

Hwy 59- 95 Acres

03.11.24

ALAMOSA BUSINESS PARK

INTERSTATE 12

TRAILHEAD DRIVE

TAMMANY TRACE DR.

Tract 3, 4, & 5
Up to 65.481 acres
\$2.25 psf

TAMMANY TRACE

Proposed
Trace
Crossing

Tract 1B & 2B
Up to 14.496 acres
\$3.50 psf

Tract 1A & 2A
Up to 15 acres
\$5.00 psf

HWY 59- 1300 FEET OF FRONTAGE

FOR SALE

ST. TAMMANY PARISH
GOVERNMENT OFFICE
0 Highway 59
Mandeville, LA 70471

Brent Cordell
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OFFERING SUMMARY

ADDRESS	0 Highway 59 Mandeville LA 70471
LOUISIANA	Mandeville
PRICE	\$9,923,142
LAND ACRES	95
ZONING TYPE	I-2
# OF PARCELS	5

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	7,374	39,156	62,700
2023 Median HH Income	\$84,421	\$81,209	\$78,338
2023 Average HH Income	\$125,587	\$127,865	\$125,320

95 Acres - Hwy 59

- Large Tract of land located just north of Interstate 12 on Hwy 59. Property available in 15 to 95 acre parcels or other configuration with sellers' approval.
 - Adjacent to Alamosa Business Park.
 - Parcels 1A & 2A +/- 15 acres at \$5 PSF (\$1,524,600 - \$3,267,000.00)
Parcels 1B & 2B +/- 14.5 acres at \$3.50 PSF (\$2,210,670)
Parcels 3, 4, & 5 totaling +/- 65.481 acres at \$2.25 (\$6,417,792.81).
If all 5 tracts are sold together under one contract, the pricing for +/- 95 acres at \$2.40 PSF (\$9,923,142).
- If only Tracts 1 & 2 are sold, the Purchase Agreement must contain provisions for a constructed public roadway dead ending at the Seller's proposed Trace Crossing.
- Land encompasses both sides (East and West) of the Tammany Trace.
 - There are 29.5 acres on the East side of the Tammany Trace with 1300 feet of frontage on Highway 59.



- The property on the West side of the Tammany Trace is 65.48 acres.
- Current zoning of the property is I-2 Industrial, however, the frontage on Hwy 59 has the potential to be zoned as HC2.

