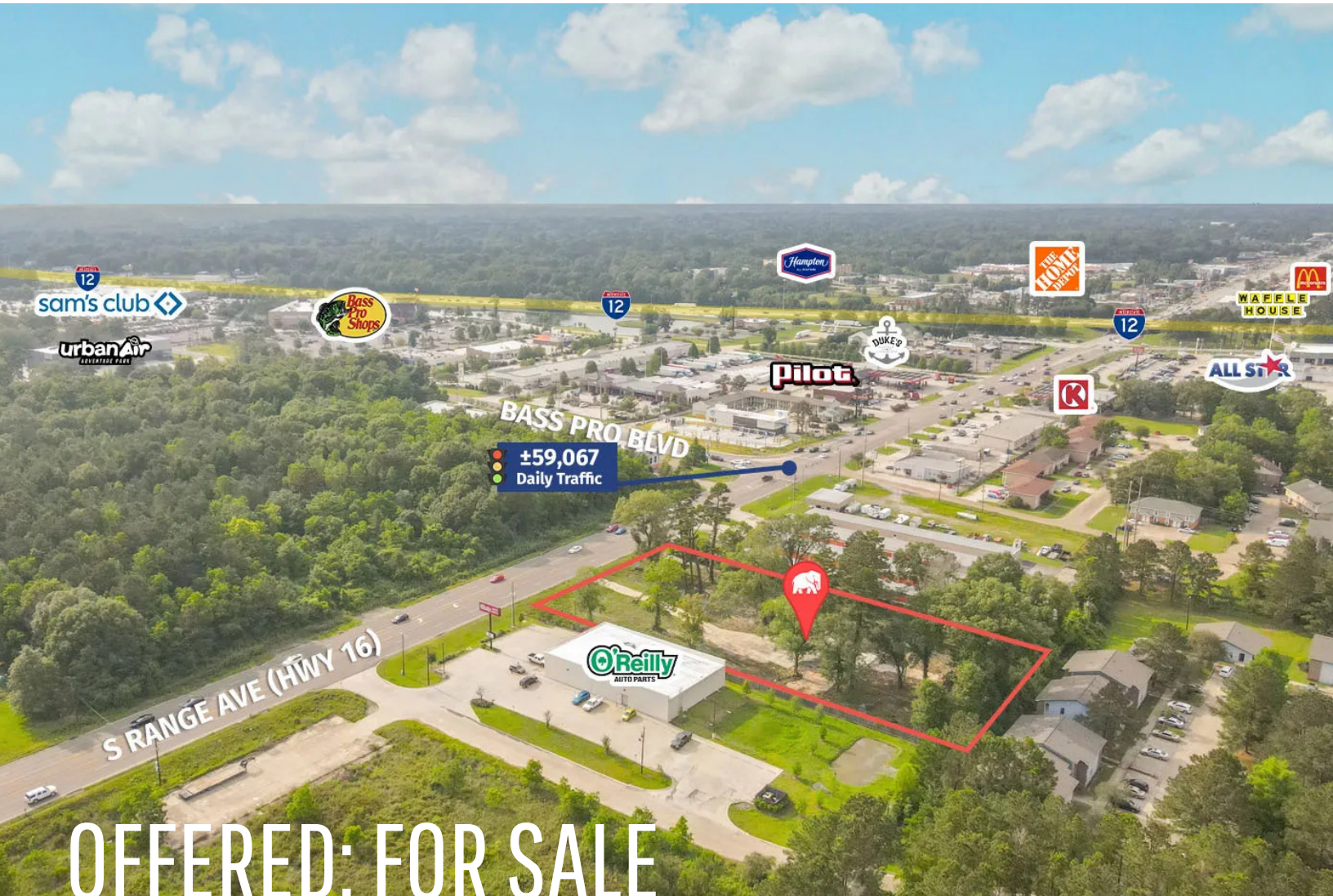




# DEVELOPMENT PARCEL ON RANGE AVE NEAR BASS PRO

2734 S. RANGE AVE DENHAM SPRINGS, LA 70726



## OFFERED: FOR SALE

# SALE PRICE: \$861,617 (\$11.50/SF)

## 1.72 ACRES

- ±206 ft of Frontage on S Range Ave
- ±59,067 Daily Traffic at nearby signaled intersection
- Located between an O'Reilly Auto Parts and a self-storage center

#### CONTACT:

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640 Main St, Suite A, Baton Rouge, LA 70801

