

**29433 Juban Rd**  
Denham Springs, LA 70726



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**MLS# 2025009026**



**\$2,400,000**

29433 Juban Rd, Denham Springs, LA 70726 Parcel #0096008A | 0.978 Acres 29347 Juban Rd, Denham Springs, LA 70726 Parcel #0096008 | 1.923 Acres Total Combined Acreage: 2.901 Acres Exceptional opportunity to acquire two contiguous commercial lots on highly sought-after Juban Road in Denham Springs, located in a rapidly developing corridor just minutes from I-12. This offering includes a total of 2.901 acres with high visibility, excellent access, and strong traffic counts of +/- 17,700 ideal for retail (Pharmacy, Shopping Center, Restaurants), hospitality, medical, or mixed-use development. Major retail growth is expected in Juban Crossing, with Target planning to build a new store near this property. This addition is expected to significantly increase traffic, visibility, and overall commercial demand in the immediate area, making this site even more strategically positioned for long-term value and development success. The property is currently undergoing site improvements, including clearing, leveling, and the addition of asphalt, concrete, and dirt fill to prepare for immediate development. This investment-ready site eliminates the need for extensive prep work, saving both time and cost for future owners. Key Highlights: -Sold as a single package (2 parcels) -Leveling and site preparation already in progress -Excellent frontage and exposure on



**Jeff Zheng**

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Engel & Volkers Baton Rouge

For full listing details, please scan:

