

# DENHAM SPRINGS, LOUISIANA    LIVINGSTON PARISH

ANCHOR | JR. ANCHOR | SMALL SHOP | PADS AVAILABLE

CREEKSTONE



3003 W. Alabama | Houston, TX 77098 | 713.595.9500 | [streetwiseretail.com](http://streetwiseretail.com)

# ABOUT JUBAN CROSSING

Juban Crossing, a Creekstone Companies development, is strategically located at the northwest 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 Crossing the prime shopping destination for residents in Livingston Parish and surrounding communities. The open air regional development offers fabulous retail, restaurants, and entertainment while still providing daily shopping needs with an upscale grocery component.

## PROPERTY INFORMATION

- 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 five in state
- 70% increase in per capita income
- Total job growth of 150%
- Trade area household expenditures exceed 1.5 billion

## DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES	7 MILES
2018 Population	1,481	30,153	65,552	119,486
2023 Projected Population	1,772	32,543	71,087	127,264
Average HH Income	\$69,978	\$68,475	\$72,877	\$77,961
College (Some College or Higher)	51.9%	51.9%	51.5%	55.9%
Total Employees	1,109	11,942	19,159	31,483

## FOR MORE INFORMATION, PLEASE CONTACT

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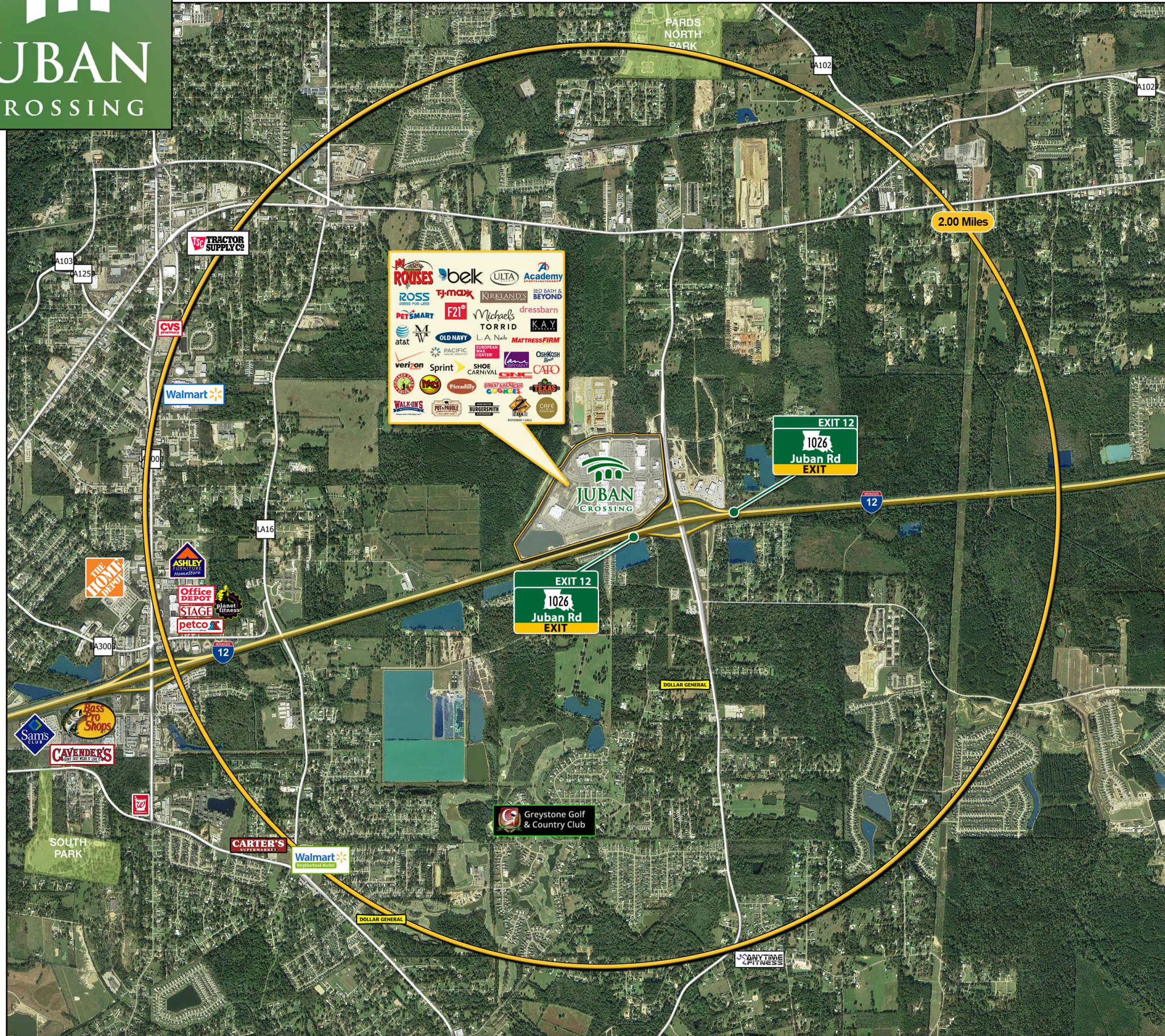
Site Plan



