

# A-2-a-1 Bass Pro Blvd Denham Springs, LA 70726



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MLS# 2026002766



**\$499,900**

This 2 acre tract with high traffic count is located on the corner of Bass Pro Blvd and 4-H Club Rd with a total of 512 road frontage. Location is minutes from I-12 exit in Denham Springs and on the same road as Bass Pro and Sam's. The average daily traffic count for this lot is 111, 399 vehicles per day along the north Interstate 12 border and 6, 796 vehicles per day along the west 4-H Club Rd which is a main commuter road connecting Livingston Parish workers to Baton Rouge. The C-1 Commercial District promotes major retail, office and services that generate high traffic volume and require easy access to a major highway or interstate roads.



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For full listing details, please scan:

