

## LAND FOR SALE

### PROPERTY SUMMARY

Prime commercial land for sale at 110 Duo Dr, Hammond, LA 70403. Invest in this strategically located 1.3-acre parcel, situated within the city limits of Hammond and zoned C-3, presenting a valuable opportunity for development and businesses seeking high visibility. The property's most significant asset is its valuable highway frontage, ensuring maximum visibility and signage potential to capture both interstate and local traffic. All utilities are available. The property is conveniently located in close proximity to the Hammond Square Shopping Mall.

### TOTAL SIZE

- 1.3 Acres

### SALE PRICE

- \$849,420

### ZONING

- C-3

### NEARBY LANDMARKS

- Interstate 12
- SureStay Plus by Best Western & Quality Inn
- Hammond Square (includes The Home Depot, Academy Sports + Outdoors, Target, Dillard's, JCPenney, T.J.Maxx, Best Buy, Olive Garden, Walk-On's Sports Bistreaux, Old Navy, HomeGoods and many more!)
- North Oaks Health Hospital

### TRAFFIC COUNTS (ADT 2024)

- On Interstate 12: 81,357
- SW Railroad Avenue (US Hwy 51 Business): 24,992

### 2024 DEMOGRAPHICS

|                | 1 MI     | 3 MI     | 5 MI     |
|----------------|----------|----------|----------|
| Population     | 3,129    | 35,024   | 65,817   |
| Avg. HH Income | \$58,232 | \$68,479 | \$77,084 |







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# PRIME COMMERCIAL LOT WITH I-12 FRONTAGE

110 Duo Drive, Hammond, LA

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