

SUMMARY

SURVEY & LOCATION AERIAL

AREA OVERVIEW

DEMOGRAPHICS

FOR SALE

PROPERTY HIGHLIGHTS

- Size: 10 Acres
- Sale Price: \$11.95 PSF
- Lease/Build-to-Suit: TBD
- Approx. Dimensions: 320' x 1,356'
- Zoning: C3
- Flood Zone: X
- Utilities: Yes, Along Bus. 51

PROPERTY DESCRIPTION

Situated along bustling Veterans Avenue (US Business 51), this vacant land parcel enjoys excellent visibility and accessibility, making it an ideal investment for commercial development. Hammond, Louisiana has experienced consistent population growth in the last 20 years and demand for commercial establishments in the area is on the rise.

Less than a mile south is North Oaks Medical Center, a full-service hospital and one of largest employers in the region. Just north of the site is Interstate 12 and Hammond Square, a popular regional shopping center that includes Target, Dillard's, The Home Depot, Academy Sports + Outdoors and many more. Nearby Southeastern Louisiana University is the state's 3rd largest public university boasting nearly 15,000 students.

Don't miss out on this exceptional opportunity to shape the future of Hammond's economic landscape. Whether you're an experienced developer or an ambitious entrepreneur, this 10-acre vacant land on Veterans Ave holds tremendous potential for success and growth. Contact Bradley Cook now to secure your stake in this rapidly expanding market!

TRAFFIC COUNTS (ADT 2022)

- Veterans Avenue: 18,687
- Interstate 12: 80,952

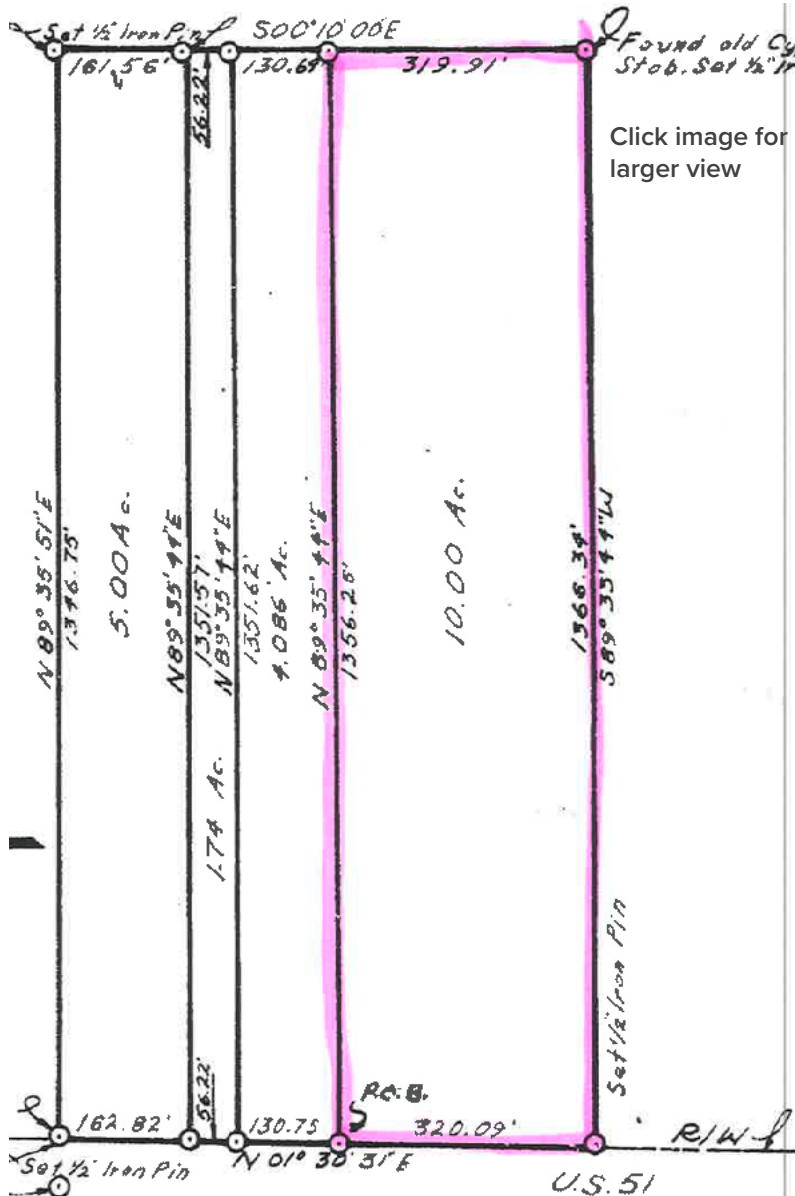


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Modes of transportation within Tangipahoa Parish include a regional airport, intersecting interstates I-55 and I-12 near the site (2 Miles), a shallow draft port, and intersection main line rail.

(www.tedf.org)

The city of Hammond is Tangipahoa's largest city and is home to a vibrant downtown, regional airport, Canadian National Rail spur, quick access to the interstate system and regional ports, as well as Southeast Louisiana University which boasts the third largest public university in the state of Louisiana.

