



PRIME DEVELOPMENT LAND OFF LA 16

27351 LA 16 DENHAM SPRINGS, LA 70726



- BASS PRO
- CHICK-FIL-A
- DON'S SEAFOOD
- FANTASTIC SAM'S
- HOME DEPOT
- MAMI'S MEXICAN
- PETCO
- PLANET FITNESS
- RACETRAC
- RAISING CANE'S
- SAM'S CLUB
- SMALLS SLIDERS
- SPRING PARK PLAZA
- STARBUCKS

OFFERED: FOR SALE

SALE PRICE: \$500,000

4.53 ACRES

- Zoned C-3 for Commercial
- Located off LA 16, near bustling S Range Ave

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for sale, this ±4.53-acre parcel at 27351 LA 16 offers a prime development opportunity in Denham Springs, LA, with its C-3 Commercial zoning.
- Just minutes away from the bustling S Range Ave, the land is near numerous amenities, including popular dining spots like Don's Seafood and Mami's Mexican, as well as Spring Park Plaza.
- This property presents a fantastic opportunity for investors and developers looking to capitalize on the potential of Denham Springs.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	27351 LA 16
City, State, Zip	Denham Springs, LA 70726
County	Livingston Parish
Market	LA - Denham Springs
Township	07S
Range	03E
Section	037
Side Of The Street	West
Road Type	Paved
Nearest Highway	Petes Hwy - LA 16
Nearest Airport	Baton Rouge Metropolitan - BTR

PROPERTY INFORMATION

Property Type	Land
Zoning	C-3 - Commercial
Lot Size	±4.53 Acres
APN #	0086520
Lot Frontage	±286 ft
Lot Depth	±709 ft

