

**Tract B Hwy 16**  
Denham Springs, LA 70706



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**MLS# 2025010811**



**\$99,000**

Build your dream home in an exclusive setting on this beautiful 1.5 acre tract located in a private gated development. It is located in the highly sought after Live Oak School district. It has a private road behind the gated entrance to access the lot. Mostly cleared and ready to build. Utilities are available. Flood Zone X, so no flood insurance is required. 100% financing available for qualified buyers. No mobile homes allowed. Enjoy the comfort of rural living without sacrificing security or convenience. Owner/Agent.



**Derek Fontenot**  
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Proven Properties, LLC

For full listing details, please scan:

