

NORTHEAST CORNER OF IH-12 & JUBAN RD



DENHAM SPRINGS, LOUISIANA LIVINGSTON PARISH

ANCHOR | JR. ANCHOR | SMALL SHOP

CREEKSTONE



streetwise



Juban Marketplace development, is strategically located at the northeast corner of IH-12 & Juban Rd, within the heart of Livingston Parish, one of the fastest growing Parishes in Louisiana. This new development lies 12 miles east of Baton Rouge and approximately 20 miles west of Hammond making Juban

East the prime shopping destination for residents in Livingston Parish and surrounding communities.

Center Anchors



Area Reatil



Demographics

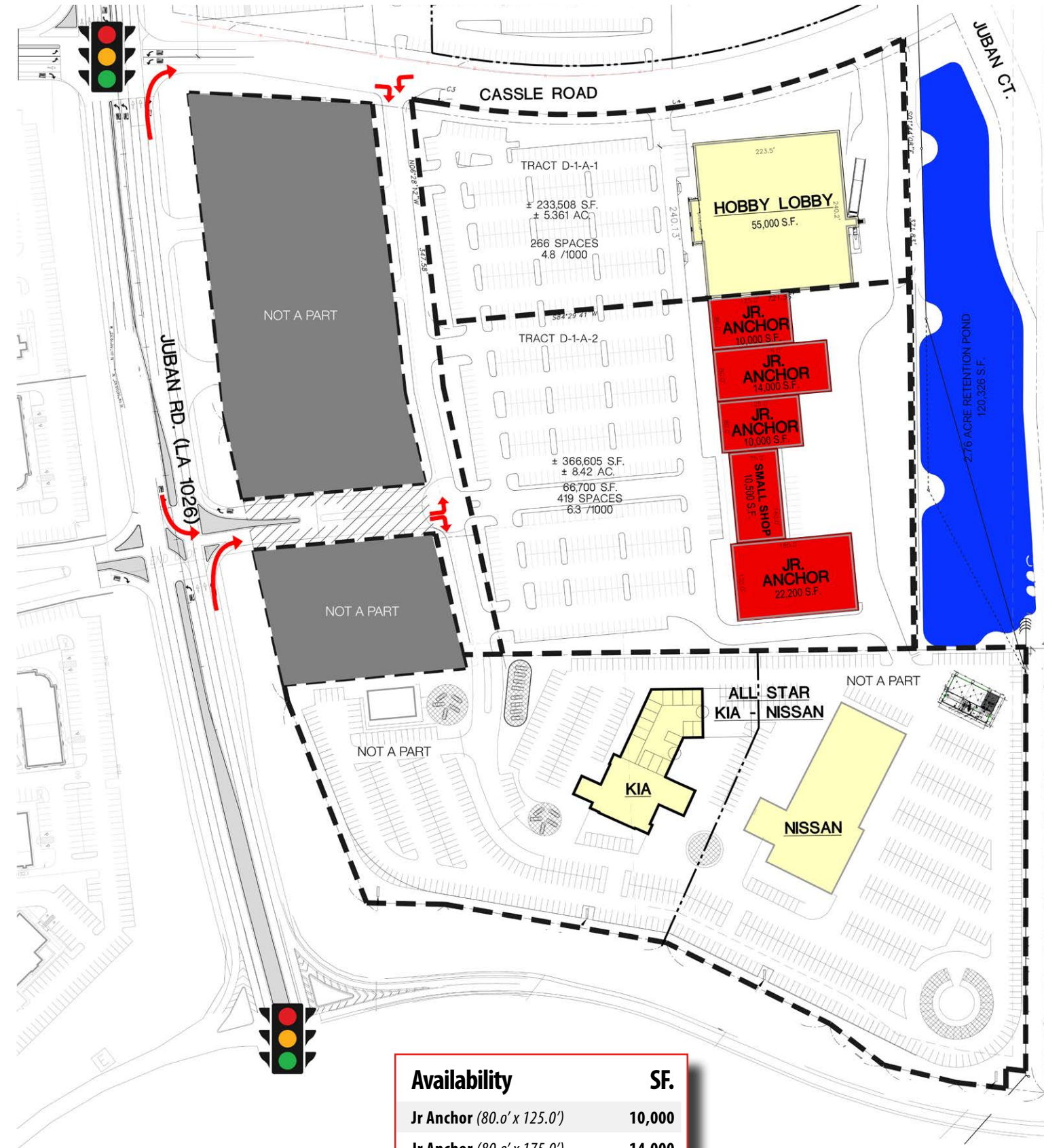
Variable	7 min	3 miles	5 miles	7 miles
2018 Population	4,988	30,153	65,552	119,486
2023 Projected Population	17,620	32,543	71,087	127,264
Average HH Income	\$73,975	\$68,475	\$72,877	\$77,961
College (Some College or Higher)	51.4%	51.9%	51.5%	55.9%
Total Employees	18,296	11,942	19,159	31,483

