



PROPERTY ONE

1862 LOUISIANA 22

Madisonville, LA 70447



Presented by:

MIKE D'AMICO

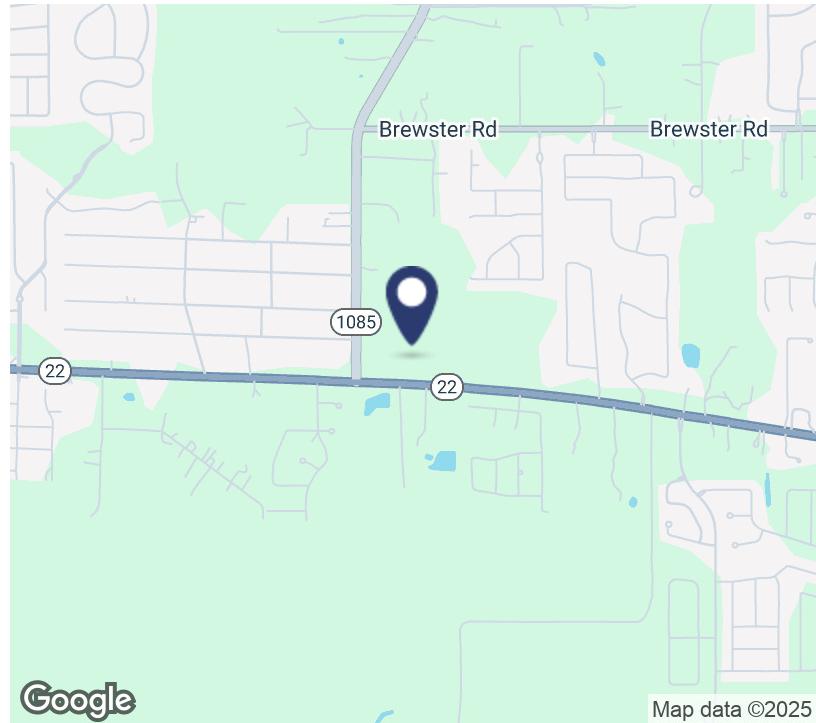
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Map data ©2025

OFFERING SUMMARY

Sale Price: \$2,334,707

Building Size: 3,503 SF

Available SF: 3,503 SF

Lot Size: 10 acres

PROPERTY OVERVIEW

Approximately 10 acres on Hwy 22 Madisonville poised to be commercial corridor from Madisonville heading west into Tangipahoa parish combined with Hwy 1085 allowing traffic from the north area of I-12 and Hwy 1077. This area has experienced large residential growth for the last 15 to 20 years creating need for commercial services and businesses in the area.

House with 3,503 square feet of living area (Restored in 2024)
Covered Porch with 268 square feet
Wood Deck with 612 square feet
Detached Garage with 484 square feet
Storage with 200 square feet

This is an approximate 10-acre parcel recently zoned HC2 in St Tammany Parish. The location and size works well for many commercial businesses. See below for details pertaining to Historic Southern Estate & Event Venue with past history in the area.



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PROPERTY DESCRIPTION

Historic Southern Estate & Event Venue**Property Overview:**

Steeped in history and timeless charm, this extraordinary 10-acre estate traces its roots back to 1860, when the Peter family established a sugar mill and planted pecans and satsumas on the property. Nearly 130 years later, the original 19th-century home has been lovingly restored in 2024, blending historic character with modern functionality.

Historic Features:

Original Architecture: Antique Heart of Pine floors milled from the land, soaring 11-foot ceilings, shiplap walls, antique doors, and transoms.

Period Details: Fireplaces, clawfoot tubs, and vintage finishes that honor the home's heritage.

Outbuildings: The original barn still stands, offering unique opportunities for events, storage, or conversion.

Natural Setting: Mature pecan trees and open acreage create a serene, timeless atmosphere.

Property Highlights:

Approximately 10 acres of scenic grounds, perfect for weddings, private events, or agritourism ventures.

Restored 19th-century home, ideal as a residence, event center, or boutique venue.

Historic ambiance paired with modern updates, creating versatile possibilities.

Prime opportunity to continue its legacy as a family estate, hospitality business, or cultural landmark.

Investment Potential:

This property is more than land and walls—it's a story waiting to be shared. With its history, charm, and spacious grounds, it offers endless potential as an event venue, bed & breakfast, cultural attraction, or private estate.

