

# ONE-OF-A-KIND EVENT CENTER

TOTAL SF: 63,320 ACRES: +/- 36.71

HAMMOND, LA

stirling

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## OFFERING DETAILS

### FOR SALE

**FULL OFFERING:** 3 BUILDINGS ON +/- 36.71 ACRES

**BUILDING ONE:** 45,820 SF SANCTUARY BUILDING

**BUILDING TWO & THREE:** +/- 13,500 SF AND +/- 4,000

**UNDEVELOPED LAND:** +/- 18 ACRES

BUILDING ONE



BUILDING TWO



BUILDING THREE



## PROPERTY OVERVIEW

**THIS UNIQUE +/- 36.71 ACRE EVENT CENTER HAS GREAT VISIBILITY AND ACCESS TO INTERSTATE 12. LOCATED IN HAMMOND, LA LESS THAN AN HOUR FROM DOWNTOWN NEAR ORLEANS AND BATON ROUGE, THIS PROPERTY CAN BE HOST TO LOCAL AND REGIONAL EVENTS, CONCERTS AND SERVICES. THE SITE CONSISTS OF 3 SPECIAL USE BUILDINGS FOR A TOTAL OF 63,320 SF OF INDOOR EVENT AREA, MULTIPLE LARGE PAVED SURFACE PARKING AREAS, LARGE OVERFLOW PARKING AREA AND ADDITIONAL LAND FOR GROWTH AND EXPANSION.**

**THE MAIN EVENT CENTER IS A LARGE +/- 45,820 SF TWO STORY FACILITY INITIALLY BUILT FOR A LARGE CHURCH. THIS BUILDING HAS A BEAUTIFUL SANCTUARY WHICH HOLDS 3300+ STADIUM SEATS, A SMALL CAFÉ, RETAIL SHOP AREA, VIP ROOMS WHICH INCLUDE PRIVATE KITCHEN AND BATH, TWO LARGE MULTI-STALL RESTROOMS, MULTIPLE LARGE CLASS OR GROUP ROOMS, AND LARGE BACK STAGE AREA. BUILDING TWO IS A +/- 13,500 SF EVENT FACILITY WITH SEATING CAPACITY OF APPROXIMATELY 450-600. THIS BUILDING CONSISTS OF MULTIPLE OFFICES, MULTIPLE CLASS OR GROUP ROOMS WITH PRIVATE HALF-BATHROOMS IN EACH, AND MORE. BUILDING THREE IS A +/- 4000 SMALL EVENT HALL. IN ADDITION TO THE PROPERTY IMPROVEMENTS, AN ADDITIONAL +/- 18 ACRES TO EXPAND PARKING, FACILITIES OR FURTHER DEVELOPMENT AS DESIRED.**



BUILDING ONE



BUILDING ONE



BUILDING ONE



BUILDING ONE



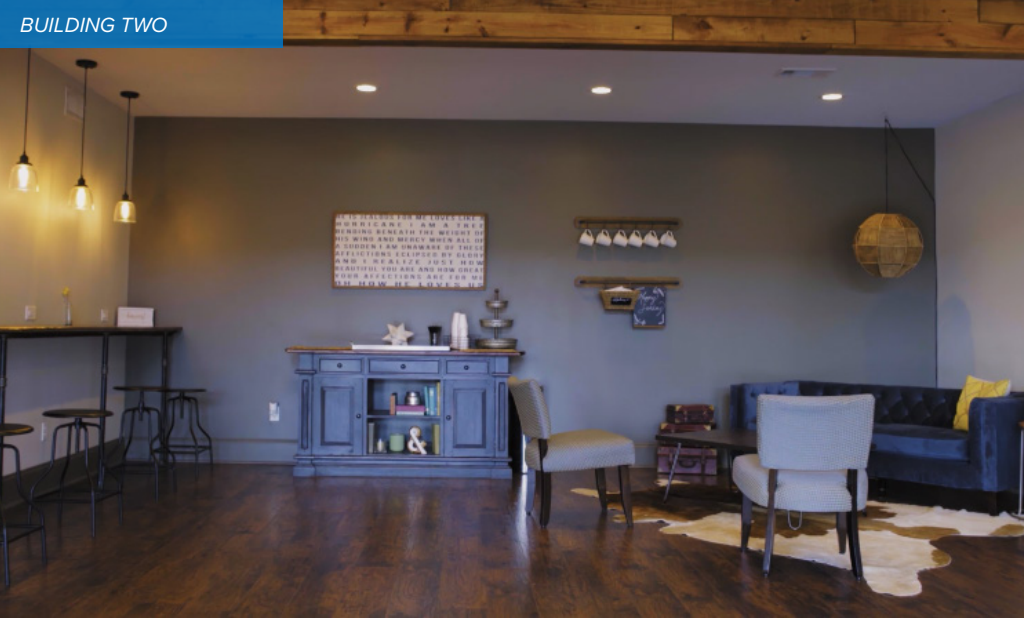
BUILDING ONE



BUILDING TWO



BUILDING TWO



BUILDING TWO



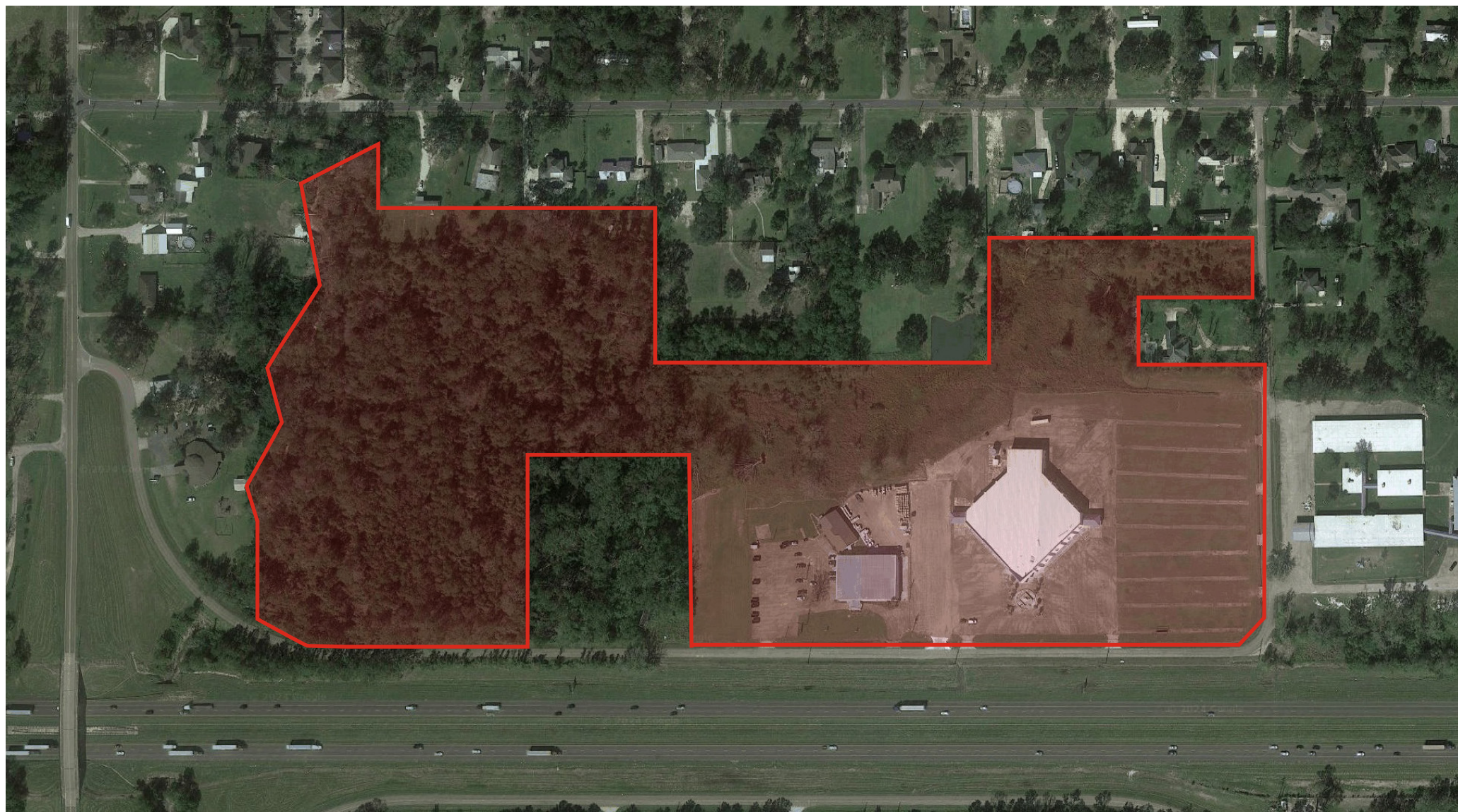
BUILDING THREE



BUILDING THREE

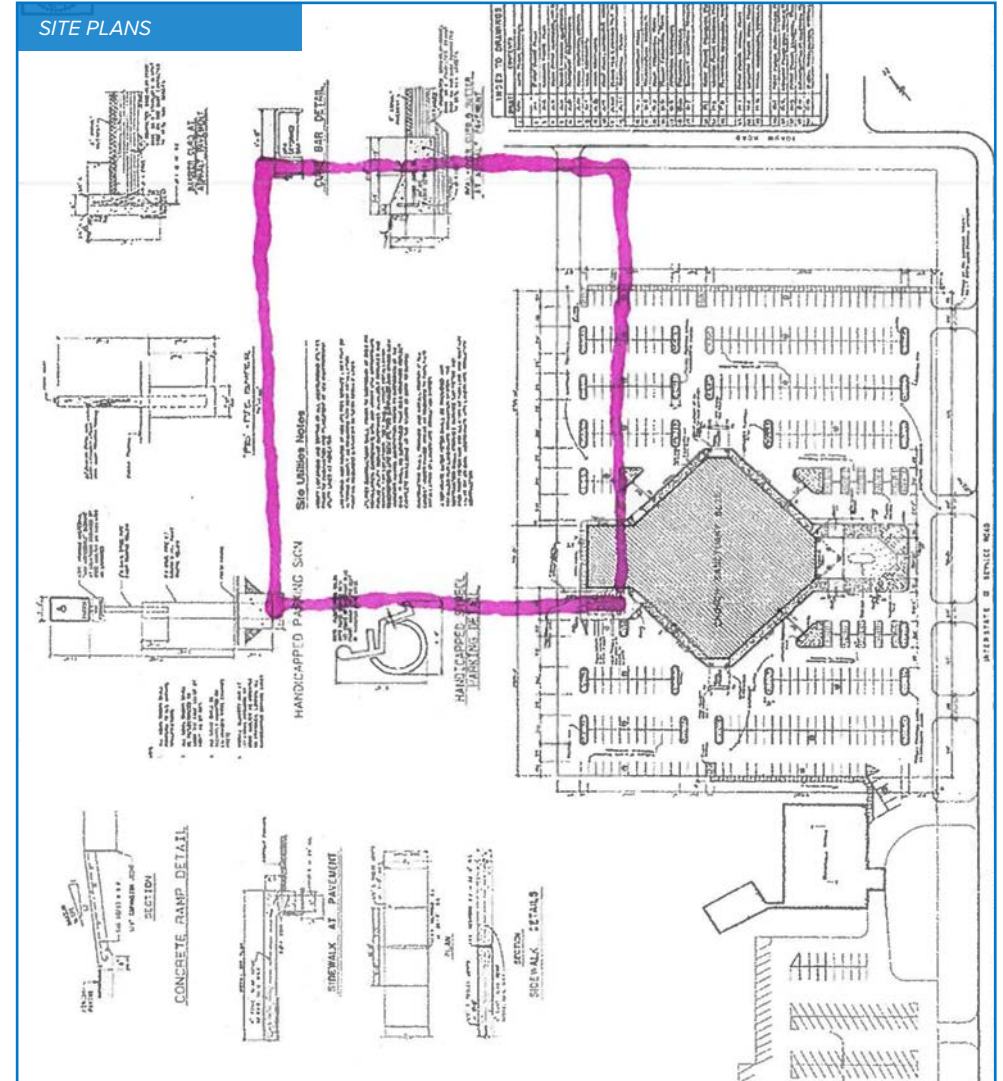
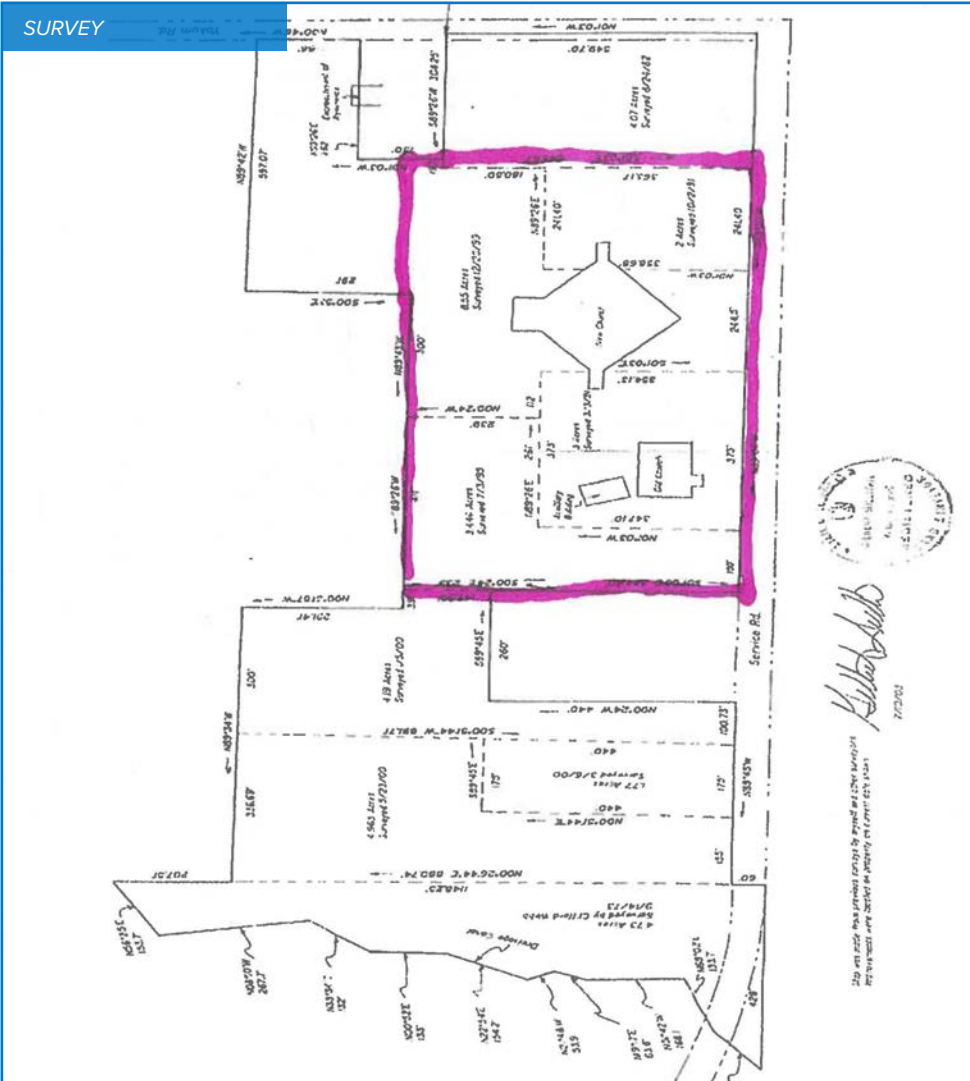


