



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

BUILD-READY 2.0 ACRES ON HWY 51

TBD MORRISON BLVD., HAMMOND, LA 70401

84,897 SF | \$15 PSF

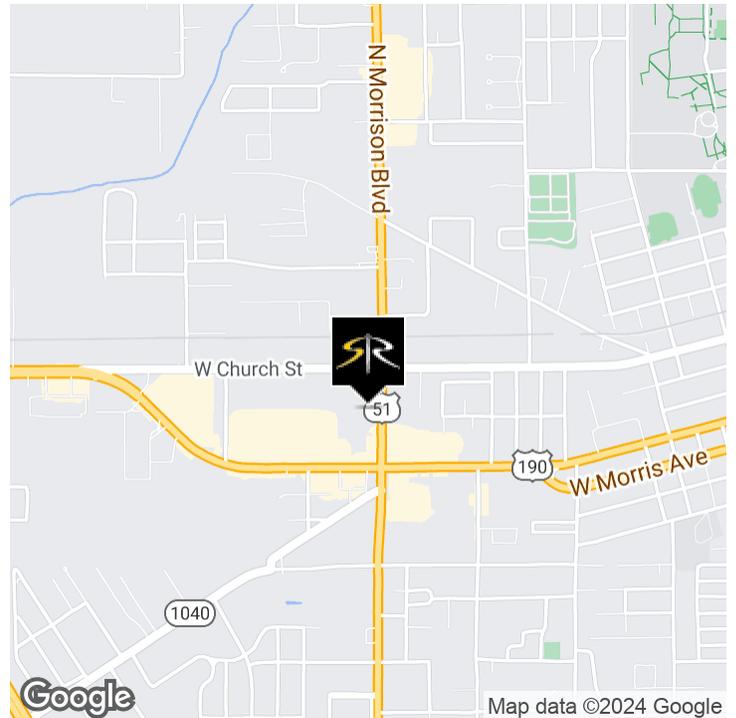


OFFERING SUMMARY

Sale Price:	\$1,267,455
Lot Size:	1.94 Acres (84,897 SF)
Price / SF:	\$15 SF
Traffic Count:	14,756 / CPD

PROPERTY HIGHLIGHTS

- Approx. 1.94 Acres of Build-Ready dirt on Hwy. 51 (N. Morrison Blvd.)
- Approx. 232' Frontage on N. Morrison Blvd.
- Zoned "C-H" (Commercial Highway)
- All Utilities to Site, currently Curbed and Guttered
- Current Permissible Uses Include (but are not limited to): Multifamily, Day Care, Medical, Office, Overnight Lodging, Restaurant, Retail Sales, Strip Center, Convenience Store, Vehicle Sales/Services, Light Industrial including Warehouse with Outdoor Yard, Self Storage, etc.
- Owner Will Consider a Build to Suit



MATTHEW SHIRLEY

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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

