

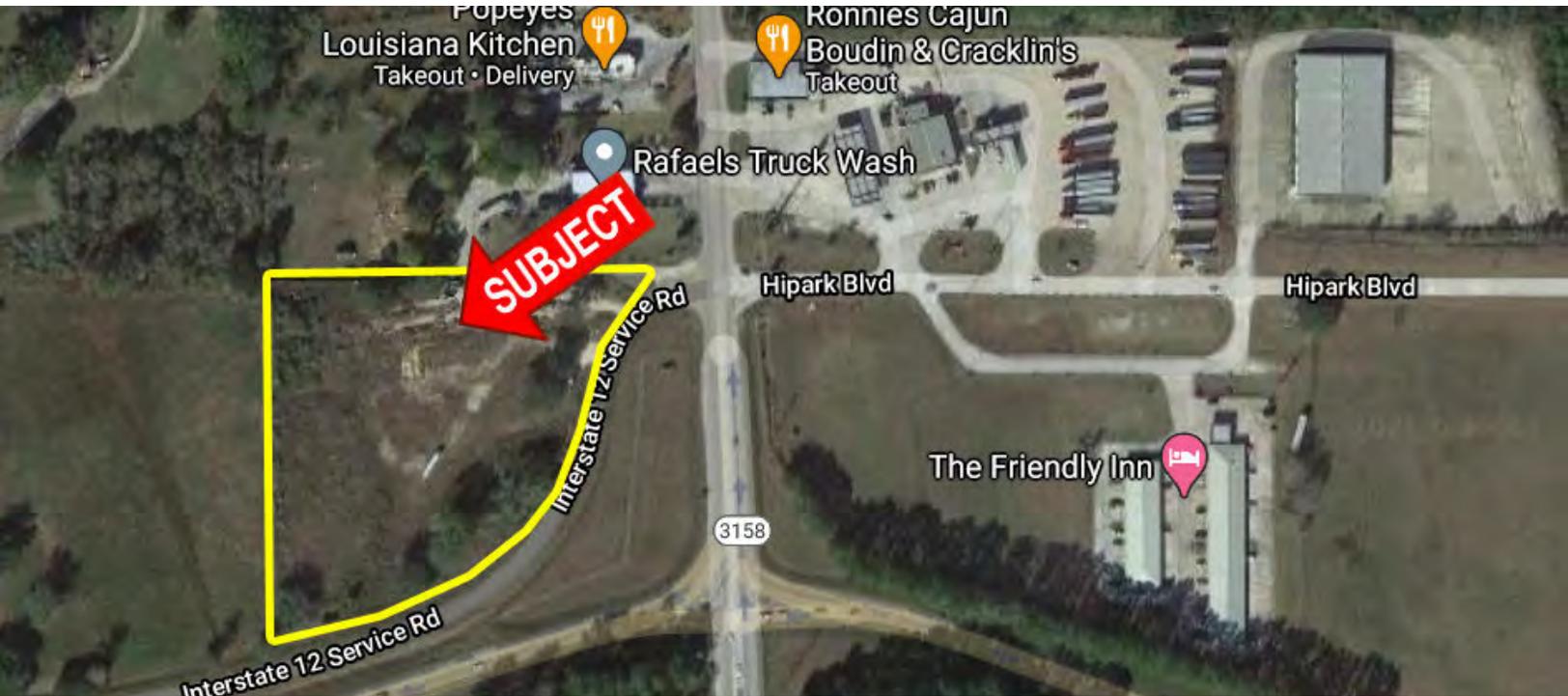


SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

INTERSTATE 12 FRONTAGE / VISIBILITY

HAMMOND, LA 70403

4.18 ACRES

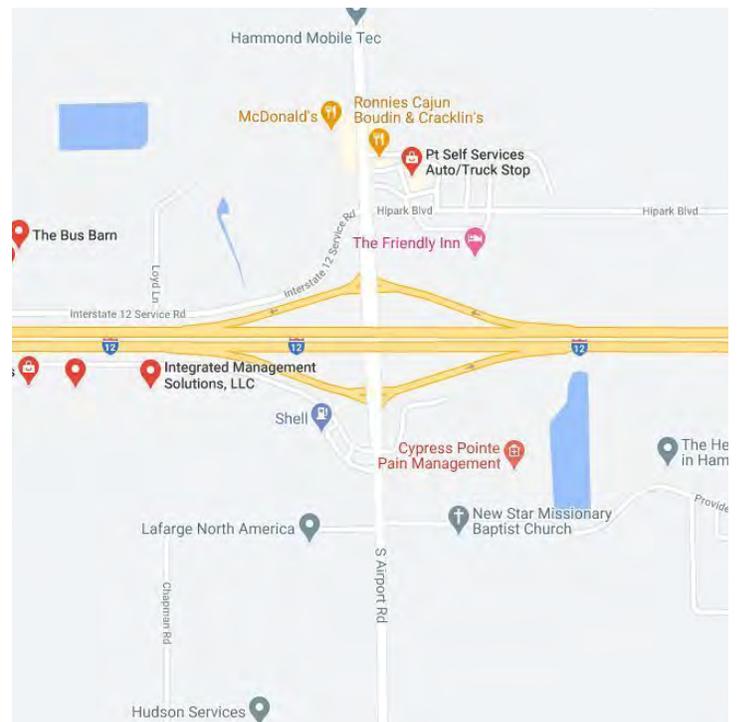


OFFERING SUMMARY

Sale Price:	\$2,300,000
Lot Size:	4.18 Acres

PROPERTY HIGHLIGHTS

- Prime Site with Interstate 12 Visibility. All utilities available on-site, 100% out of the flood zone.
- New ALTA Survey Completed September 2020. See attached.
- Near the Hammond Regional Commerce Center & Chappapeela Sports Park. Neighboring businesses include McDonald's, Waffle House, Popeye's
- Airport Rd Traffic over 10,000 CPD
- I-12 Traffic over 70,000 CPD



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VACANT LAND FOR SALE

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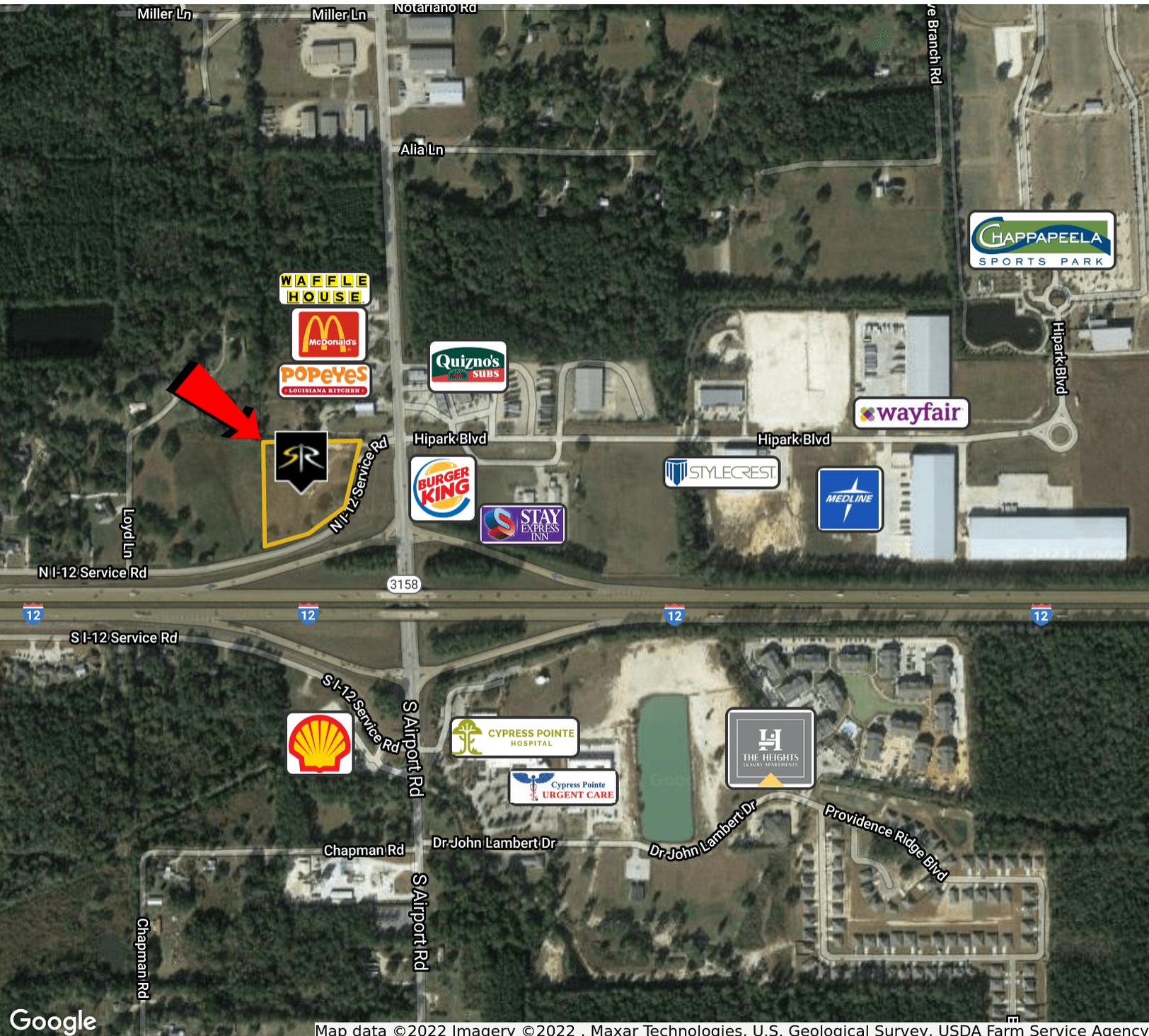


