

34131 Hwy 16
Denham Springs, LA 70706



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MLS# 202600734



\$195,000

This 2.59 acre tract with approximately 208 feet of frontage on Highway 16 is strategically positioned in the heart of the rapidly growing Watson corridor, surrounded by established national and regional retailers and service providers including Walmart, O Reilly Auto Parts, Dollar General, Duke s Seafood, Snap Fitness, and Waffle House. Approximately half of the Highway 16 frontage lies within an X flood zone. The site offers strong potential for office development, storage facilities, open parking, or a laydown yard. The boundary nearest Zaxby s includes over 500 feet along the Walmart entrance drive, creating opportunities for office condominiums, self-storage, contractor yards, or similar commercial uses. The property is suitable for a car lot, equipment storage, or other movable inventory. Utilities are already in place, including water service, a power pole, and a mechanical sewer system. A gravel driveway runs through the center of the property, providing internal access. Gulf States Utilities and DEMCO maintain easements on the site, with designated non-buildable areas. At one time, approval was granted for access from the Walmart entrance driveway, enhancing future ingress and egress potential.



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