

**8924 Cook Rd**  
Denham Springs, LA 70726



**LOGO** COMING  
SOON

Powered by [homes.theadvocate.com](https://homes.theadvocate.com)

**MLS# 2025008554**

**COOK ROAD EXTENSION - DENHAM SPRINGS, LA 70726**



**COOK ROAD EXTENSION - DENHAM SPRINGS, LA 70726**



**\$2,756,000**

Approximately 21.1 acres on newly constructed Cook Road located in Denham Springs, Louisiana, just 1-1/2 miles west of Juban Crossing s only fully signalized intersection on Juban Road. Located on the north side of I-12 between Exit 10 and Exit 12 on Interstate 12 and located just west of Juban Crossing s 600, 000 square feet of retail shopping anchored by Belk, Academy, Movie Tavern and Rouse s. Junior anchors include TJ Maxx, Old Navy, Ross, Ulta, Bed Bath and Beyond, Michaels, Pet Smart, Shoe Carnival, Lane Bryant, and other tenants on an overall 500 acre mixed use development site. 8924 Cook Road possesses unmatched visibility and easy access with exposure to over 74, 000 vehicles per day on Interstate 12. The unique site boasts dual frontage, over 1, 045 feet of frontage on I-12 and approximately 1000 feet of frontage on the new Cook Road Extension.



**Doug Ferris**  
Phone: (225) 954-4747  
RE/MAX Partners

For full listing details, please scan:

