

SUMMARY

AERIAL

SURVEY

MAP

DEMOGRAPHICS

FOR SALE

PROPERTY OVERVIEW

Positioned within the highly regarded Seymour Myers Industrial Park, this ±9.17-acre tract represents the last remaining developable land opportunity within one of St. Tammany Parish's most established industrial parks. The site offers exceptional visibility and frontage along Interstate 12, with approximately ±1,305 feet along the I-12 off-ramp corridor, providing rare interstate exposure in a supply-constrained industrial market.

Importantly, wetlands have been fully mitigated, significantly reducing development risk and enhancing near-term feasibility for industrial development.

Strategically located just off the Highway 1077 interchange, the property provides immediate access to Interstate 12, offering seamless regional connectivity to the Northshore, Baton Rouge, New Orleans, and Gulf Coast markets. Utilities are located at the road and at the end of Seymour Myers Boulevard, supporting efficient site development.

This site is ideally suited for a flagship industrial user or build-to-suit development requiring visibility, access, and established infrastructure.

SALE PRICE

PRICE PER ACRE

- \$2,798,250.84 or \$7.00 PSF
- \$305.2K/ac

PROPERTY DETAILS

- ±9.17 Acres Available
- ±1,305 FT of Frontage Along Interstate 12 Off-Ramp Corridor
- High-Visibility Interstate Exposure
- Wetlands Fully Mitigated
- Last Remaining Developable Tract in Seymour Myers Industrial Park
- Zoned Industrial
- Build-to-Suit Opportunity
- Excellent Access to I-12 via Hwy 1077 Interchange
- Established Industrial Park Environment
- Utilities Located at Road / End of Seymour Myers Boulevard
- Suitable for Warehouse, Distribution, Manufacturing, Contractor Yard, Service Industrial, and Flex Uses



