



**stirling**

**AVAILABLE  
ALL OR PART**

**2.12 ACRE RETAIL PAD  
ACROSS FROM NEW TARGET**

28046 JUBAN ROAD | DENHAM SPRINGS, LA



### PROPERTY DESCRIPTION

Strategically located in the high-growth corridor of Denham Springs, this **2.12-acre** commercial parcel at 28046 Juban Road offers exceptional visibility, accessibility, and development potential. **Zoned Commercial**, the cleared site features approximately **276 feet** of frontage along Juban Road with a depth of **260 feet**, making it ideal for a neighborhood retail center or other commercial use.

The property is situated in **Flood Zone X**, indicating minimal flood risk, and contains no wetlands, removing common environmental development constraints. All major utilities are **available on-site**, including power provided by Entergy/DEMCO and natural gas via the City of Walker. With shovel-ready conditions and immediate access to one of Livingston Parish's most dynamic commercial corridors, this site presents a prime opportunity for developers and investors.

### LOCATION DESCRIPTION

Positioned along the rapidly developing Juban Road corridor in Denham Springs, this property enjoys a strategic location just minutes from Interstate 12 and directly adjacent to the highly trafficked Juban Crossing retail hub. The area is home to a wide range of national retailers, restaurants, healthcare facilities, and entertainment venues, drawing consistent consumer traffic from across Livingston Parish and the Greater Baton Rouge area.

Recent infrastructure investments, including the Cook Road extension project, are enhancing connectivity throughout the region, further increasing accessibility to Pete's Highway (LA 16), Walker, and Downtown Denham Springs. Surrounded by new residential developments, thriving schools, and strong population growth, the location offers a built-in customer base ideal for retail or service-oriented businesses.

Whether you're looking to establish a flagship location or develop a high-visibility retail center, 28046 Juban Road offers the perfect mix of traffic, accessibility, and long-term growth potential.



### LOCATION INFORMATION

Street Address	28046 Juban Road
City, State, Zip	Denham Springs, LA 70726
County	Livingston
Side of the Street	East
Road Type	Four Lane Highway (Spring 2026)
Market Type	Medium
Nearest Highway	Interstate 12

### BUILDING INFORMATION

Building Size	Up to 20,000 SF
NOI	\$0.00
Cap Rate	0.0
Year Built	2025
Gross Leasable Area	Up to 20,000 SF
Construction Status	Proposed
Free Standing	Yes
Number of Buildings	1

### PROPERTY INFORMATION

Property Type	Land
Zoning	Commercial
Lot Size	2.12 Acres
Power	Yes
Flood Zone	X (100 Year)

### PARKING & TRANSPORTATION

Parking Ratio	6.0
Number of Parking Spaces	99

### UTILITIES & AMENITIES

Electricity	Entergy/DEMCO
Telephone	Cox/AT&T
Water District	Ward 2 Water
Sewer District	No. 8
Gas	City of Walker
Sewer	Collection System to Connect to District System
Fire District	No. 5







**STEVE LEGENDRE, CCIM**

Office: 225.329.0295  
slegendre@stirlingprop.com

**JUSTIN ELLIOTT**

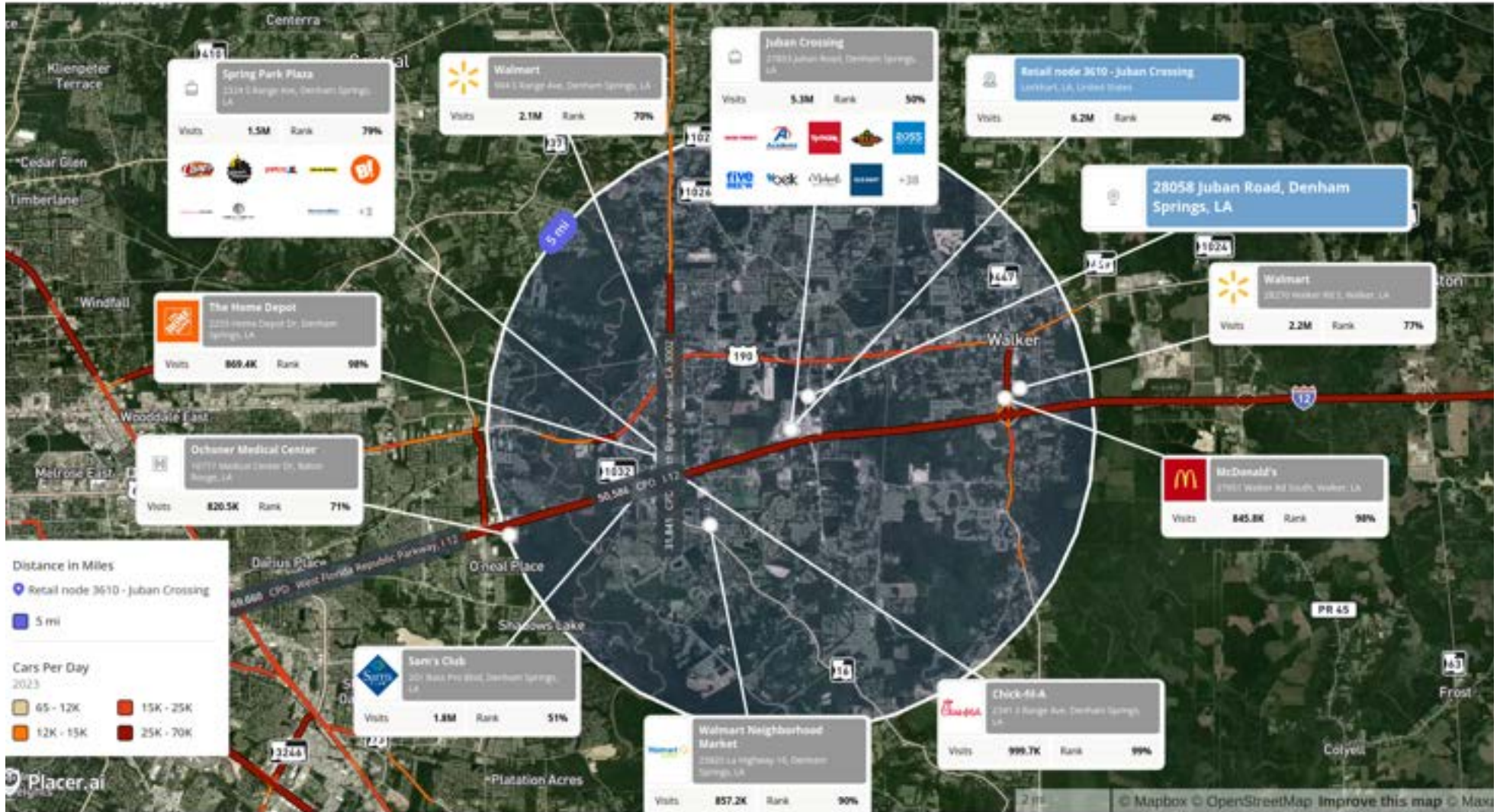
Office: 225.926.4481  
Direct: 225.772.2766  
jelliott@stirlingprop.com

## 2.12 ACRE RETAIL PAD

RETAIL PAD AVAILABLE

28046 Juban Road Denham Springs, LA





Nov 1, 2023 - Oct 31, 2024. Ranking listed in callouts are based on Category - State, Category - Nationwide.  
Data provided by Placer Labs Inc. (www.placer.ai)

