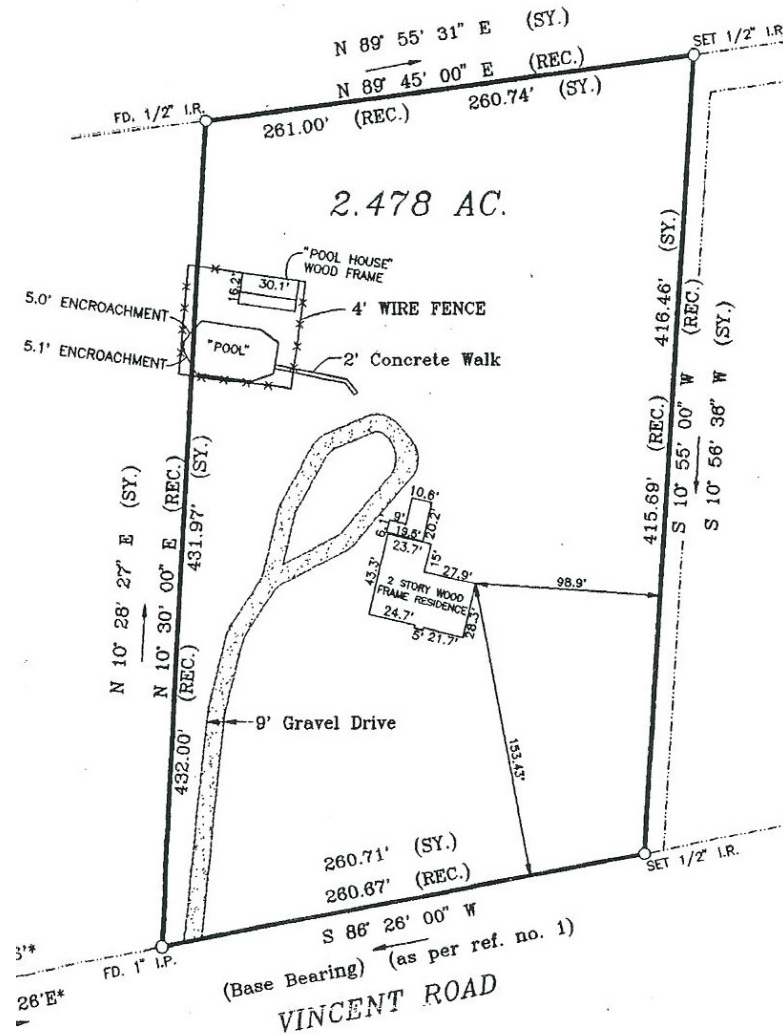
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SURVEY



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