- Located in one of Louisiana's fastest growing parishes: Livingston Parish
- Daily traffic count on I-12 exceeds 74,000 cars per day
- Livingston Parish school district ranks among top ten in state
- 70% increase in per capita income
- Total job growth of 150%
- Trade area household expenditures exceed 1.5 billion

For More Information, Please Contact

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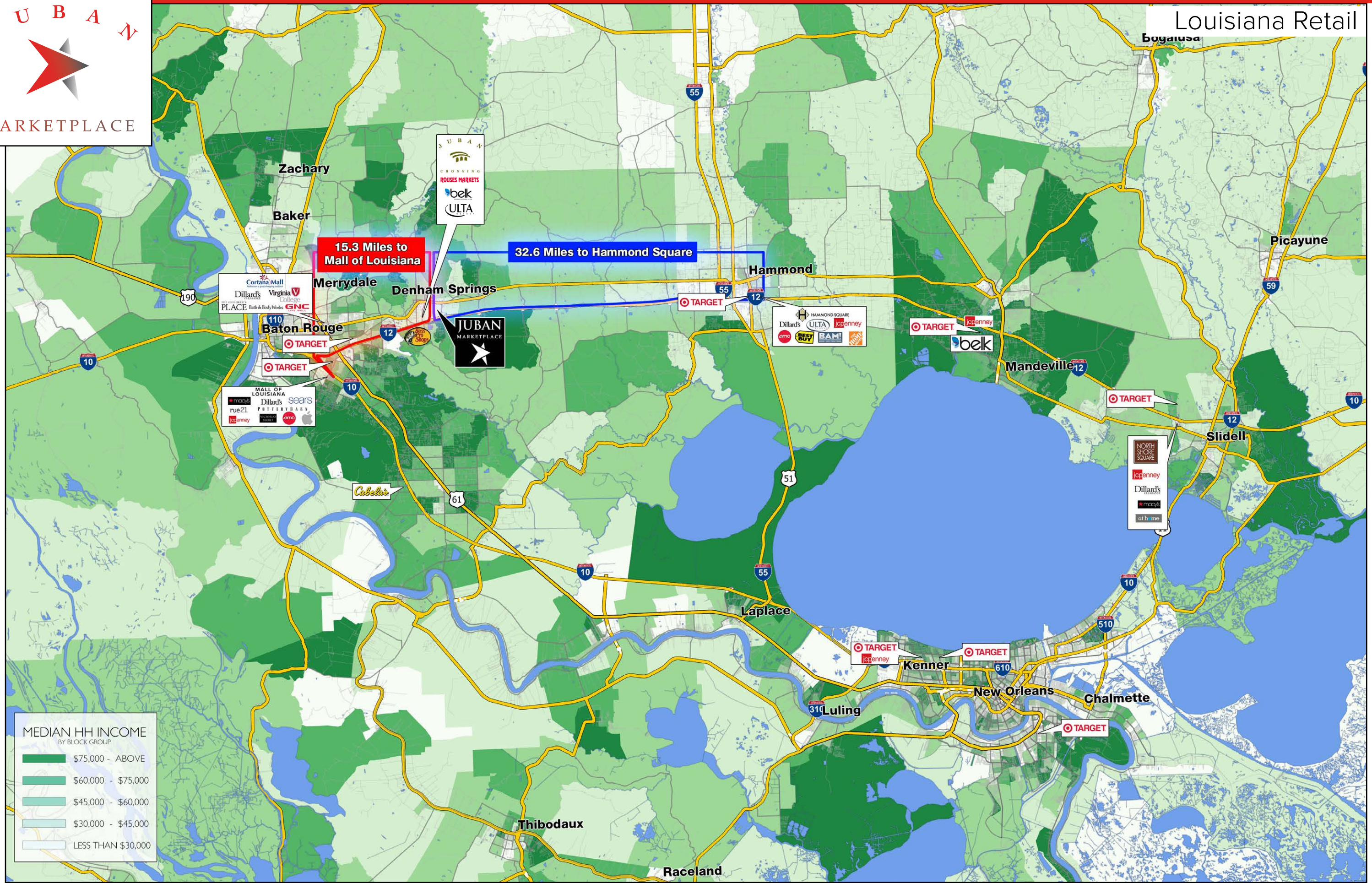
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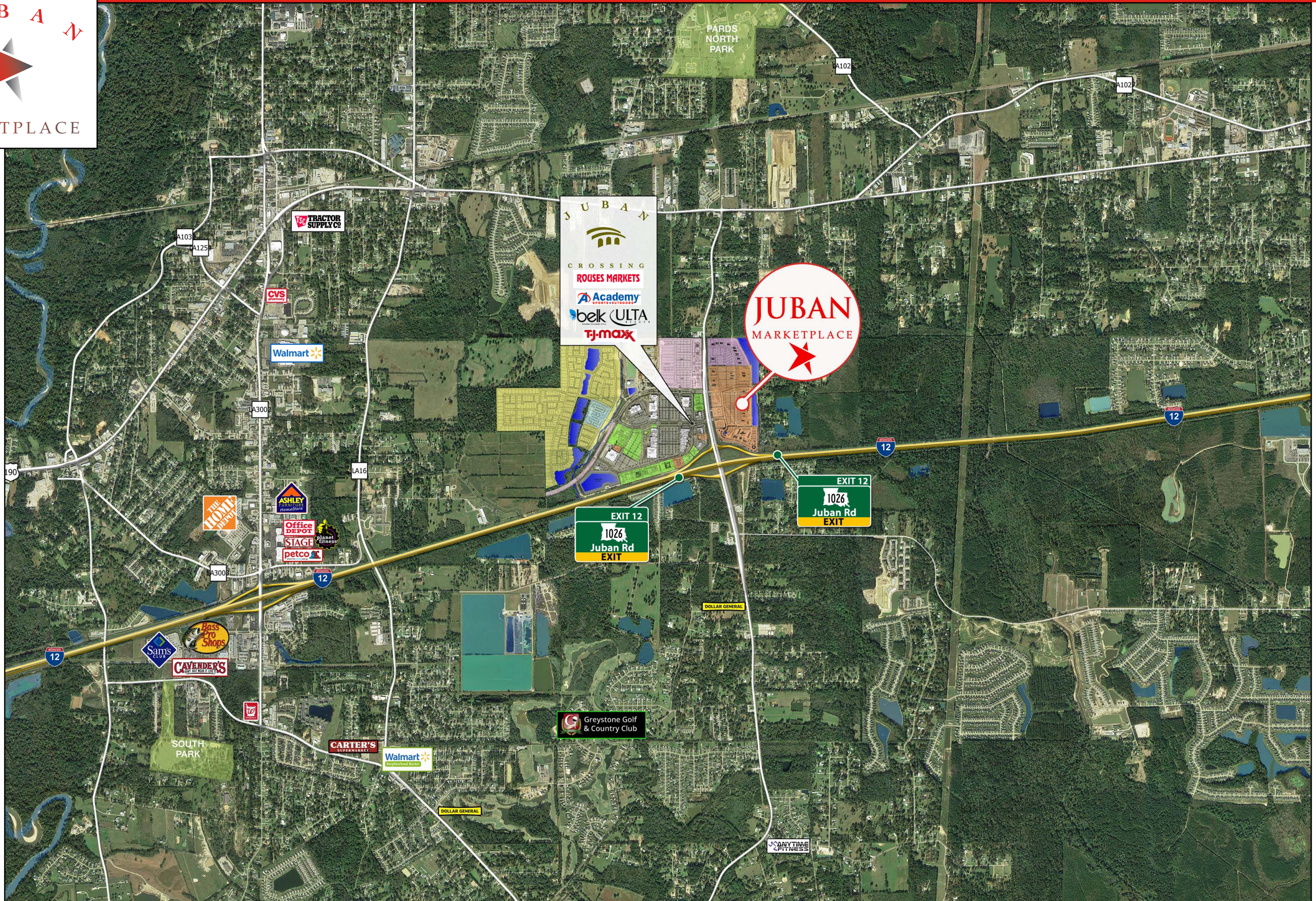


Availability	SF.
Jr Anchor (80.0' x 125.0')	10,000
Jr Anchor (80.0' x 175.0')	14,000
Jr Anchor (80.0' x 125.0')	10,000
Small Shop (140.0' x 75.0')	10,500
Jr Anchor (120.0' x 185.0')	22,200



Louisiana Retail







DEVELOPMENT PLAN

Juban East Anchors



Juban Crossing Retail



Juban Crossing Restaurants





11-2-2015



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

JP Retail Advisors LLC	9003881	info@streetwisetail.com	713-595-9500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
V. Edward James	374627	ejames@streetwisetail.com	713-595-9500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0