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ADDITIONAL PHOTOS

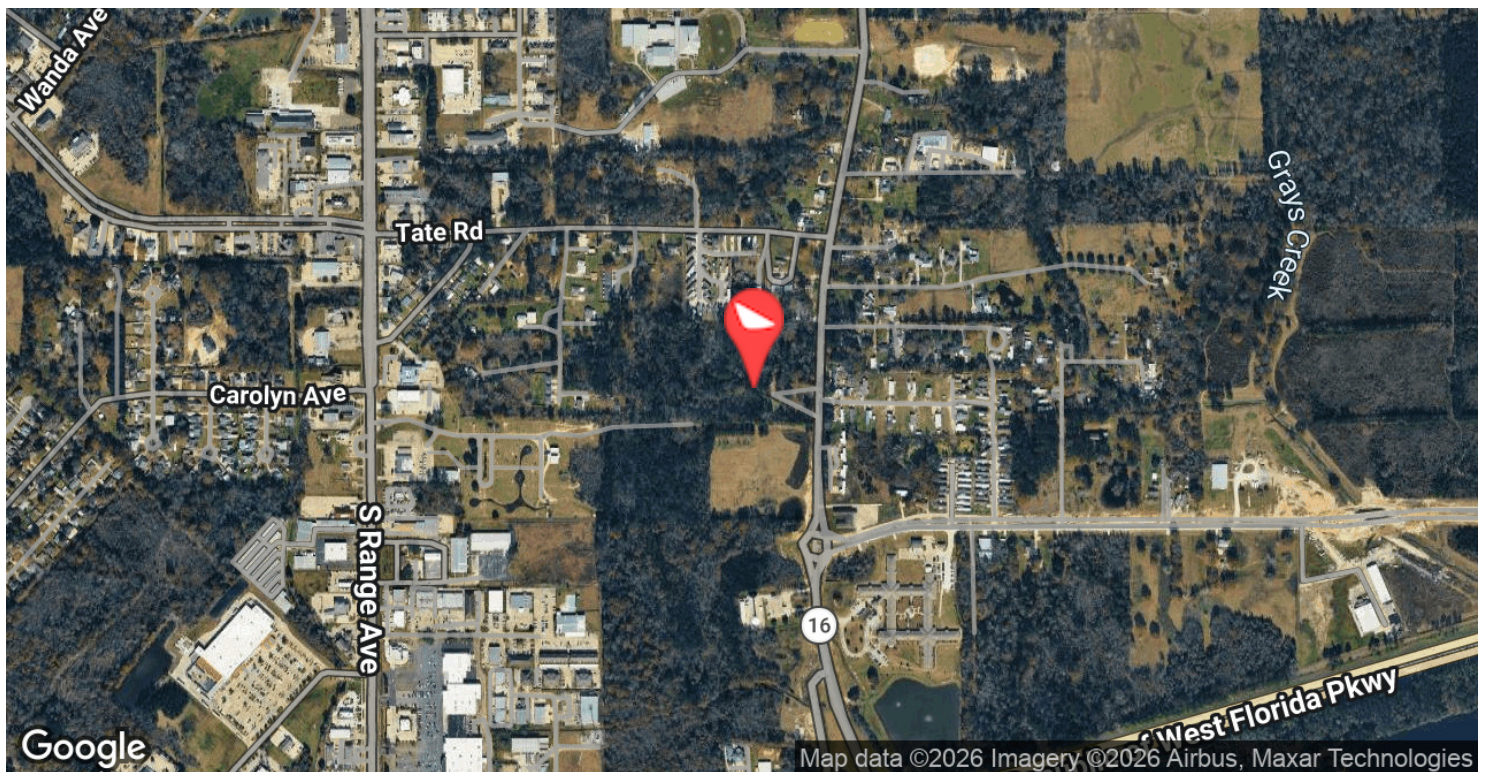


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LOCATION MAPS



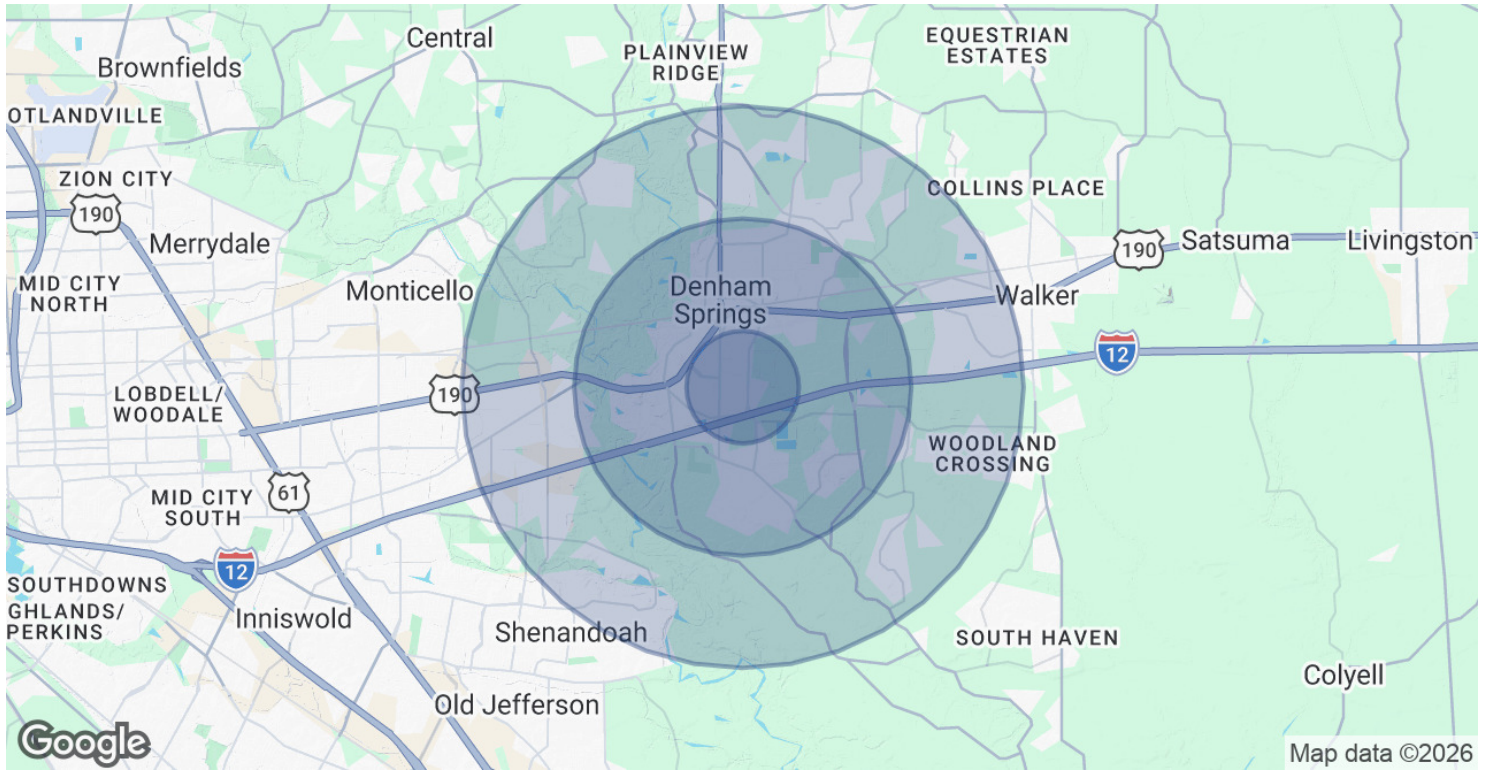
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,938	28,317	84,900
Average Age	41	39	38
Average Age (Male)	38	37	37
Average Age (Female)	43	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,111	10,808	31,707
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$89,459	\$102,491	\$108,932
Average House Value	\$248,653	\$282,810	\$304,326

