



# CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170  
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DEVELOPMENT LAND | FOR SALE

# W Thomas Street Development Land

**W Thomas (Hwy 190) at Proposed Market Street Extension**

HAMMOND, LA 70401

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## LOCATED ALONG MAIN COMMERCIAL ARTERY

W Thomas and Market Street, Hammond, LA 70401

### PROPERTY DESCRIPTION

Up to 35 acres on W Thomas Street, one of Hammond's main commercial arteries, is now available to purchase in part or in whole.

This parcel is strategically located between W Thomas Street (29,798 vpd) and Old Baton Rouge Highway (9,396 vpd) as well as between I-55 and U.S. Rte 51. Hammond has plans to extend Market Street to connect to Old Baton Rouge Highway, and the proposed extension would cut across this land, opening up additional development opportunity.

Hammond is the largest city in Tangipahoa Parish. Located on the Northshore, it is approximately 46 miles from both New Orleans and Baton Rouge. The city is a distribution point for Walmart and Medline Industries and other businesses and is home to Southeastern University which has an enrollment of 15,500 students.

### SALE PRICE

\$15.00-\$26.00 per square foot, depending on size and location



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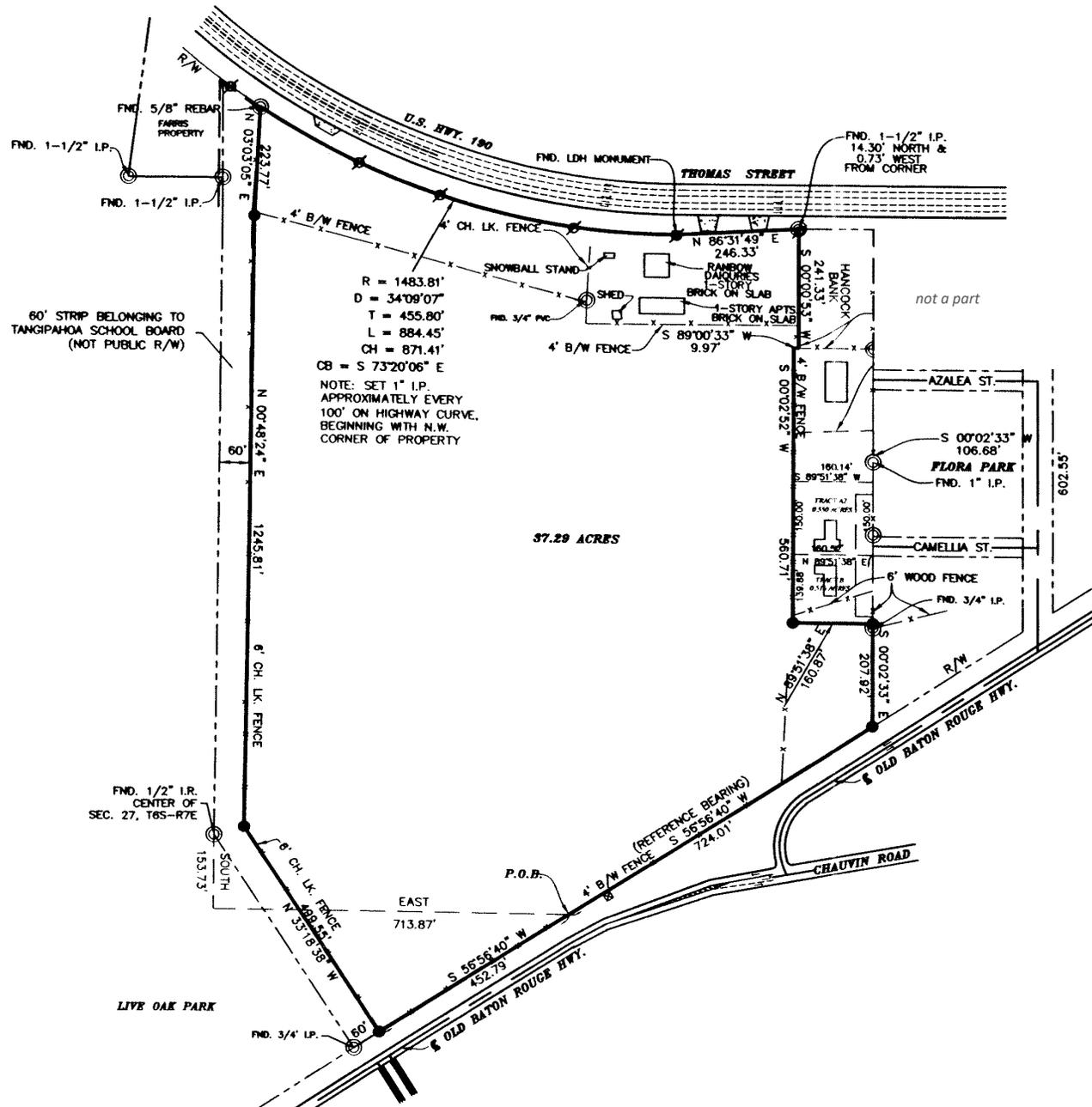


