

SUMMARY

PHOTOS

DEMOGRAPHICS

RETAIL MAP

FOR SALE

PROPERTY OVERVIEW

Prime ± 40 -acre development opportunity located in Roseland, Louisiana, with rare dual frontage along Interstate 55 and Hwy 1048—just one turn off the interstate. This high-visibility parcel sits directly on a major trucking corridor, making it ideal for a future truck stop, travel center, logistics hub, or commercial development. This land offers excellent access, utility availability at road, and outstanding exposure to daily traffic volumes on I-55. Positioned between Amite and Hammond, this site offers regional connectivity and long-term growth potential. Whether you're an investor, developer, or end-user, this is a unique chance to secure a large tract in one of Tangipahoa Parish's most strategic locations.

HIGHLIGHTS

- ± 40 Acres of developable land
- Frontage on both Interstate 55 and Hwy 1048
- Easy access with nearby interstate exit
- Located along a major trucking corridor, ideal for a future truck stop, logistics hub, travel center, or mixed-use development
- Excellent exposure and visibility from I-55, with tens of thousands of vehicles passing daily
- Utilities nearby (verify availability)
- Minutes to Amite and Hammond, with strong regional connectivity

SALE DETAILS

- 2\$ PSF
- Subdividable
- Pricing subject to change if subdivided



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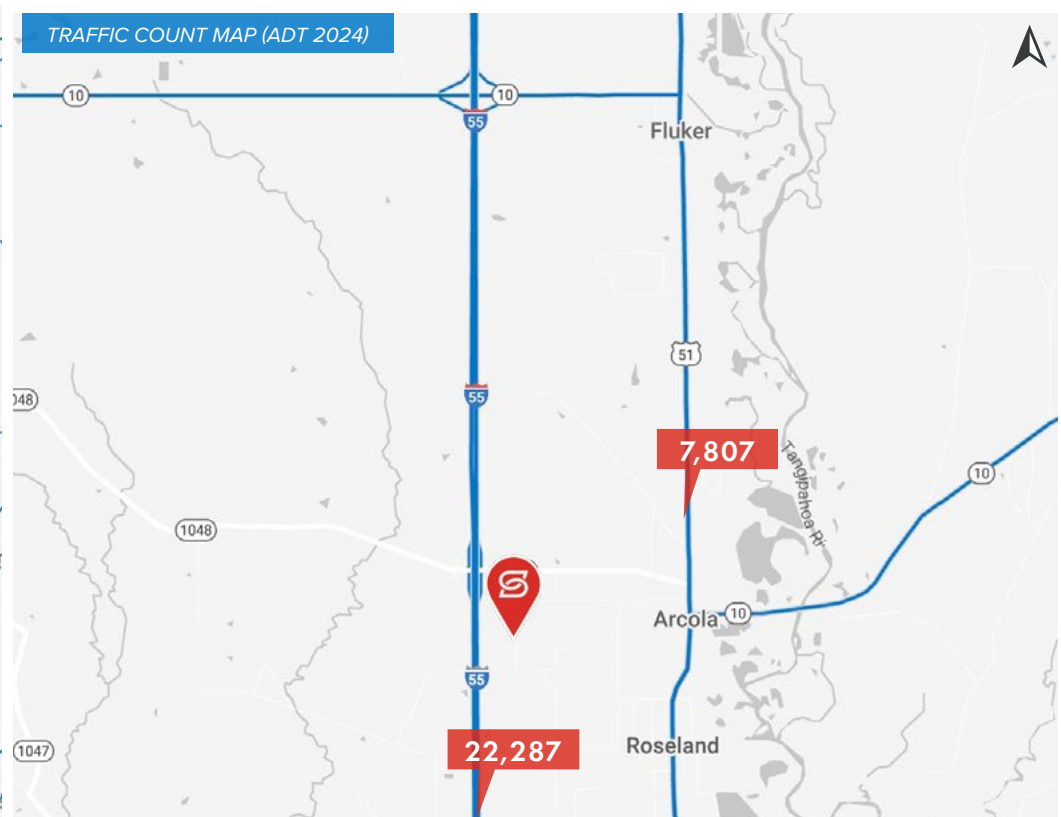
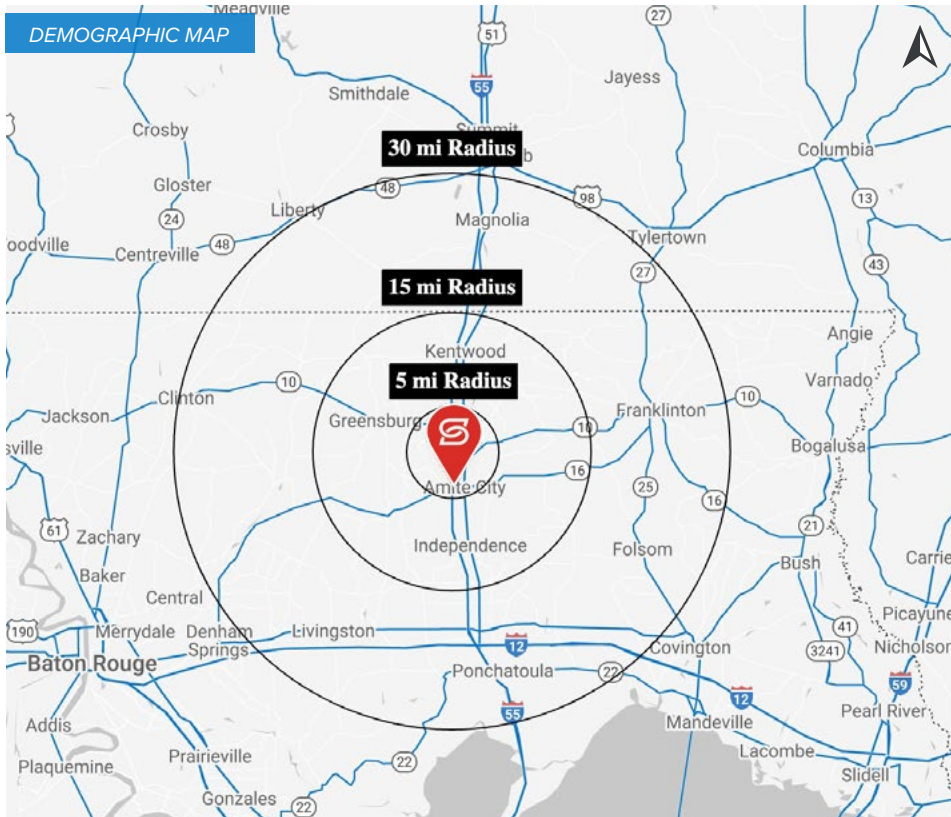


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2024 DEMOGRAPHICS

5 MILE

15 MILE

30 MILE



POPULATION

9,841

50,524

308,200

5 MILE

15 MILE

30 MILE



AVG. HH INCOME

\$66,485

\$85,464

\$88,660

5 MILE

15 MILE

30 MILE



HOUSEHOLDS

3,489

19,294

118,448

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