ALAMOSA BUSINESS PARK

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Up to 15 acres
\$5.00 psf

ST. TAMMANY PARISH
GOVERNMENT COMPLEX

KOOP DRIVE

HWY 59- 1300 FEET OF FRONTAGE



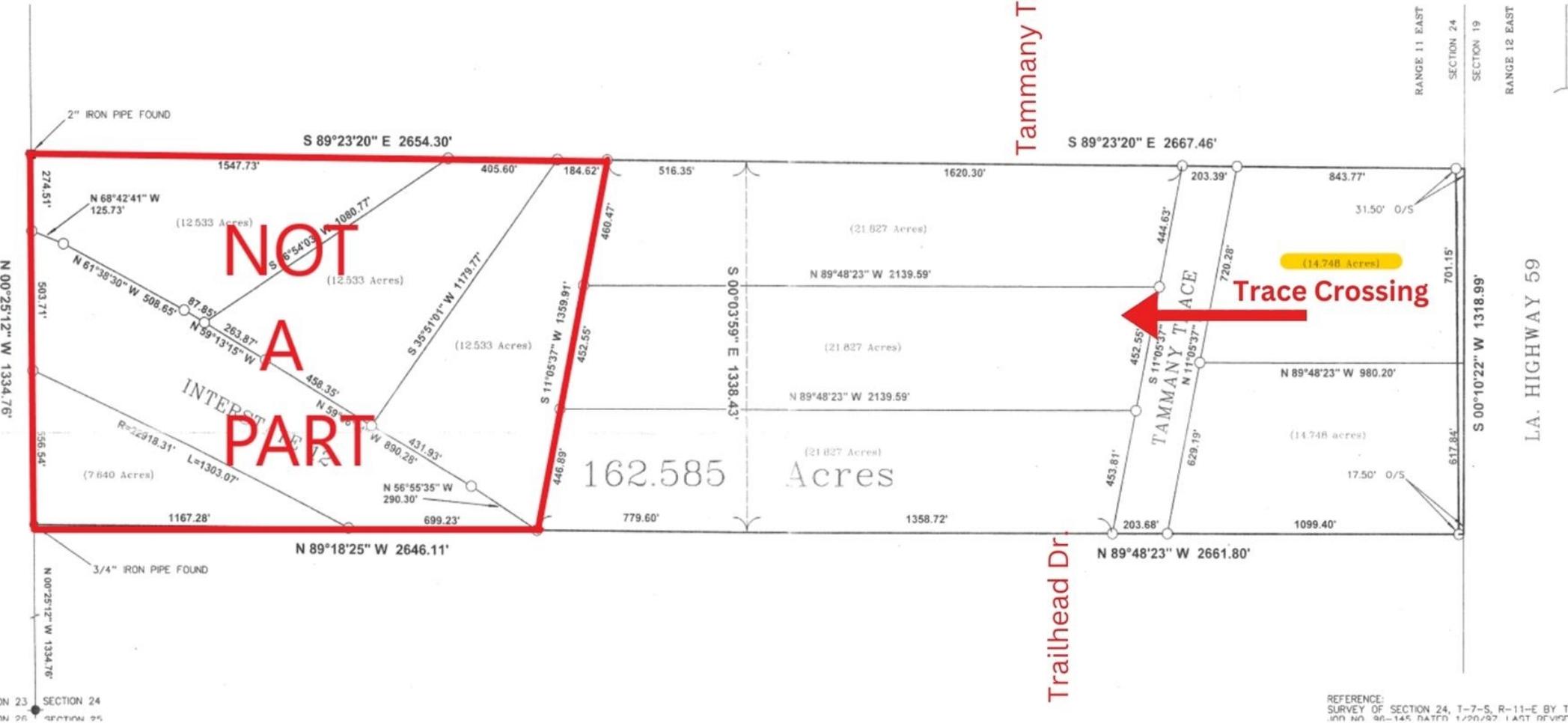
Interstate 12

Trailhead Drive

Tammany Trace Dr.

St. Tammany Parish
Government Complex

HWY 59



REFERENCE:
 SURVEY OF SECTION 24, T-7-S, R-11-E BY THE
 AND NO. 96-145 DATED 1/20/92 LAST REVISED

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,314	30,577	45,304
2010 Population	7,227	36,464	56,434
2023 Population	7,374	39,156	62,700
2028 Population	7,438	39,989	64,101
2023 African American	263	1,440	2,585
2023 American Indian	18	130	223
2023 Asian	87	585	1,100
2023 Hispanic	674	3,662	5,967
2023 Other Race	139	816	1,398
2023 White	6,114	32,375	51,330
2023 Multiracial	750	3,787	6,038
2023-2028: Population: Growth Rate	0.85 %	2.10 %	2.20 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	162	1,248	2,038
\$15,000-\$24,999	89	628	1,182
\$25,000-\$34,999	198	1,146	1,804
\$35,000-\$49,999	233	1,296	2,286
\$50,000-\$74,999	527	2,667	4,401
\$75,000-\$99,999	374	1,659	2,716
\$100,000-\$149,999	540	2,336	3,630
\$150,000-\$199,999	168	1,374	2,183
\$200,000 or greater	460	2,612	4,091
Median HH Income	\$84,421	\$81,209	\$78,338
Average HH Income	\$125,587	\$127,865	\$125,320

