

## FOR SALE

### PROPERTY SUMMARY

This 26.6+/- acre site is located west of the city limits of Hammond, directly off Interstate 12, within 2 miles of the I-55 / I-12 interchange, and less than 1 hour driving distance from New Orleans.

This assemblage consists of 2 parcels: 17.75+/- Acres and 8.8+/- Acres. Both parcels have frontage on Crisp Road and are located in Section 30, T6S-R7E, Tangipahoa Parish, LA.

The site features all utilities and no wetlands.

### PRICE

- \$59,500 per acre

### LAND SIZE

- 8.8 - 26.6 Acres

### ASSEMBLAGE OF 2 PARCELS

- 17.75 +/- Acres
- 8.8 +/- Acres

### TRAFFIC COUNT (ADT 2022)

- Hwy. 190 east of site: 14,458
- I12 east of site: 76,906

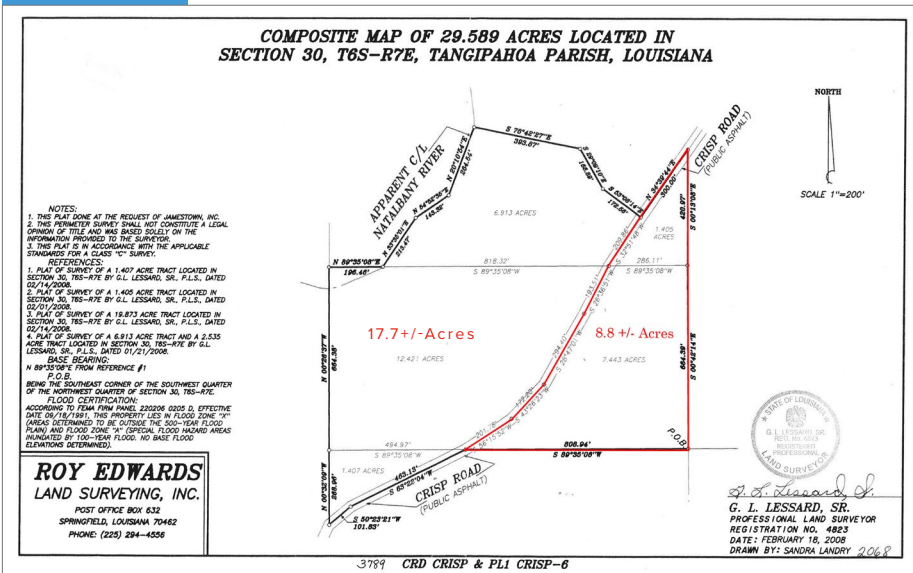
### 2022 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	1,527	17,139	43,590



8.8 Acres

Click images for larger view



17.7 Acres