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# OFFERING SUMMARY



## PROPERTY SUMMARY

- The property is currently vacant and recently cleared.
- Located less than ±0.5 mile from I-12.
- **±59,067 Daily Traffic** at nearby signaled intersection.
- This lot boasts **±206' frontage** on S. Range Avenue, a commercial-dense corridor off of I-12. The property is nearby Bass Pro Shop and Sam's Club, among many other national and local retailers.
- The property is directly adjacent to an O'Reilly Auto Parts and a self-storage center.
- *Commercially zoned (C-3).*

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# PROPERTY INFORMATION



## LOCATION INFORMATION

|                    |                          |
|--------------------|--------------------------|
| Street Address     | 2734 S. Range Ave        |
| City, State, Zip   | Denham Springs, LA 70726 |
| County             | Livingston               |
| Township           | 7S                       |
| Range              | 3E                       |
| Section            | 7                        |
| Side Of The Street | East                     |
| Road Type          | Highway                  |
| Nearest Highway    | I-12                     |

## PROPERTY INFORMATION

|                      |             |
|----------------------|-------------|
| Property Type        | Land        |
| Zoning               | C-3         |
| Lot Size             | 1.72 Acres  |
| APN #                | 0340463     |
| Traffic Count        | 59,067      |
| Traffic Count Street | S Range Ave |

