

Multi-family Commercial

TOWN OF MADISONVILLE

FOR SALE

501 Hwy 22 W
Madisonville, LA 70447

Brent Cordell
KPG Realty- Cordell Eustis Group
Cordell Eustis Group
(985) 373-6417
brent@cordelleustis.com
Lic: 995690890

Jessica Keating
KPG Realty
Commercial Broker
(985) 789-4315
jessica.cordelleustis@gmail.com
Lic: 995707926



OFFERING SUMMARY

ADDRESS	501 Hwy 22 W Madisonville LA 70447
PARISH	St. Tammany
ZONING	C2
DATE	1-11-2024
PRICE	\$304,920-\$1,285,020
LAND ACRES	72
# OF PARCELS	3

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2023 Population	971	18,097	46,480
2023 Median HH Income	\$87,961	\$99,982	\$95,181
2023 Average HH Income	\$125,465	\$143,819	\$141,053

Multi-family/Commercial in Town of Madisonville

- 72 Acres available in the City Limits of Madisonville on the South side of Hwy 22 with multiple commercial uses possible. Price is based on estimated building acreage of 19 acres.
- Madisonville is a growing community with a strong economy, making it an attractive location for businesses. This area is in close proximity to Lake Pontchartrain and the Tchefuncte River, which attracts visitors for fishing, boating, and various water activities.
- Zoning allows for multi-family use, along with multiple other commercial uses (C2 Madisonville Zoning attached)
- The property is situated along Highway 22, a major thoroughfare in Madisonville, LA, offering high visibility and easy accessibility for potential customers or clients. It is approximately 1.4 miles to the Tchefuncte River and 4.5 miles from I-12.
- No Wetlands Determination on file.

Possible Development Sites:

- 4 acre parcel
Approximately 570 ft of frontage
\$1.75 PSF = \$304,920
- 15 acre parcel
Approximately 850 ft of frontage
\$1.50 PSF = \$980,100
- 72 acre parcel (approximately 19 acres of buildable land)
Approximately 2,200 ft of frontage
\$1.50 PSF = \$1,285,020