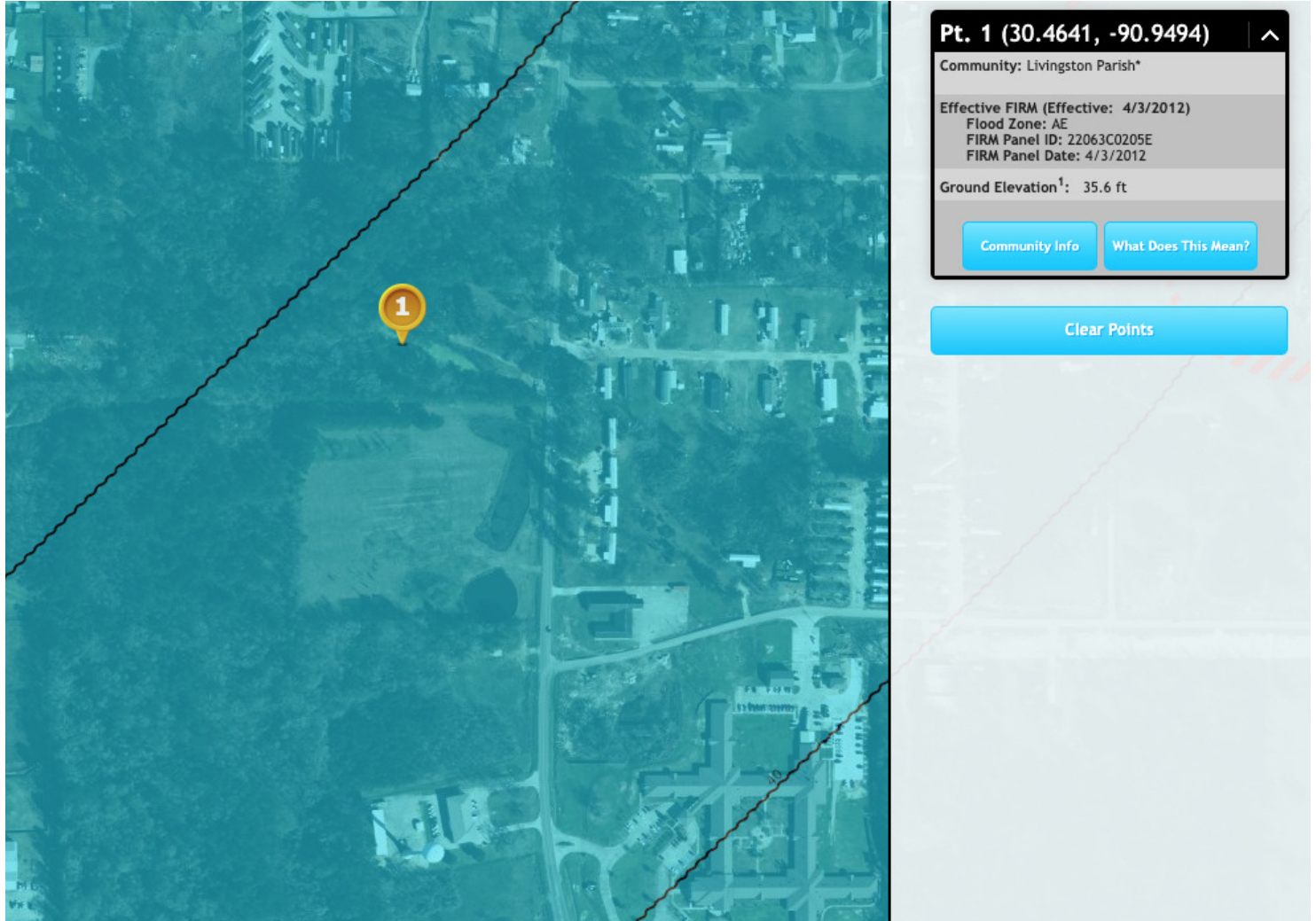
2020 American Community Survey (ACS)

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FLOOD ZONE MAP



FLOOD ZONE: AE

Source: maps.lsuagcenter.com/floodmaps

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