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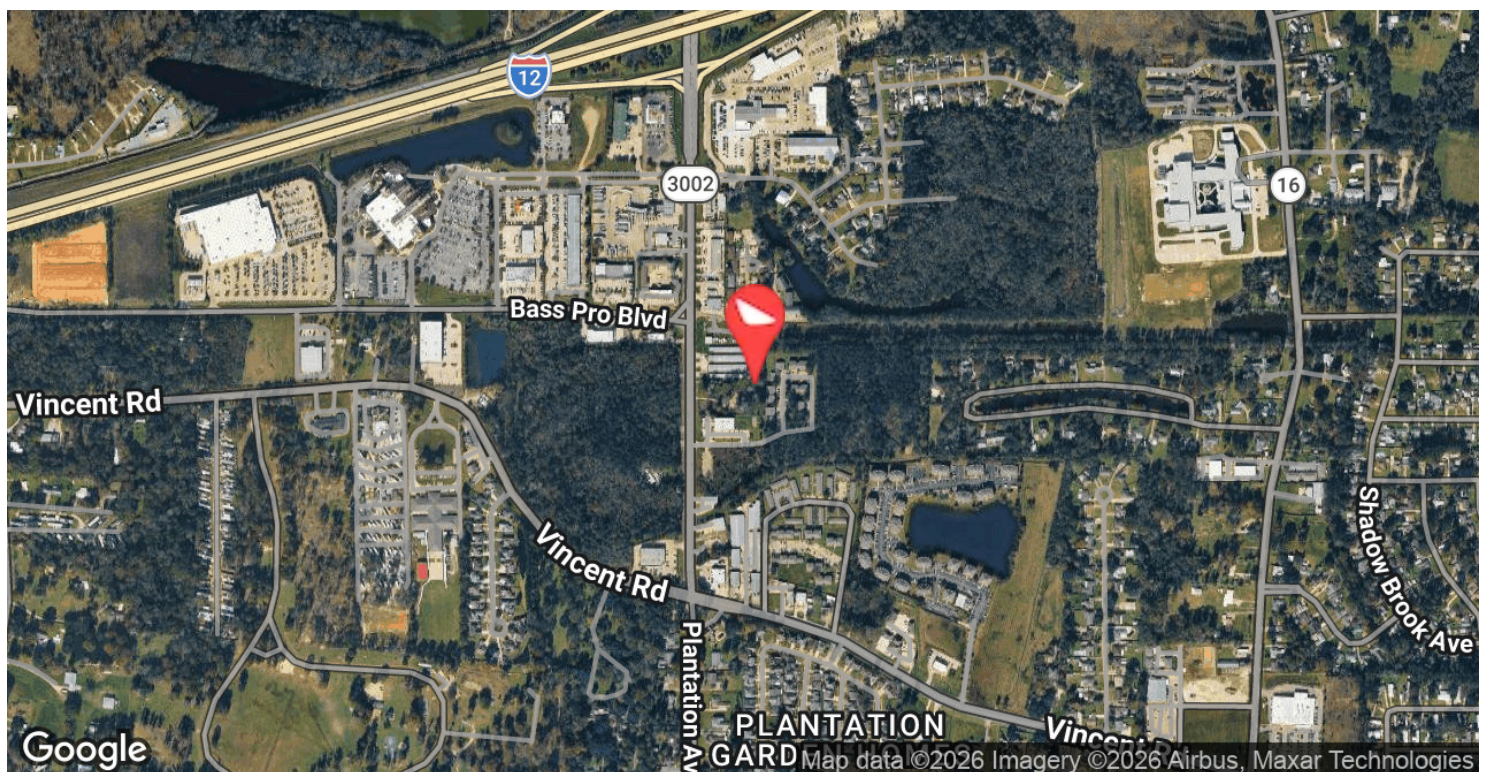
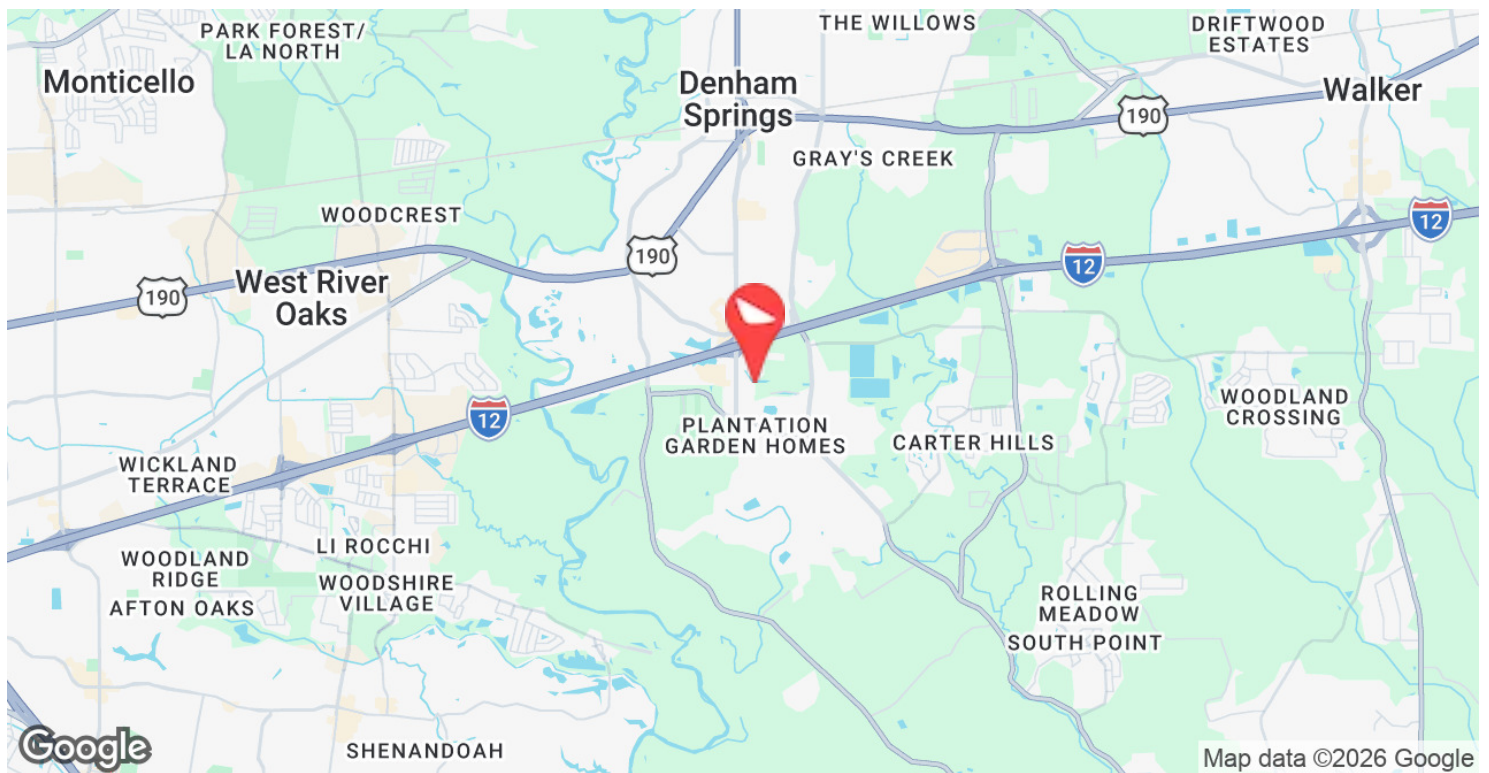
# FRONTAGE PHOTOS