approx 15 acres

approx 4 acres

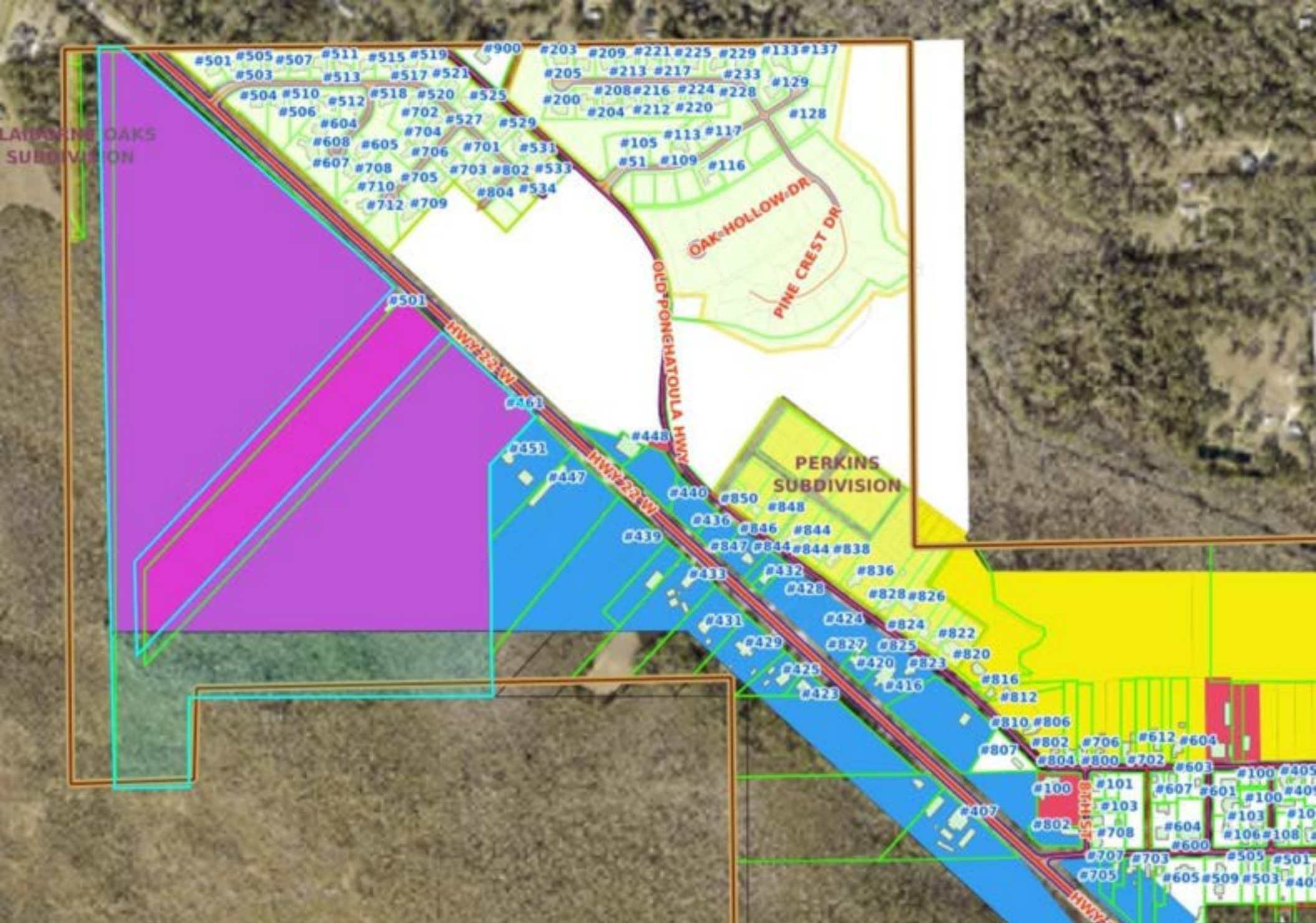












Sec. 36-91. C-2 highway commercial district.

- (a) *Purpose.* The purpose of the C-2 highway commercial district is to provide areas for a wide variety of commercial and business uses adjacent to Class A and Class B roadways (major road plan for St. Tammany Parish). To prevent unmanageable strip development, the highway commercial district should limit businesses that do not absolutely require direct highway accessibility.
 - (b) *Permitted uses.*
 - (1) Drive-in movie theater.
 - (2) Drive-in restaurant.
 - (3) Recreation equipment sales (boats).
 - (4) Auto service stations and centers, including tire shops.
 - (5) Seasonal produce stands.
 - (6) Auto sales lots.
 - (7) Public and semi-public utilities.
 - (8) Motel auto courts.
 - (9) Any multifamily district uses are permitted.
 - (10) Mobile homes.
 - (11) All uses permitted in C neighborhood and C-1 community business districts.
 - (c) *Conditional uses.*
 - (1) Industry that requires highway accessibility and direct contact with the public for sales.
 - (2) Storage of petroleum products and gasses other than bulk storage, provided that all above ground storage tanks shall be located a minimum of 150 feet from all property lines. Storage tanks below ground shall be located no closer to the property line than a distance equal to the greatest dimension (diameter, length, height) of the buried tank.
- All uses not permitted are prohibited.
- (d) *Lot size, setbacks and height regulations.*
 - (1) *Lot area.* No minimum lot area shall be required for a nonresidential use.
 - (2) *Minimum.* No minimum lot width shall be required for nonresidential use.
 - (3) *Front yard.* Front yard building lines shall conform to the average building in a developed block but in no case shall it be less than ten feet from the property line to include one tree for every 25 feet of lot frontage. On corner or through lots, the required front yard will be provided on both streets.
 - (4) *Side yard.* No side yard is required for nonresidential use except on the side of a lot abutting an adjacent existing dwelling or residential area as a district in which case there shall be a four-foot buffer zone to include a visual screen at least 70 percent opaque, of living or nonliving material put in place for the purpose of separating and obscuring from view those areas so screened.
 - (5) *Rear yard.* No rear yard is required for nonresidential use except on the side of a lot abutting an adjacent existing dwelling or residential area or a district in which case there shall be a four-foot buffer zone to include a visual screen at least 70 percent opaque, of living or nonliving material put in place for the purpose of separating and obscuring from view those areas so screened.