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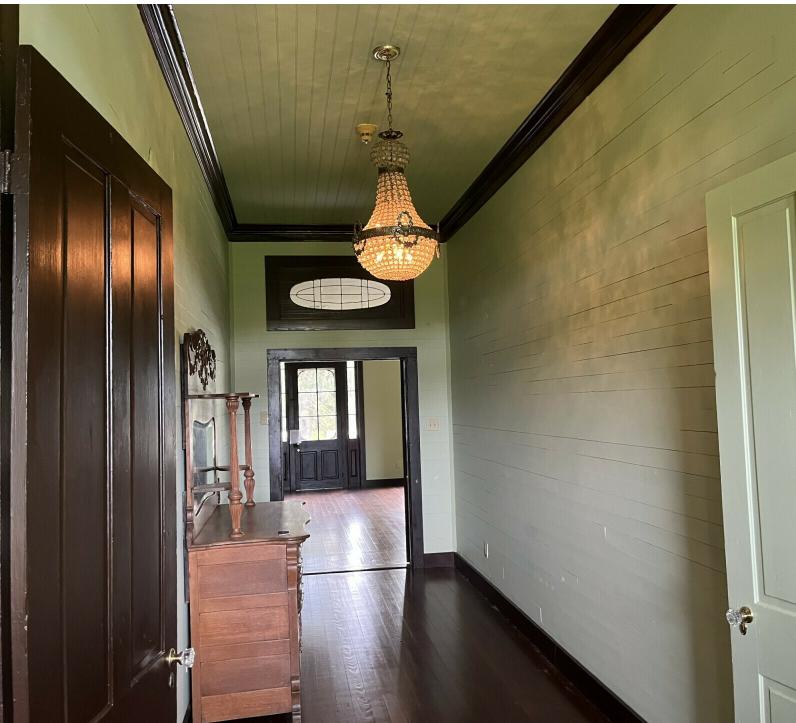
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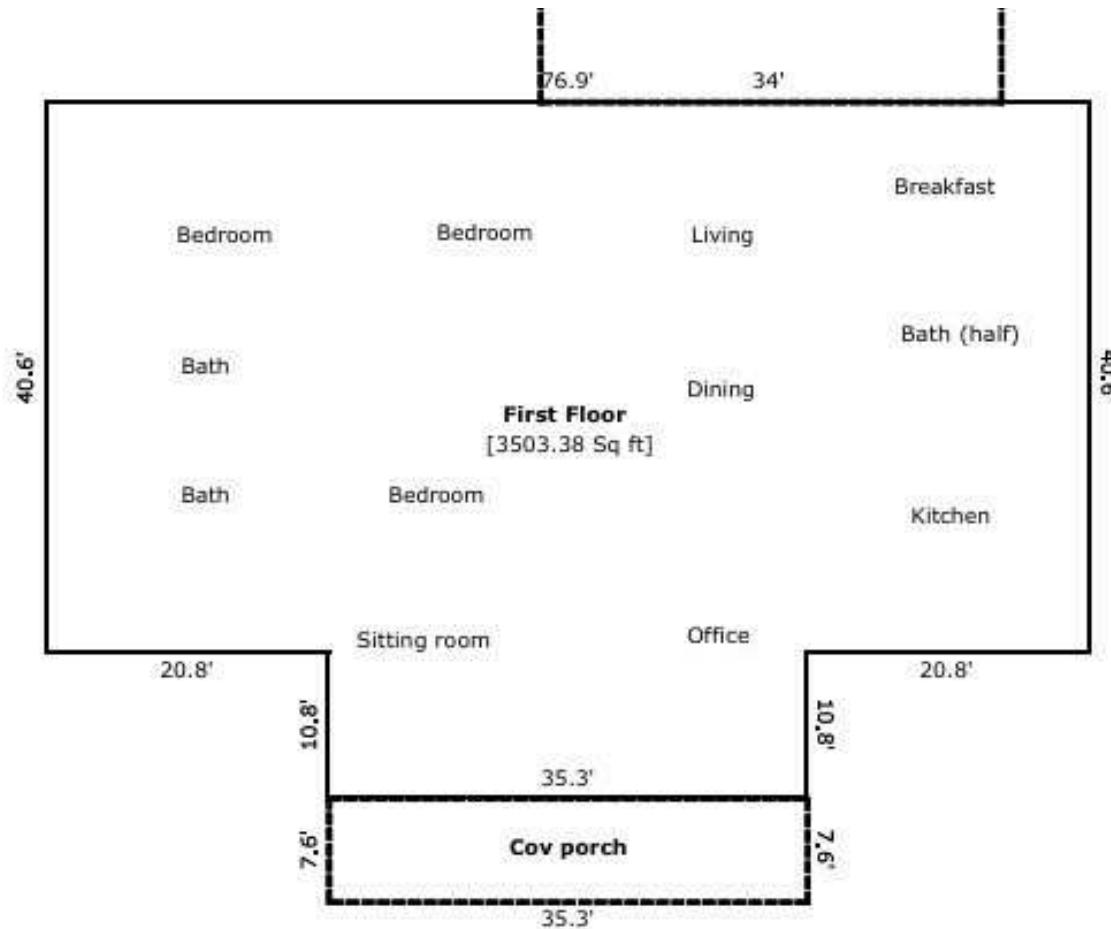
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TOTAL Sketch by a la mode