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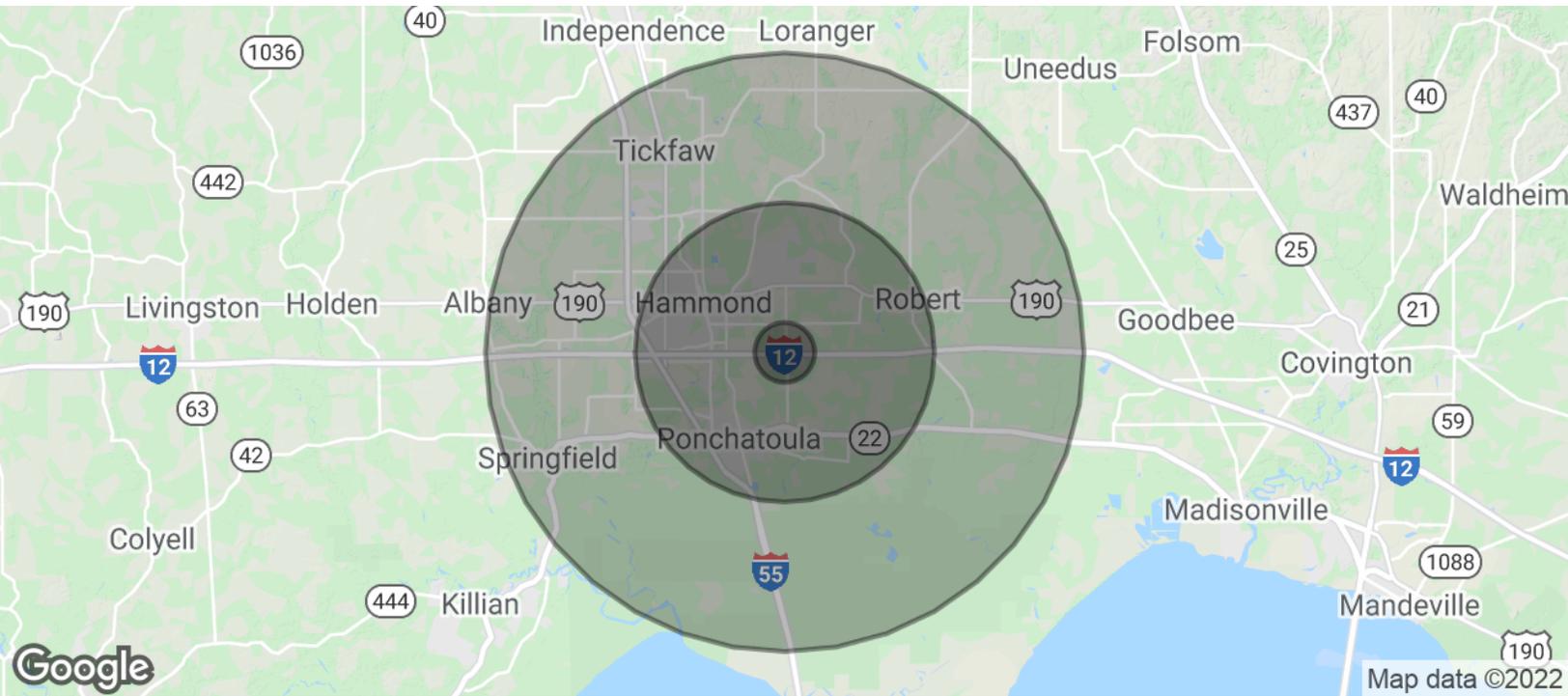
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DEMOGRAPHICS

INTERSTATE 12 FRONTAGE / VISIBILITY

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,289	51,111	87,931
Average Age	32.3	33.0	33.4
Average Age (Male)	27.1	31.8	32.3
Average Age (Female)	35.1	33.8	34.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,181	19,307	32,852
# Of Persons Per HH	2.8	2.6	2.7
Average HH Income	\$43,696	\$54,179	\$55,692
Average House Value	\$165,461	\$177,518	\$167,212

* Demographic data derived from 2010 US Census

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