

Active **3.04 Acres Commercial Land**

264-286 Rushing Rd W, Denham Springs, LA 70726



For Sale

Land

Retail, Office, Multifamily, Hospitality

Sale Price	\$585,000
Price Per Acre	\$192.4K/ac
Acres	3.04 ac
Parish	Livingston
Parcel APN	0343301
Listed	03/04/2026
Updated	03/20/2026
Listing ID	2dfde999

Sale Terms

Former Tenant	Residential
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Land Features

Topography	Level
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Property Details

Zoning	C-3
Zoning Desc.	Commercial
Lot Size	364' wide

Location

Submarket	LACDB - 81
In Opportunity Zone	Yes

Transportation

Nearest Interstate	I-12 - 0.5
Nearest Hwy	Range Avenue

Overview

Just over three acres of land zoned commercial (City of Denham Springs - C-3 zoning). Two lots of record. Less than 700' from intersection at Home Depot Drive (1,700' from S. Range Avenue). 3-lane street frontage with center turn lane in place.

Note: Seller would sell 1.21-acre lot separately.

Excellent location for retail, restaurant, hospitality, storage, office, medical or other facilities. Bring your ideas/concepts. [Residential could be allowed.]

Contact Agent: Randy Anderson 225-921-9777 (Mobile)



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