

SUMMARY

FOR SALE

PROPERTY OVERVIEW

Retail development site with great Interstate visibility and access. Property is cleared, holds no wetlands and has no impact fees for development. Currently established as two parcels totaling 9.67 Acres which are available for sale together, separate or subdivided for individual development uses. The site is strategically located on the northeast corner of Interstate 12 and Hwy 445, as the first or last interstate interchange within Tangipahoa Parish leading from or into St. Tammany Parish. The southern 2.85 Acre site along the Interstate boasts 563 feet of road frontage while the northern 6.82 Acre parcel has 950 feet of frontage along Hwy 445. Located at the entrance to Reunion Lake RV Resort (<https://www.reunionlakerv.com/>) along Hwy 445, and between hot spots for residential development to the north and south of I-12. The daily Traffic Counts along Hwy 445 were established in 2019 at 9,369 north of the site and along I-12 at 76,867 (2019).

SIZE

- 9.67 Acres (6.82 Acre Parcel + 2.85 Acre Parcel)
- Frontage - 1,513 ft t

SALE DETAILS

- Price: \$8 - \$12 PSF

FLOOD ZONE

- X

TRAFFIC COUNTS - ADT 2023

- On Highway 445 - 12,063
- On interstate 12 - 54,565

MAP

SURVEY

DEMOGRAPHICS

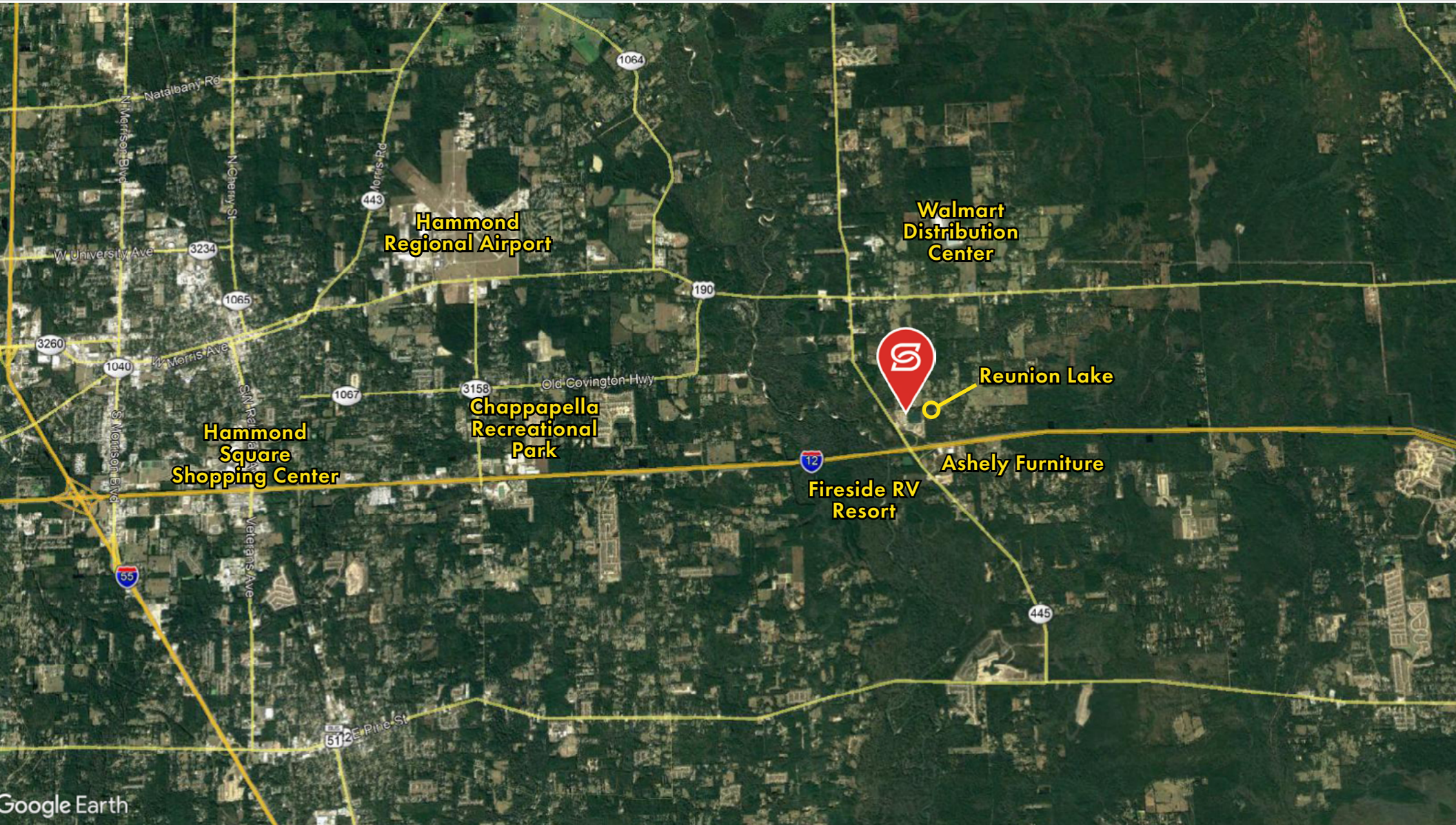


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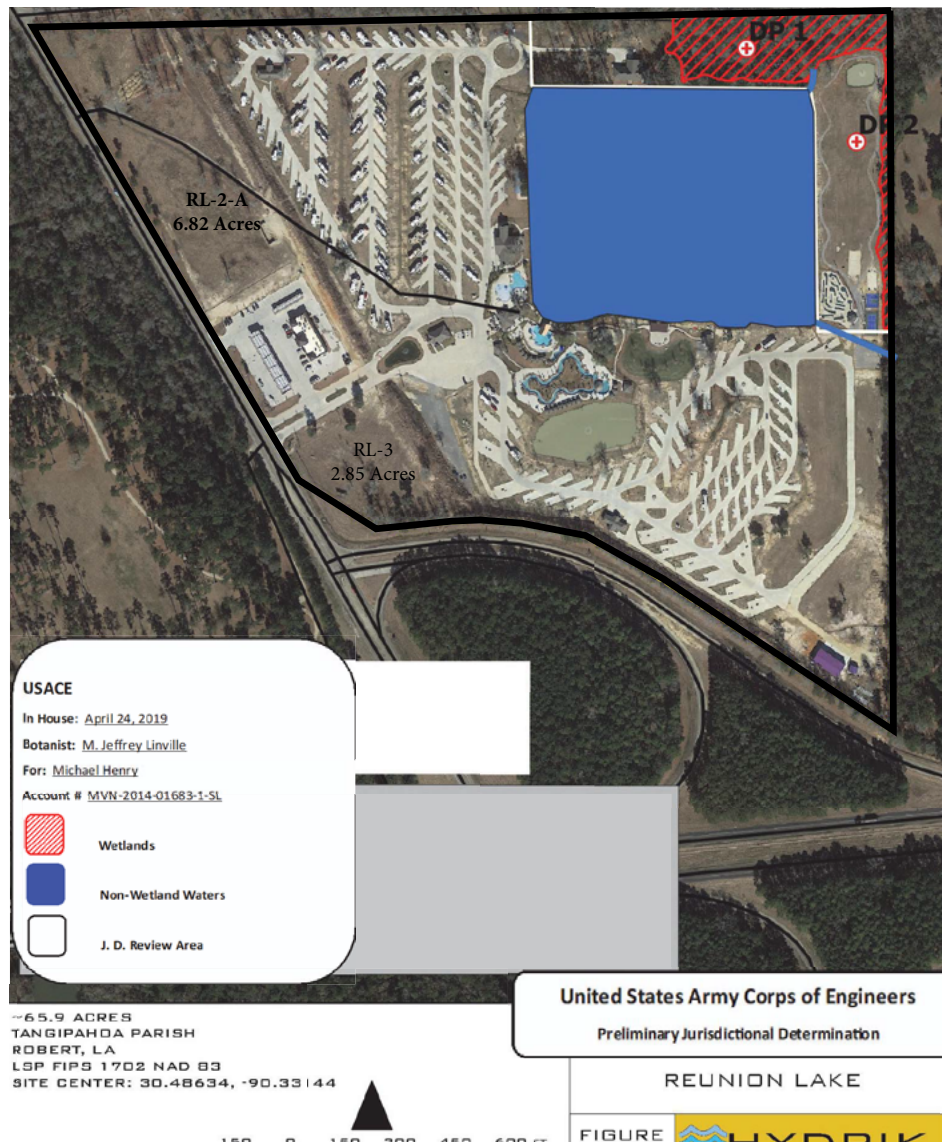
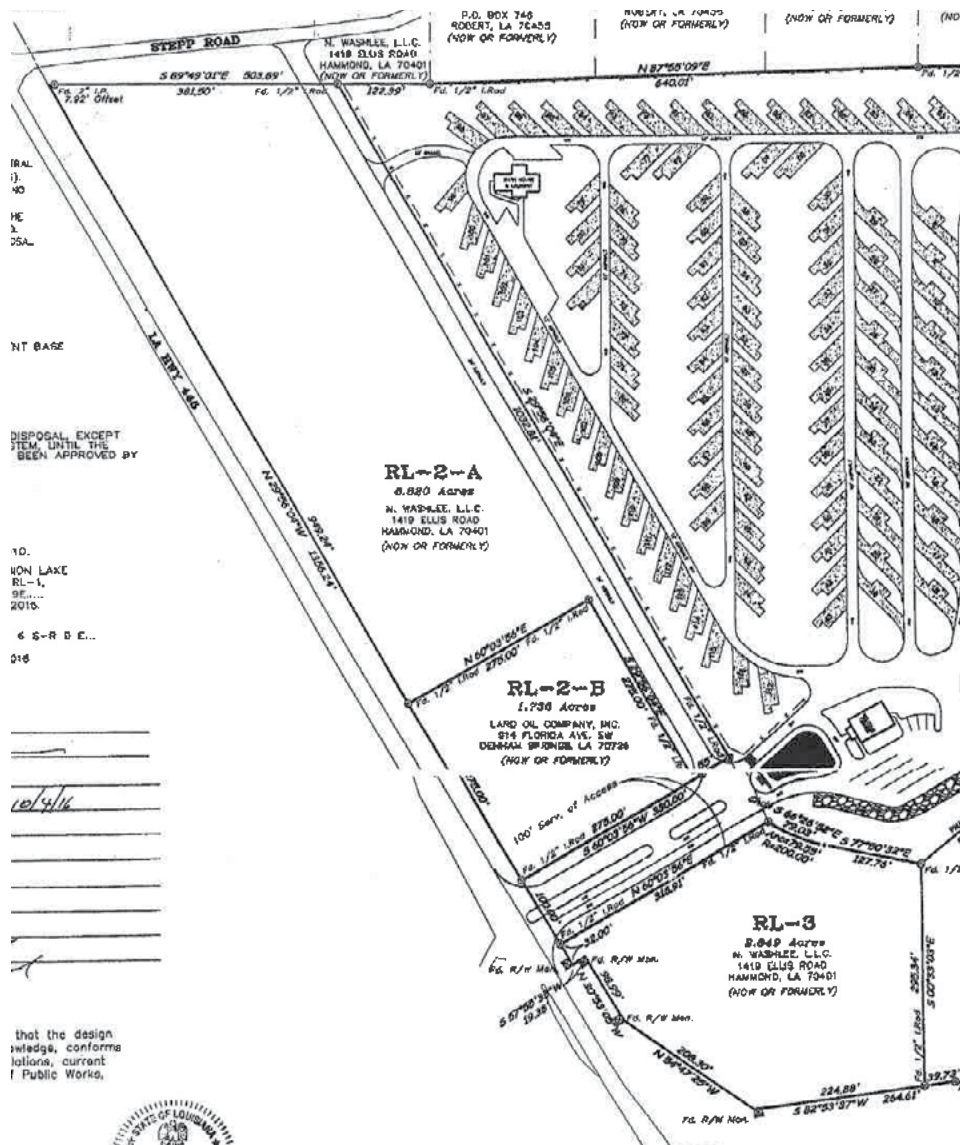
Google Earth

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2024 DEMOGRAPHICS

	5 MINS	10 MINS	15 MINS
 POPULATION	18,293	95,220	188,293
 AVG. HH INCOME	\$95,912	\$90,766	\$101,293
 HOUSEHOLDS	7,044	36,513	73,614