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,895	11,560	17,318
2010 Total Households	2,550	13,439	20,969
2023 Total Households	2,751	14,965	24,330
2028 Total Households	2,791	15,392	25,036
2023 Average Household Size	2.67	2.58	2.55
2000 Owner Occupied Housing	1,651	8,646	13,054
2000 Renter Occupied Housing	157	2,089	3,039
2023 Owner Occupied Housing	2,359	11,727	18,818
2023 Renter Occupied Housing	392	3,238	5,512
2023 Vacant Housing	106	1,136	1,783
2023 Total Housing	2,857	16,101	26,113
2028 Owner Occupied Housing	2,403	12,166	19,551
2028 Renter Occupied Housing	388	3,226	5,485
2028 Vacant Housing	98	1,116	1,743
2028 Total Housing	2,889	16,508	26,779
2023-2028: Households: Growth Rate	1.45 %	2.80 %	2.85 %

Source: esri



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	376	2,174	3,532
2023 Population Age 35-39	399	2,185	3,854
2023 Population Age 40-44	558	2,561	4,149
2023 Population Age 45-49	493	2,580	4,054
2023 Population Age 50-54	539	2,824	4,480
2023 Population Age 55-59	528	2,889	4,502
2023 Population Age 60-64	509	2,924	4,604
2023 Population Age 65-69	339	2,196	3,683
2023 Population Age 70-74	268	1,715	2,892
2023 Population Age 75-79	194	1,196	1,946
2023 Population Age 80-84	102	722	1,155
2023 Population Age 85+	107	826	1,278
2023 Population Age 18+	5,441	30,190	48,401
2023 Median Age	39	42	42

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,923	\$80,562	\$75,966
Average Household Income 25-34	\$109,411	\$116,505	\$110,565
Median Household Income 35-44	\$104,765	\$106,515	\$97,079
Average Household Income 35-44	\$144,049	\$148,939	\$138,820
Median Household Income 45-54	\$113,219	\$116,312	\$111,683
Average Household Income 45-54	\$162,142	\$163,292	\$160,291
Median Household Income 55-64	\$96,753	\$98,013	\$97,626
Average Household Income 55-64	\$138,888	\$145,685	\$146,682
Median Household Income 65-74	\$63,250	\$63,516	\$63,308
Average Household Income 65-74	\$87,924	\$98,733	\$100,888
Average Household Income 75+	\$67,440	\$66,623	\$68,161

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	457	2,724	4,107
2028 Population Age 35-39	443	2,605	4,211
2028 Population Age 40-44	444	2,426	4,223
2028 Population Age 45-49	530	2,554	4,191
2028 Population Age 50-54	464	2,507	4,012
2028 Population Age 55-59	494	2,637	4,255
2028 Population Age 60-64	481	2,703	4,255
2028 Population Age 65-69	438	2,613	4,145
2028 Population Age 70-74	299	2,016	3,359
2028 Population Age 75-79	222	1,515	2,539
2028 Population Age 80-84	156	1,038	1,630
2028 Population Age 85+	120	951	1,461
2028 Population Age 18+	5,614	31,317	50,141
2028 Median Age	39	42	42

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,974	\$88,610	\$84,159
Average Household Income 25-34	\$122,703	\$132,224	\$126,854
Median Household Income 35-44	\$115,267	\$122,073	\$111,312
Average Household Income 35-44	\$167,119	\$173,339	\$161,696
Median Household Income 45-54	\$123,747	\$131,807	\$124,898
Average Household Income 45-54	\$180,953	\$183,359	\$178,579
Median Household Income 55-64	\$110,304	\$113,913	\$112,735
Average Household Income 55-64	\$163,313	\$167,739	\$168,325
Median Household Income 65-74	\$69,661	\$70,726	\$71,192
Average Household Income 65-74	\$102,134	\$115,840	\$118,862
Average Household Income 75+	\$78,006	\$76,810	\$79,289