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(Supp. No. 4)

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- (6) *Height limitation.* No building or structure shall exceed 40 feet in height, measured to the peak of the roof.
- (7) *Setbacks.* There shall be provided a minimum setback line for a building or structure in the C-2 highway commercial district on an interior lot (or parcel) of ten feet from the front lot line and five feet from the side and rear lines. There shall be provided a minimum setback line for a building or structure in the C-2 highway commercial district on a corner lot (or parcel), of ten feet from the front lot line, ten feet from the side street lot line and five feet from the rear and interior lot lines.
- (e) *Fencing.* Reserved.
- (f) *Signs.* Signs in the C-2 highway commercial district shall be limited to the following:
- (1) Signs for identification of a business shall be limited to one double face sign not to exceed 100 square feet and may be erected in any required setback line but shall not be located nearer than five feet to the highway right-of-way or property line and in no way shall obstruct the view of traffic sight lines of vision or traffic control devices and shall not exceed 15 feet in height. Property with two or more street frontages shall be allowed to display one sign on each frontage.
 - (2) Signs advertising displays or signs pertaining to uses of sales only on the property where displayed may have an area not to exceed 50 square feet and may not be divided into more than one single or double faced sign.
 - (3) Real estate signs advertising the property for sale or lease shall not exceed 32 square feet in sign face and 32 square feet in total area and not exceeding ten feet in height. Property with two or more street frontages shall be allowed to display one sign on each frontage. Advertising for sale or lease shall be limited to the property on which the sign is located.
 - (4) Political signs, on a temporary basis, not exceeding six square feet in sign face and six square feet in total area. Signs shall be removed not later than ten calendar days following the last election to which the signs pertain.
 - (5) Construction signs, on a temporary basis, not exceeding six square feet in sign face and six square feet in total area, indicating the contractor or sub-contractor engaged in work at that specific location. Signs shall be removed on completion of the construction work.
 - (6) No sign shall be erected or displayed in any public right-of-way.
 - (7) All signs shall be stationary and shall have no flashing, blinking or variable intensity lighting.
 - (8) All signage not permitted herein is prohibited.
- (g) *Parking.* Off-street parking for a building or structure in the C-2 highway commercial district shall be provided for one vehicle for each 250 square feet of gross floor area. The number of handicap parking spaces shall be in accordance with the Americans with Disabilities Act.
- (h) *Additional requirements.* One tree shall be required for every five parking spaces. Said trees shall be distributed on the site with a minimum of 70 percent to be dispersed throughout the parking area and not exclusively on the periphery.
- (1) *Credit for preserving existing trees.* Credit may be received on the reforestation requirements of this district by preserving existing trees.
 - (2) *Exchange rate.* The reforestation requirement of this district shall be credited for preserved trees at the following rate:

EXCHANGE RATE FOR PRESERVED TREES

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	458	6,756	20,042
2010 Population	735	12,081	30,422
2023 Population	971	18,097	46,480
2028 Population	1,014	19,070	49,116
2023 African American	52	714	1,647
2023 American Indian	3	41	136
2023 Asian	14	233	747
2023 Hispanic	61	1,300	3,537
2023 Other Race	9	218	572
2023 White	824	15,393	39,371
2023 Multiracial	69	1,495	4,000
2023-2028: Population: Growth Rate	4.35 %	5.25 %	5.55 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	42	548	1,435
\$15,000-\$24,999	3	95	612
\$25,000-\$34,999	16	269	718
\$35,000-\$49,999	39	594	1,468
\$50,000-\$74,999	28	912	2,746
\$75,000-\$99,999	61	899	2,113
\$100,000-\$149,999	58	1,362	3,227
\$150,000-\$199,999	22	478	1,488
\$200,000 or greater	60	1,476	3,717
Median HH Income	\$87,961	\$99,982	\$95,181
Average HH Income	\$125,465	\$143,819	\$141,053