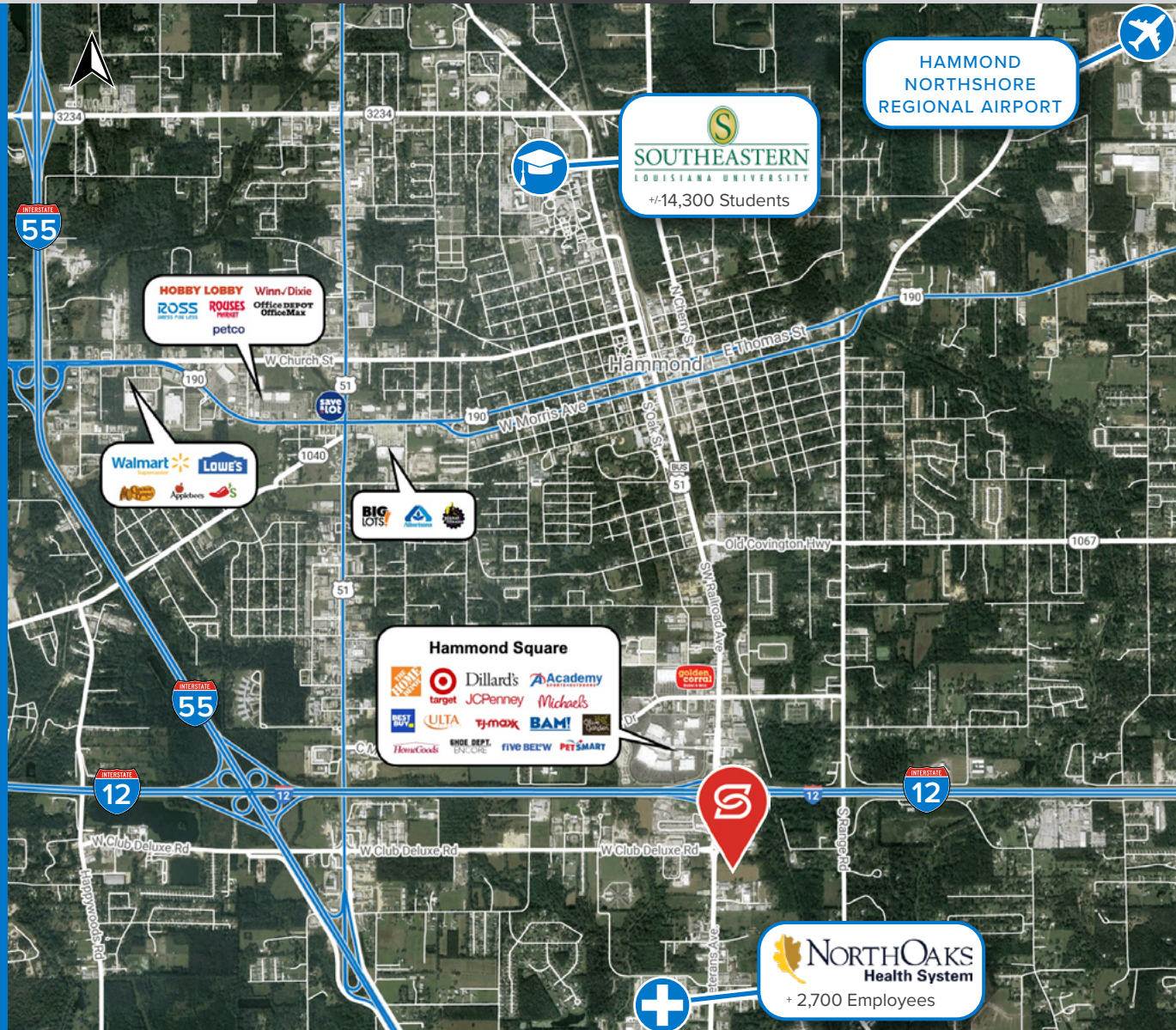
(www.haeidd.org)

Northshore Regional Airport (3 Miles) in Hammond is the largest general aviation airport on the northern shore of Lake Pontchartrain and is ideally located off of Interstates 55 and 12, just 55 miles north of New Orleans, 45 miles east of Baton Rouge, and 90 miles west of the Mississippi Gulf Coast. It is fully equipped to handle large aircraft while the airfield is over 900 acres and is open to general, corporate, and military aircraft.

(www.Hammond.org)

HAMMOND AREA COMPANIES

- North Oaks Medical Center
- Southeastern Louisiana University
- Inner Parish Security Group
- Walmart Distribution Center
- Care, Inc
- Elmer's Candy Supply
- Medline, Inc
- Entergy



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2023 DRIVE TIME DEMOGRAPHICS

	3 MIN	10 MIN	30 MIN
	1,133	45,268	158,524
POPULATION			

	3 MIN	10 MIN	30 MIN
	\$56,691	\$68,549	\$84,795
AVG. HH INCOME			

	3 MIN	10 MIN	30 MIN
	482	17,495	60,943
HOUSEHOLDS			

	3 MIN	10 MIN	30 MIN
	4,485	39,447	99,693
DAYTIME POPULATION			