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# LOCATION MAP

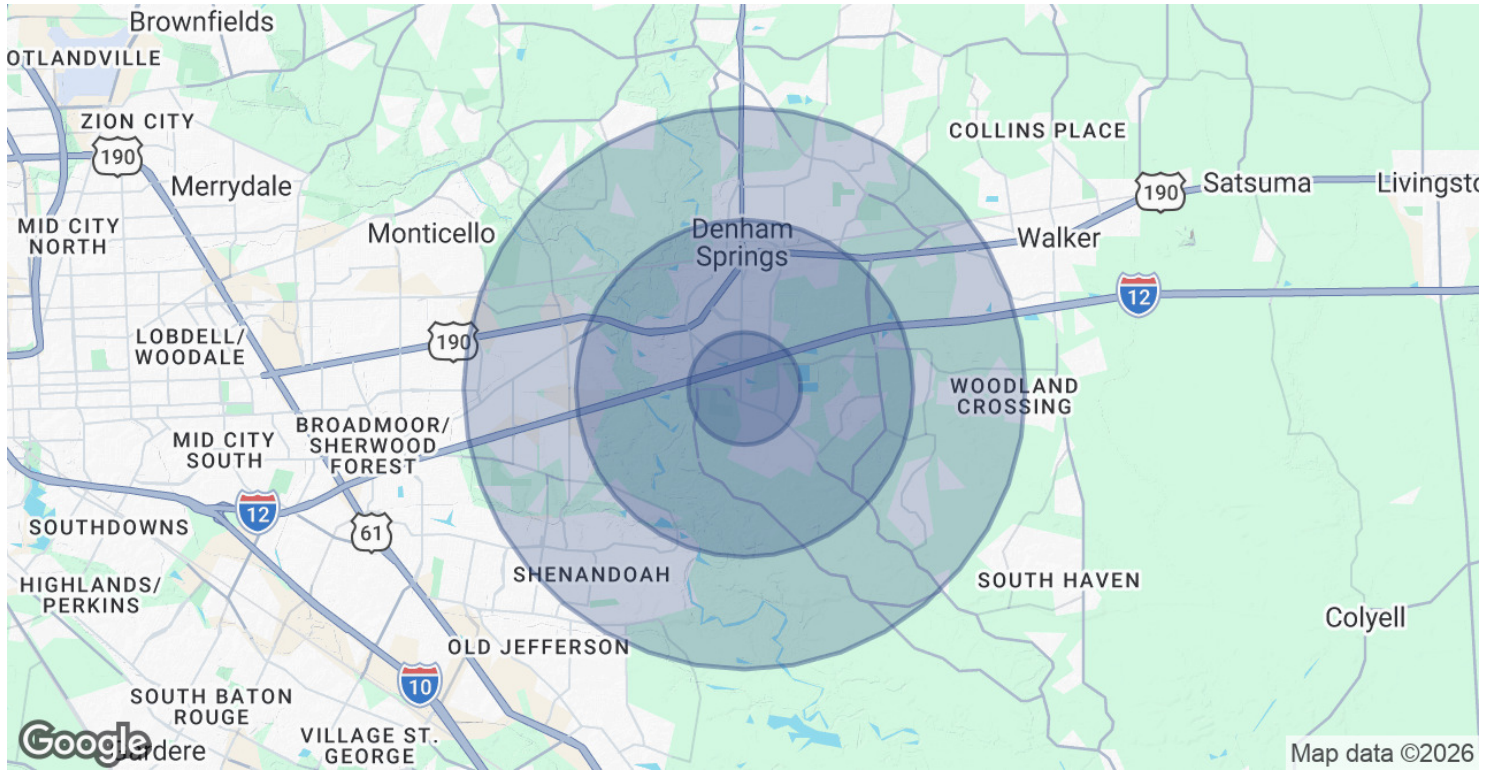
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,897  | 28,139  | 77,120  |
| Average Age          | 33.3   | 33.1    | 34.5    |
| Average Age (Male)   | 33.9   | 32.3    | 33.6    |
| Average Age (Female) | 33.3   | 34.1    | 35.7    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,008     | 10,073    | 27,755    |
| # of Persons per HH | 2.9       | 2.8       | 2.8       |
| Average HH Income   | \$60,888  | \$61,679  | \$71,929  |
| Average House Value | \$196,377 | \$189,624 | \$206,309 |

\* Demographic data derived from 2020 ACS - US Census

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# ZONING MAP



## ZONING TYPE C-3

The heavy commercial (C3) zone district provides areas for intensive service commercial uses primarily of a nonretail nature, some of which require outdoor storage or activity areas. Limited retail and office uses are allowed to the extent that they are compatible with the heavy commercial uses.