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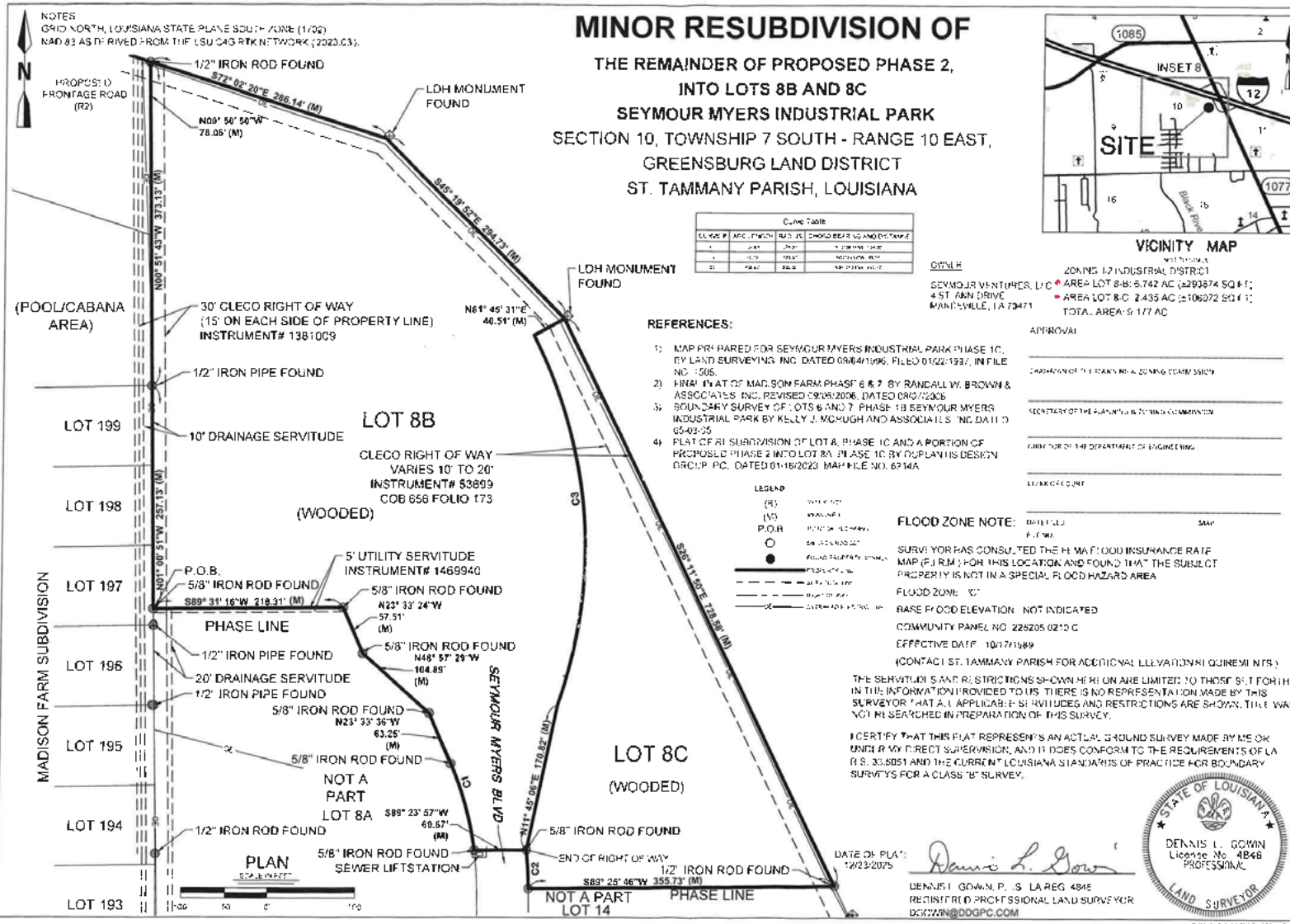
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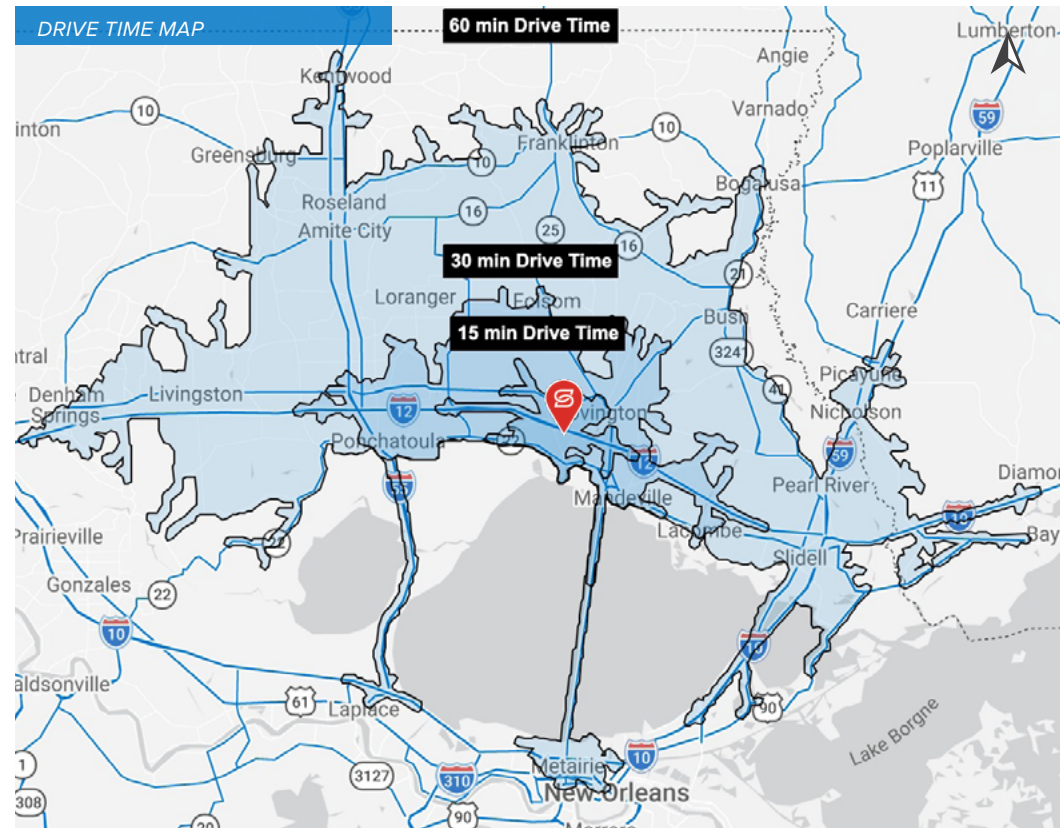
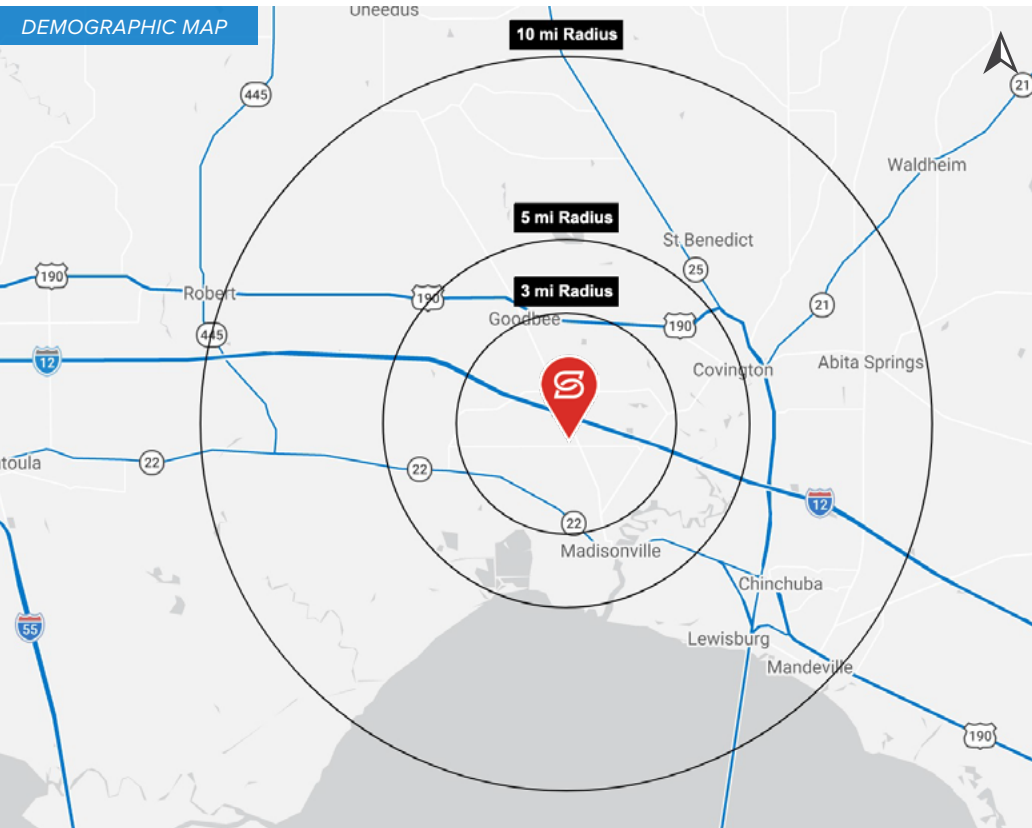
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2026 DEMOGRAPHICS



3 MI	5 MI	10 MI
22,360	50,923	139,408

POPULATION



3 MI	5 MI	10 MI
\$146,513	\$140,141	\$127,319

AVG. HH INCOME



3 MI	5 MI	10 MI
8,151	19,325	54,147

HOUSEHOLDS

Information from: Downtown Development District of New Orleans (2024)