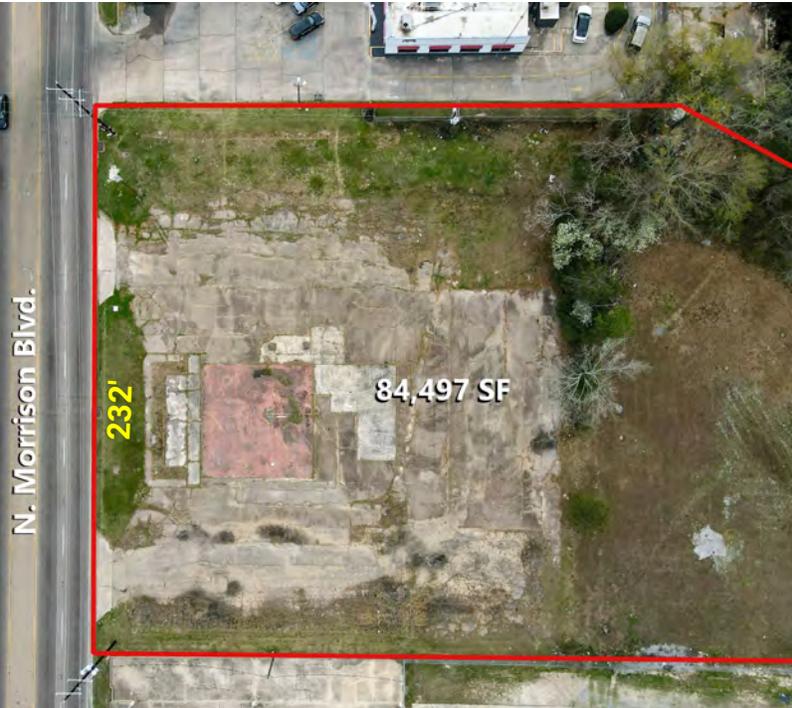


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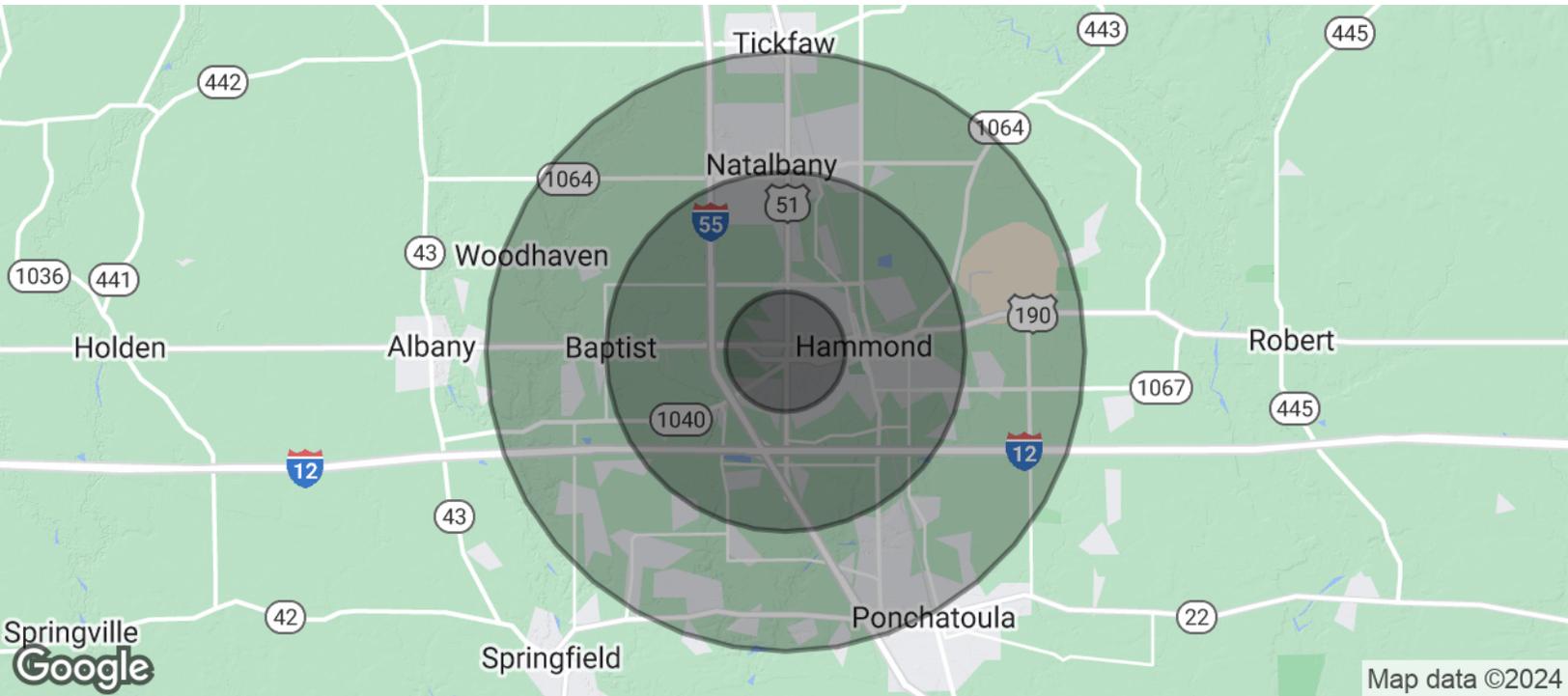
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DEMOGRAPHICS

BUILD-READY 2.0 ACRES ON HWY 51

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,273	32,745	61,180
Average Age	26.7	28.6	32.7
Average Age (Male)	23.7	27.7	32.2
Average Age (Female)	29.6	30.8	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,490	13,150	25,028
# Of Persons Per HH	2.5	2.5	2.4
Average HH Income	\$38,847	\$50,533	\$59,091
Average House Value	\$165,199	\$170,364	\$180,019

* Demographic data derived from 2020 ACS - US Census

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