Source: The municipality in which the property is located

**CONTACT:**

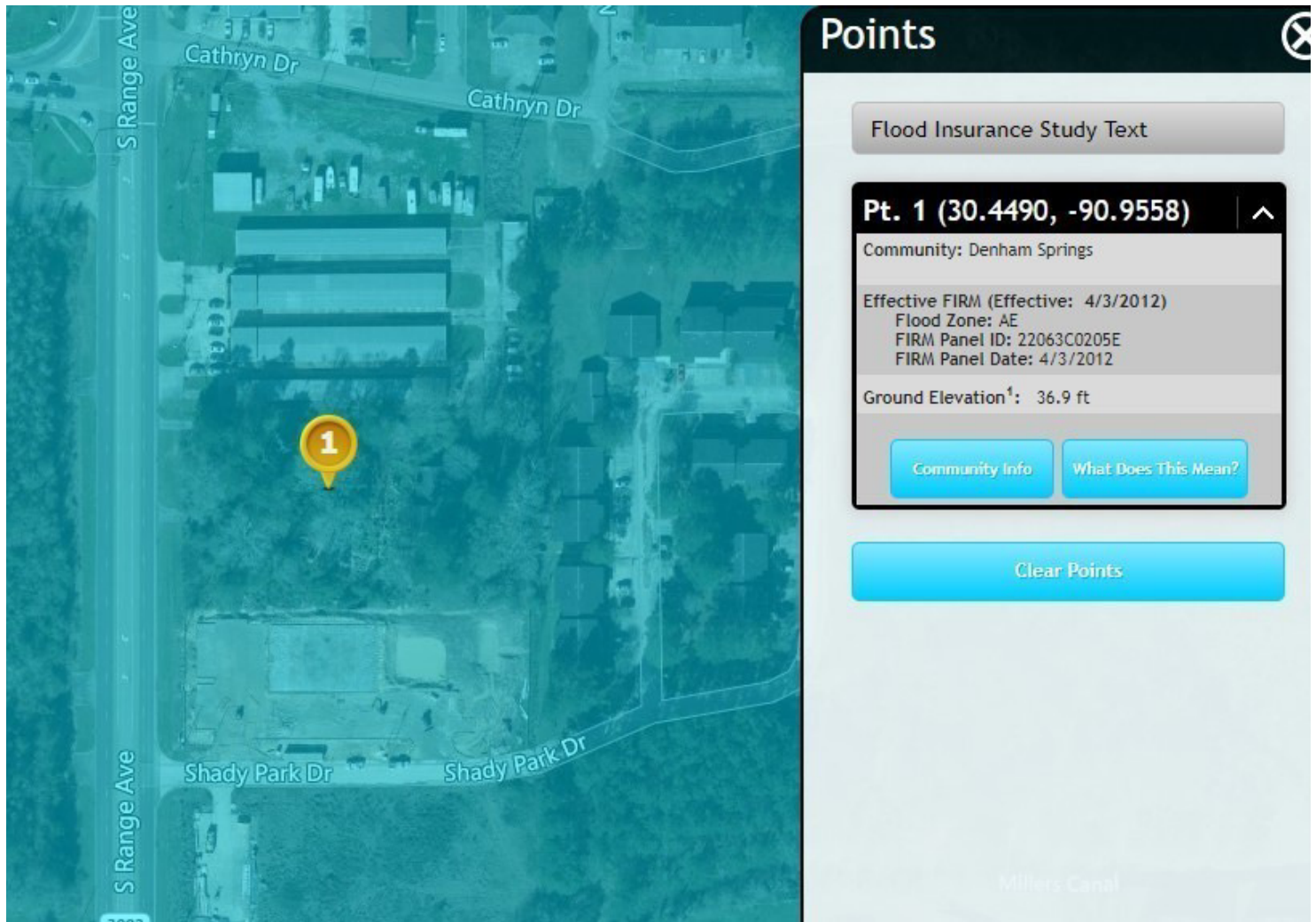
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# FLOOD ZONE MAP



## FLOOD ZONING TYPE AE

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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