Executed Lease  
 Available  
 In Negotiations  
 Future Phase

\*SF = Square Footage  
 \*STS= Size to Suit

Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
A-100	Pot & Paddle Jambalaya	2,260 SF	C-330	In Negotiations	1,112SF	D-430	Ross	25,083 SF	F-620	Michael's	21,680 SF	Pad 7	Texas Road House	7,163 SF
A-120	LA Nails Salon	2,086 SF	C-335	Available (18' x 100')	1,875 SF	D-440	Shoe Carnival	10,000 SF	F630	Dress Barn	7,796 SF	Pad 8	Zea Rotisserie & Bar	6,000 SF
A-130	Verizon Wireless	4,710 SF	C-340	Torrid	3,002 SF	D-450	Petsmart	12,210 SF	F-640	Maurice's	4,800 SF	Pad 9	Piccadilly	7,200 SF
A-150	Burgersmith	3,975 SF	C-350	Cato Fashions	1,500 SF	D-460	Lane Bryant	4,503 SF	F-645	Bath & Body Works	3,120 SF	Pad 10	Available	STS
B-200	Moe's Southwest Grill	2,400 SF	C-365	In Negotiations	8,934 SF	D-470	Available (45' x 70')	2,764 SF	F-650	Old Navy	14,913 SF	Pad 11	Available	STS
B-210	Great American Cookies	1,960 SF	C-375	Sprint	1,600 SF	E-500	Available (60' x 60')	3,600 SF	G-700	Movie Tavern	46,430 SF	Pad 12	Available	STS
B-250	Mattress Firm	4,664 SF	C-380	Kay Jewelers	2,008 SF	E-510	Forever 21	20,000 SF	H-800	Academy Sports	71,879 SF	Pad 13	Available	STS
B-260	GNC	1,275 SF	C-390	Men's Wearhouse	5,000 SF	E-520	Kirkland's	8,000 SF	Pad 1	Available	STS	Pad 14	Walk-on's	7,500 SF
B-270	Chicken Salad Chick	2,700 SF	D-400	Pacific Dental	3,183 SF	E-530	In Negotiations	55,988 SF	Pad 2	Available	STS			
C-300	Rouses Market	55,061 SF	D-403	Available (17' x 71')	1,200 SF	E-540	Available (75' x 134')	7,661 SF	Pad 3	AT&T	5,200 SF			
C-310	Carters/ Oshkosh	7,146 SF	D-405	Available (35' x 71')	2,590 SF	E-560	Available (95' x 155')	14,731 SF	Pad 4	Café Americain	8,172 SF			
C-320	European Wax Center	1,500 SF	D-410	Ulta Beauty	9,988 SF	F-600	Belk	73,138 SF	Pad 5	Available	STS			
C-325	In Negotiations	2,226 SF	D-420	Bed, Bath & Beyond	23,574 SF	F-610	TJ Maxx	25,000 SF	Pad 6	Available	STS			



Review summary

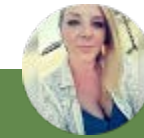
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1,348 reviews

"Great shopping area with great selection of restaurants and haberdasheries"

"Great movie theater and a variety of dining options"

"This place is beautiful and the food at walk ons in Juban crossing is AMAZING"



brandy boeke • 6 reviews • 3 photos

★★★★★ 5 months ago  
 I love not having to drive to Baton Rouge just to go shopping or find a great place to eat. It's all right here where I live. Kuban Crossing is a wonderful addition to Denham Springs & I can't wait to see it keep growing.



Michelle Rabalais • Local Guide  
 • 80 reviews • 32 photos

★★★★★ a month ago  
 Very nice place to shop. Parking lots aren't crowded and the stores are nice. I will drive across the entire city of Baton Rouge to shop here as it is a much nicer experience than in the city.



KARINA MOORE • Local Guide  
 • 22 reviews

★★★★★ a month ago  
 I love going here it's nice it has everything your looking for very nice movie theater 🎬🎬 friendly people nice place to takes your kids and go shopping even has supermarket with very good quality food if you go trust me you will always keep going plus it's convenient if you live close.



