

LAND FOR SALE

PROPERTY SUMMARY

This +/- 21.98-acre property in Hammond, Louisiana, is a prime development opportunity located just off Interstate 55 on Wardline Road. Offering excellent visibility and high traffic flow, this parcel is perfectly suited for a variety of commercial uses, including a hospitality or travel stop development. With easy access to one of the region's busiest highways, the property is an ideal location for businesses such as hotels, motels, retail centers, gas stations, convenience stores, or other commercial ventures. Its strategic location ensures maximum exposure to both local and interstate travelers, making it a highly attractive site for development. Whether you're looking to build a roadside travel plaza, a restaurant, or a large-scale commercial facility, this property offers ample space and accessibility for a wide range of potential projects. Don't miss the chance to capitalize on this exceptional site in a growing area with strong potential for future success.

TOTAL SIZE

- ±21.98 Acres

SALE PRICE

- \$2,335,000

NEARBY LANDMARKS

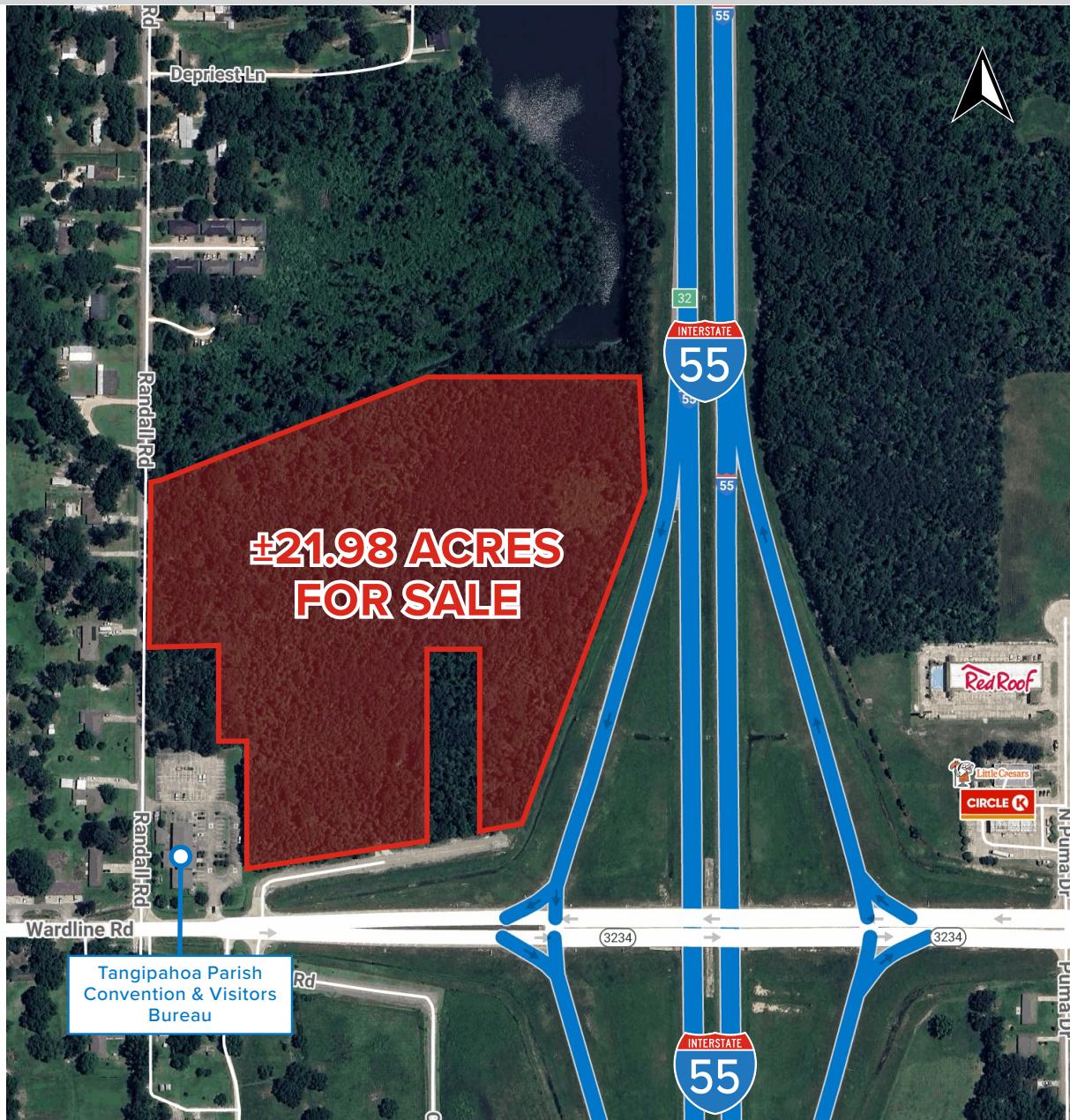
- Interstate 55
- Southeastern Louisiana University
+14,800 Students Enrolled
- Burger King, Wendy's, Sonic & Subway
- Red Roof Inn

TRAFFIC COUNTS (ADT 2024)

- On Interstate 55: 56,351
- Wardline Road, west of I-55: 6,814

2024 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	1,989	26,222	54,919
Avg. HH Income	\$58,528	\$67,741	\$72,550



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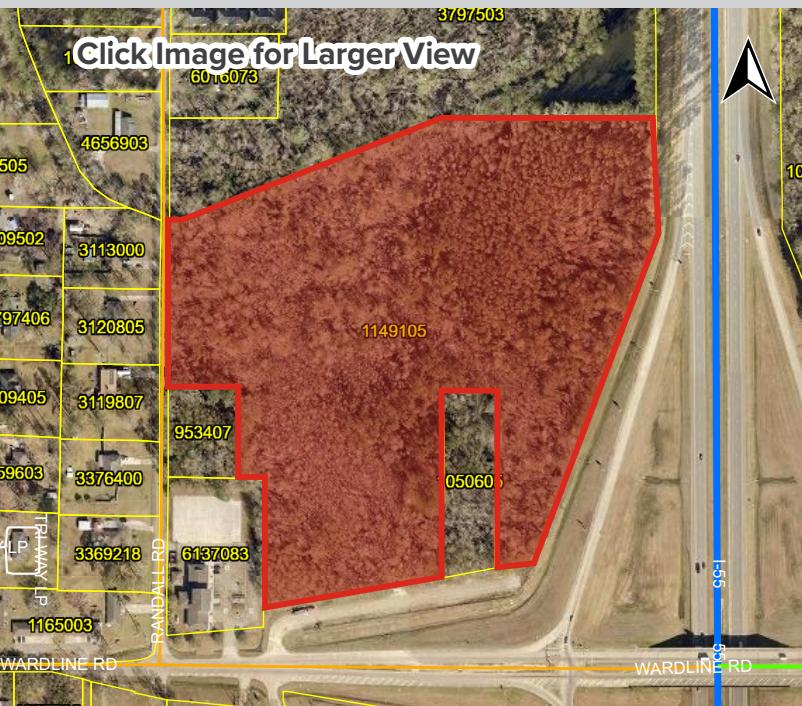
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±21.98 AC ALONG I-55

DEVELOPMENT OPPORTUNITY

13141 Wardline Road, Hammond, LA



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