# W THOMAS STREET



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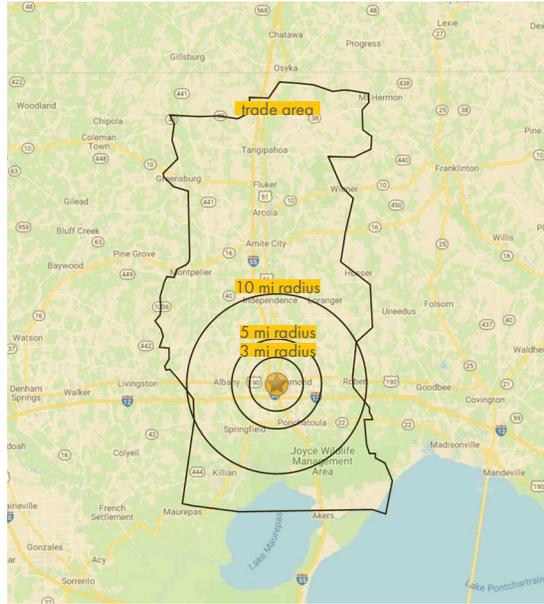
# W THOMAS STREET SURVEY



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# W THOMAS STREET AREA DESCRIPTION



## DEMOGRAPHICS (EST. 2024)

	<b>3 mile</b>	<b>5 mile</b>	<b>10 mile</b>	<b>Trade Area</b>
POPULATION:	33,958	63,687	112,833	147,155
NO. OF HOUSEHOLDS:	12,871	24,571	44,327	57,458
MEDIAN AGE:	31.5	33.4	35.2	35.8
AVERAGE HH INCOME:	\$67,228	\$77,931	\$78,421	\$79,602
MEDIAN HH INCOME:	\$45,640	\$54,556	\$58,202	\$59,874
MEDIAN HOME VALUE:	\$187,001	\$200,372	\$209,495	\$204,627
DAYTIME POPULATION:	19,601	26,267	33,155	40,385



Hammond commands a strategic logistics position. It is at the intersection of Interstates 12 and 55 and U.S. Routes 51 and 190.

Amtrak's City of New Orleans stops twice a day at the train depot, and the Hammond Northshore Regional Airport has a runway long enough to serve as backup to Louis Armstrong New Orleans International Airport.



North Oaks Health System, based in Hammond, is one of Louisiana's largest hospital organizations.

It features hospitals, outpatient centers, specialty care clinics, and rehab services. Healthcare is one of the largest employers in the area, and North Oaks helps serve teaching needs for the College of Nursing and Health Sciences at SELU.



Hammond is home to two higher-education schools: Southeastern Louisiana University (SELU) and Northshore Technical Community College.

SELU is one of the state's regional universities and a major employer for the city. It has more than 15,500 students. It offers the state's only academic degree in supply chain management.



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