Spanky 73 • Local Guide  
 • 44 reviews • 3 photos

★★★★★ 7 months ago  
 What ever you need from good Louisiana cuisine, clothing and shoes, movies, sporting goods and apparel, and all in-between. Juban Crossing has been a LOOOONG time coming. Glad it has come. Go enjoy...



Sean Watson • Local Guide  
 • 18 reviews • 8 photos

★★★★★ 5 months ago  
 Excellent shopping experience with a variety of options. It's like a mall without a roof

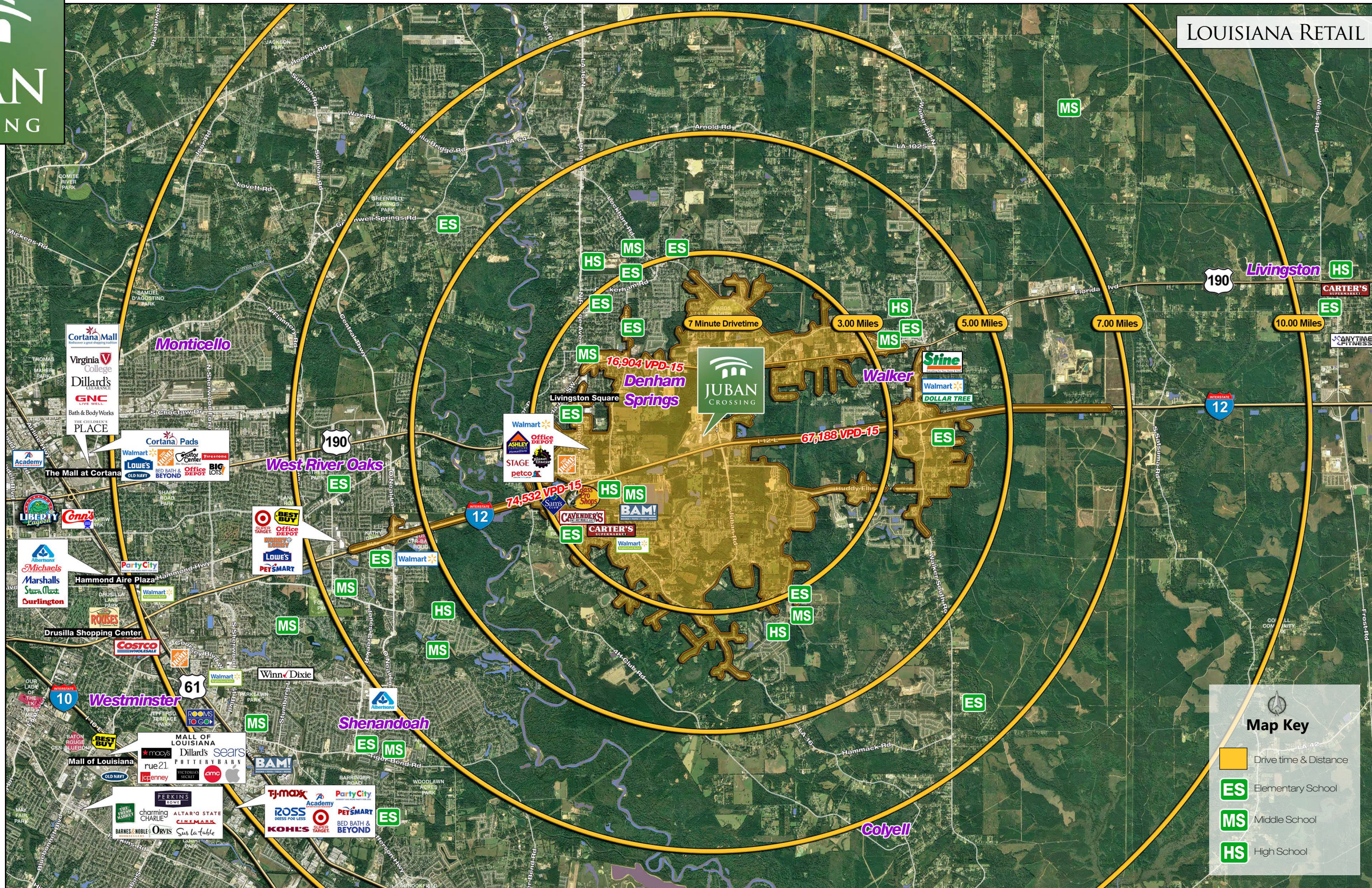


Philippe Finkel • Local Guide  
 • 23 reviews • 176 photos

★★★★★ 10 months ago  
 Sleek, modern & spacious shopping plaza with a great variety of shops and a places to eat with more coming.