Area Calculations Summary

Calculation Details

$$35.3 \times 10.8 = 381.24$$

Living Area

First Floor

3503.38 Sq ft



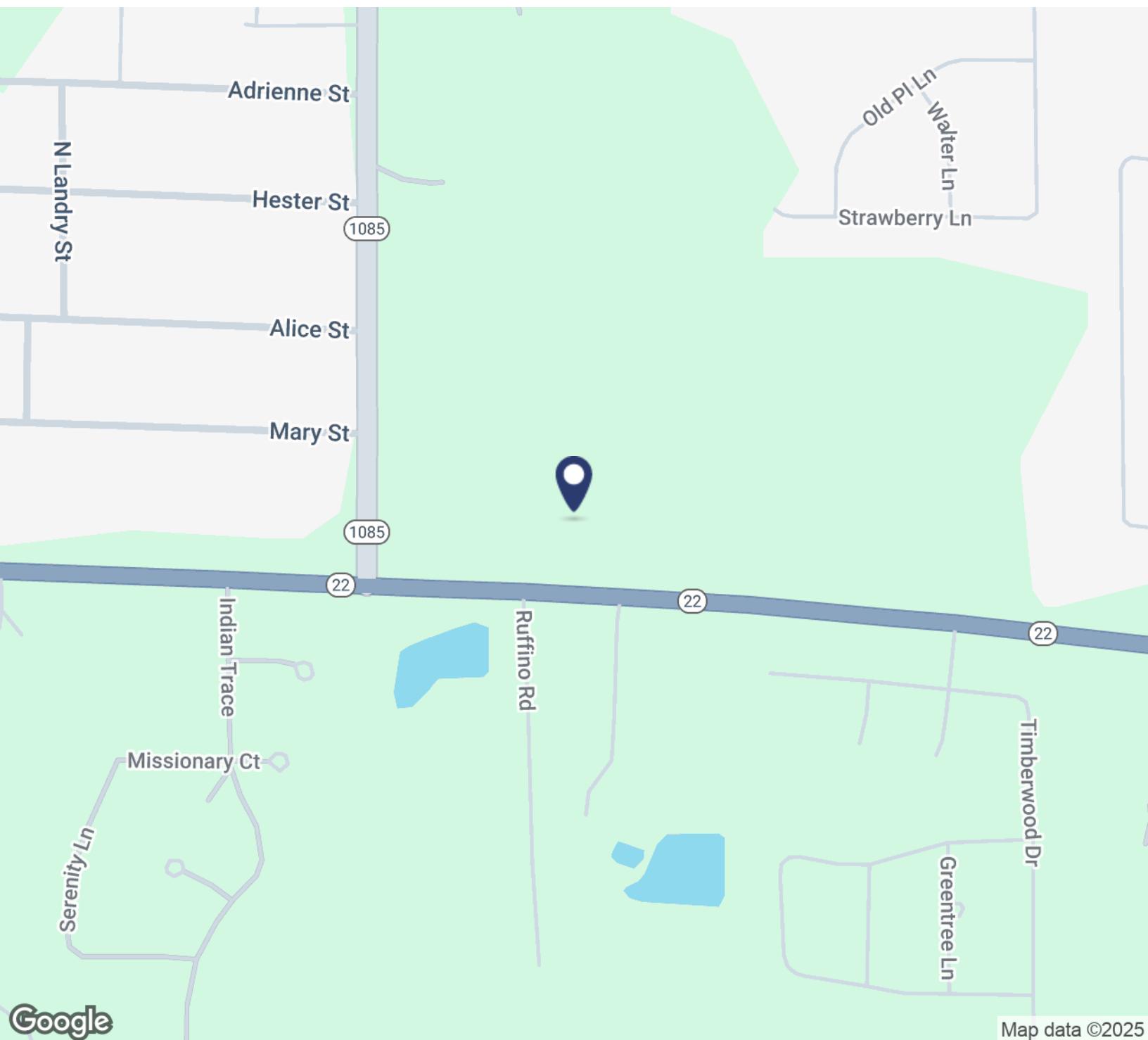
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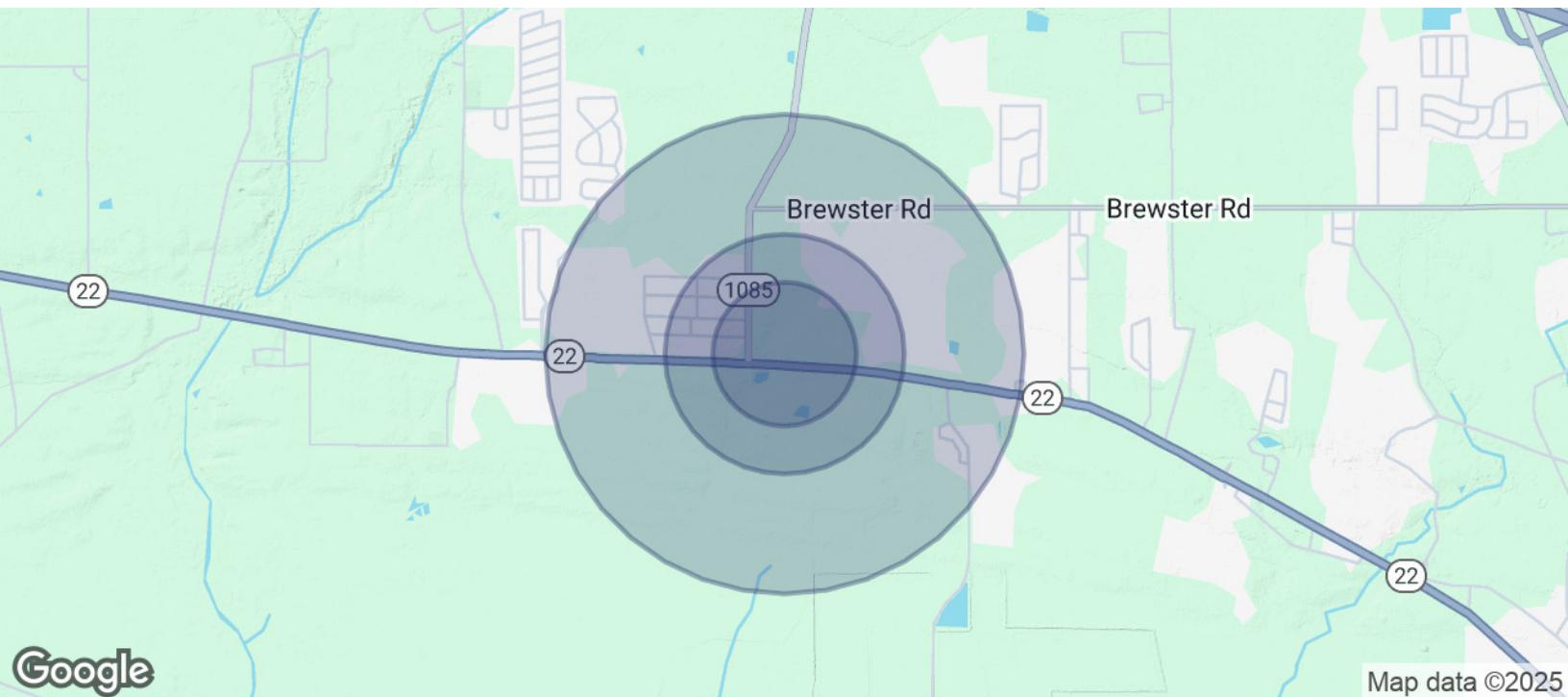
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	231	1,103	3,739
Average Age	35	35	35
Average Age (Male)	35	35	35
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	73	358	1,218
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$175,623	\$173,568	\$165,921
Average House Value	\$414,153	\$401,345	\$389,414

Demographics data derived from AlphaMap



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FOR MORE INFORMATION, PLEASE CONTACT:

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