



Sam DiVittorio
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Commercial
ML# **2535279**
5 CHARLES DAVIS LN, Amite, LA 70422
Bldg Type **VLD**
Unit #
Parish **St. Helena**
Subdiv
City **Amite**
Lot **1-30**
Legal Desc **24 lots Palm Gardens Estates**
Bounding St **Miller Ln/ Hwy1045**
Directions **google maps to 111 Par Rd 44, Amite, LA 70422**

Status **Active**
Listing Type **ERS**
List Price **\$550,000**
Orig Price **\$550,000**
\$/SQFT
Neighborhood **Palm Gardens Estates**
CityLmt **No**
Limited Service **No**

Recent Ch12/21/2025 : **NEW**

General Information				
Whs Sqft	Exterior		Dock/# Doors/Size	TermCont
Offc Sqft	Stories		Elec Phase	Ceiling/Eave Ht
Appx Living Area	Zoning	RURAL	Elec Volts	Car Storage
Total Area	Util Prov By: Gas	NO	Elec Amps	Ttl Current Rent
SqFt Source:	Exp Prov By: Util		WtrFr/Nav	Sale Inc
\$/SQFT	Lot Size	8	Water	
Year Built Effective	Acres	8.00	Sewer	
Year Built				Elec
Year Built Details				Entergy
Year Built Source	Janitor		Comm Area Maint	Rail Serv
RETax	Ins		Potent Short Sale	Sprinkler
Elevator	Elev Cert Avail	No	Eng Efficient Feat	LivQuarters
				No

Public Remarks for NOMAR Website and Public Viewing
Investment Opportunity! 24 cleared & unrestricted lots! These lots are ready to build. Community sewer, Public water, public roads. This community is ready to be fully developed to its fullest potential. This is a rare opportunity for a serious investor looking to build multiple specs homes. Flood zone X.

Financial Information				
Ownr May Finance	Yes	Bond For Deed	Yes	3rd Party/REO
		Meas. Appx Not Guaranteed	Yes	Sold W Covenants/Restr
				Neither
				No
				Yes

Agent Remarks

Schedule through Showingtime. All deposits to be held with Listing Brokerage, Realty Executives of Florida Parishes. Do not send over contracts with 3rd party deposit holds. Must close in Hammond, LA. POF/Pre-Approval required. Bond for Deed/Owner Financing possible with 25% down. Other terms to be negotiated. Closing to be held at Victory Title in Hammond, LA

Listing Agent Information				
List Agent	DIVITSAM/Sam N. DiVittorio	Agent Phone	(985) 320-0263	Agent Fax
Agent Email	snd@samdivittorio.com	Appt. Contact #	(985) 320-0263	Agent License #
List Broker	REFP01/Realty Executives Florida Parishes	Office Phone	(985) 956-7477	Office Fax
				Office License #
				0995700991
Attribution Contact				
Internet	Yes	Occupied	Vacant	Internet Valuation
				Yes
List Date	12/21/2025	Entered By	adm	Internet Comments Y/N
Showing Instruct:	Under Contract	Expire Date	06/21/2026	Shown By
				N
				2

Prepared By: Sam DiVittorio **Information Deemed Reliable, Not Verified or Guaranteed** **Date: 12/23/2025 10:46 AM**

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