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	196	2,697	7,955
2010 Total Households	259	4,384	11,356
2023 Total Households	329	6,633	17,523
2028 Total Households	342	7,035	18,656
2023 Average Household Size	2.95	2.70	2.62
2000 Owner Occupied Housing	145	2,023	5,972
2000 Renter Occupied Housing	27	453	1,384
2023 Owner Occupied Housing	263	5,315	13,801
2023 Renter Occupied Housing	66	1,318	3,722
2023 Vacant Housing	35	538	1,538
2023 Total Housing	364	7,171	19,061
2028 Owner Occupied Housing	277	5,638	14,694
2028 Renter Occupied Housing	65	1,397	3,962
2028 Vacant Housing	36	544	1,563
2028 Total Housing	378	7,579	20,219
2023-2028: Households: Growth Rate	3.90 %	5.90 %	6.30 %

Source: esri



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	56	968	2,456
2023 Population Age 35-39	65	1,128	2,857
2023 Population Age 40-44	78	1,328	3,145
2023 Population Age 45-49	69	1,211	2,988
2023 Population Age 50-54	62	1,223	3,206
2023 Population Age 55-59	58	1,194	3,228
2023 Population Age 60-64	55	1,142	3,196
2023 Population Age 65-69	47	995	2,764
2023 Population Age 70-74	38	806	2,268
2023 Population Age 75-79	25	531	1,466
2023 Population Age 80-84	14	322	899
2023 Population Age 85+	9	349	1,039
2023 Population Age 18+	704	13,430	35,288
2023 Median Age	38	40	42

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,237	\$89,263	\$87,460
Average Household Income 25-34	\$119,916	\$121,574	\$123,136
Median Household Income 35-44	\$115,315	\$117,846	\$115,661
Average Household Income 35-44	\$158,518	\$161,491	\$159,335
Median Household Income 45-54	\$109,333	\$127,208	\$126,779
Average Household Income 45-54	\$149,406	\$177,564	\$176,310
Median Household Income 55-64	\$80,946	\$114,409	\$112,427
Average Household Income 55-64	\$125,482	\$169,638	\$165,322
Median Household Income 65-74	\$66,039	\$77,600	\$74,338
Average Household Income 65-74	\$99,093	\$120,604	\$119,370
Average Household Income 75+	\$57,927	\$76,441	\$75,141

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	69	1,184	3,003
2028 Population Age 35-39	68	1,201	3,090
2028 Population Age 40-44	67	1,218	3,147
2028 Population Age 45-49	77	1,352	3,301
2028 Population Age 50-54	67	1,239	3,130
2028 Population Age 55-59	59	1,198	3,206
2028 Population Age 60-64	54	1,139	3,162
2028 Population Age 65-69	51	1,118	3,071
2028 Population Age 70-74	43	921	2,632
2028 Population Age 75-79	33	746	2,068
2028 Population Age 80-84	20	460	1,258
2028 Population Age 85+	14	420	1,215
2028 Population Age 18+	748	14,369	37,846
2028 Median Age	38	41	43

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,171	\$96,679	\$95,851
Average Household Income 25-34	\$137,555	\$137,251	\$139,519
Median Household Income 35-44	\$132,215	\$127,658	\$126,858
Average Household Income 35-44	\$178,997	\$180,447	\$179,004
Median Household Income 45-54	\$124,928	\$144,502	\$143,732
Average Household Income 45-54	\$171,252	\$199,747	\$197,302
Median Household Income 55-64	\$96,456	\$134,066	\$130,188
Average Household Income 55-64	\$152,084	\$194,881	\$189,256
Median Household Income 65-74	\$78,127	\$87,390	\$85,089
Average Household Income 65-74	\$118,764	\$140,862	\$139,497
Average Household Income 75+	\$70,694	\$89,078	\$87,900



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Exclusively Marketed by:



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KPG Realty- Cordell Eustis Group
Cordell Eustis Group
(985) 373-6417
brent@cordelleustis.com
Lic: 995690890



Jessica Keating

KPG Realty
Commercial Broker
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Lic: 995707926



www.cordelleustis.com