LOUISIANA RETAIL

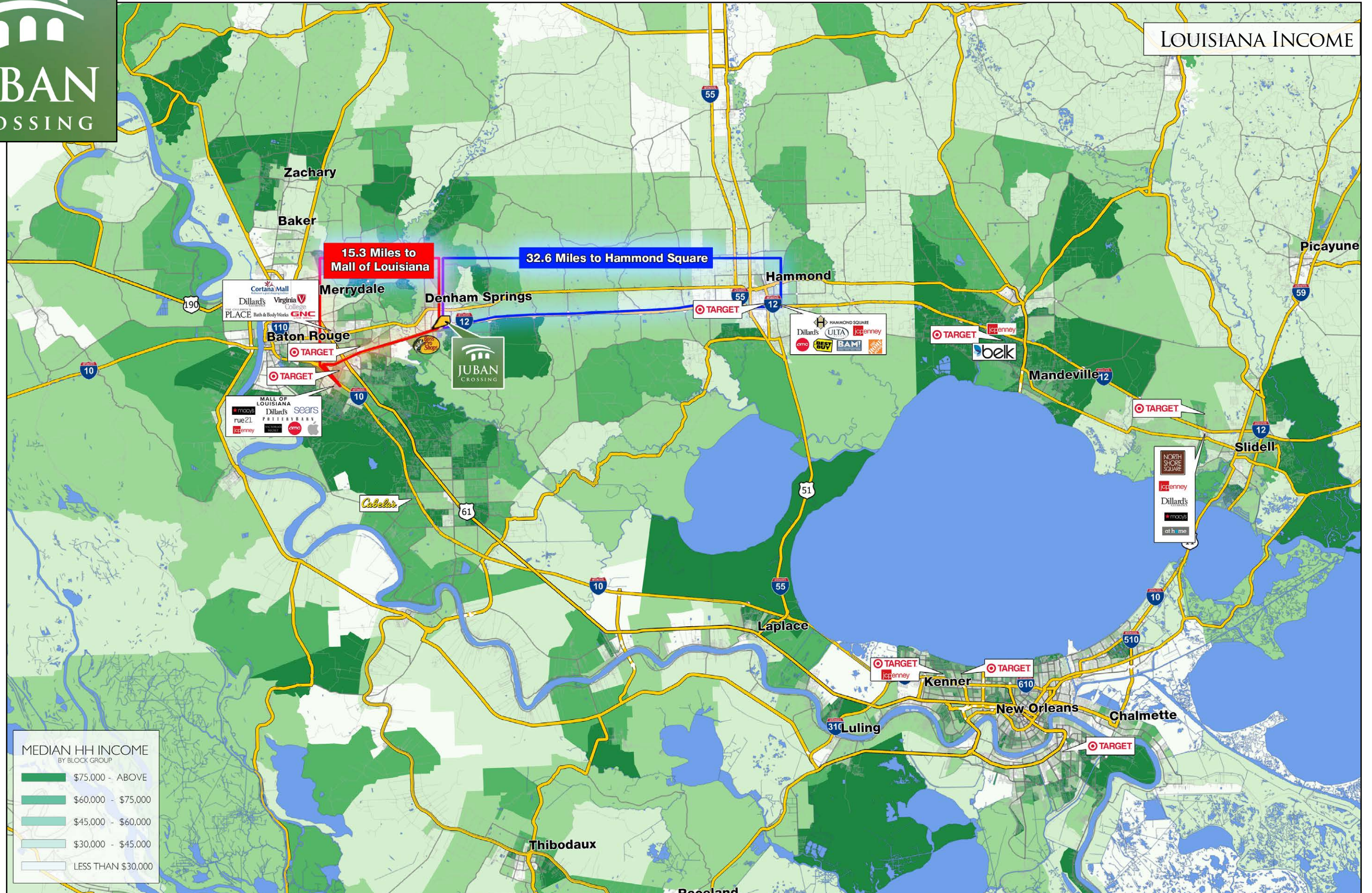


**Map Key**

- Drive time & Distance
- Elementary School
- Middle School
- High School



LOUISIANA INCOME







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.

<b>JP Retail Advisors LLC</b>	<b>9003881</b>	<b>info@streetwisetail.com</b>	<b>713-595-9500</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>V. Edward James</b>	<b>374627</b>	<b>ejames@streetwisetail.com</b>	<b>713-595-9500</b>
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](http://www.trec.texas.gov)  
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