## AERIAL VIEW

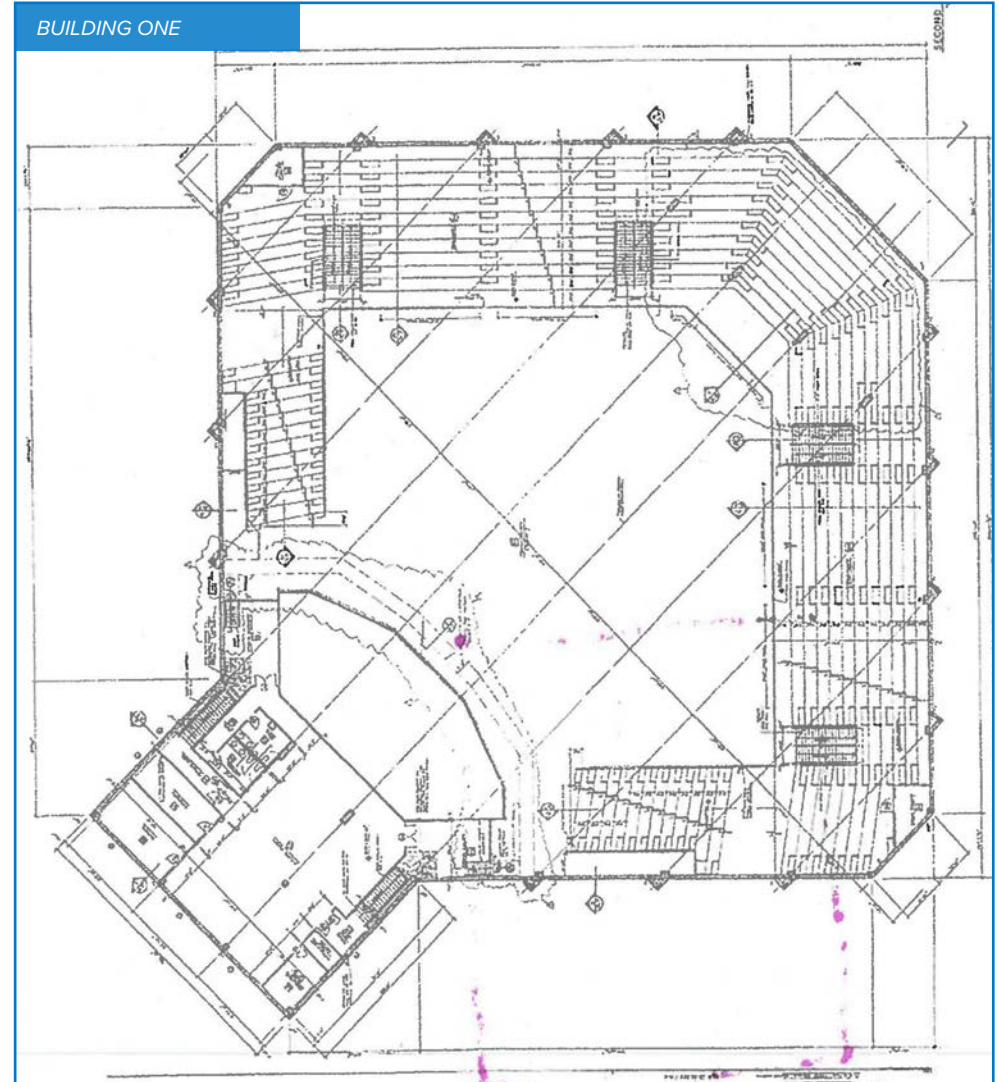
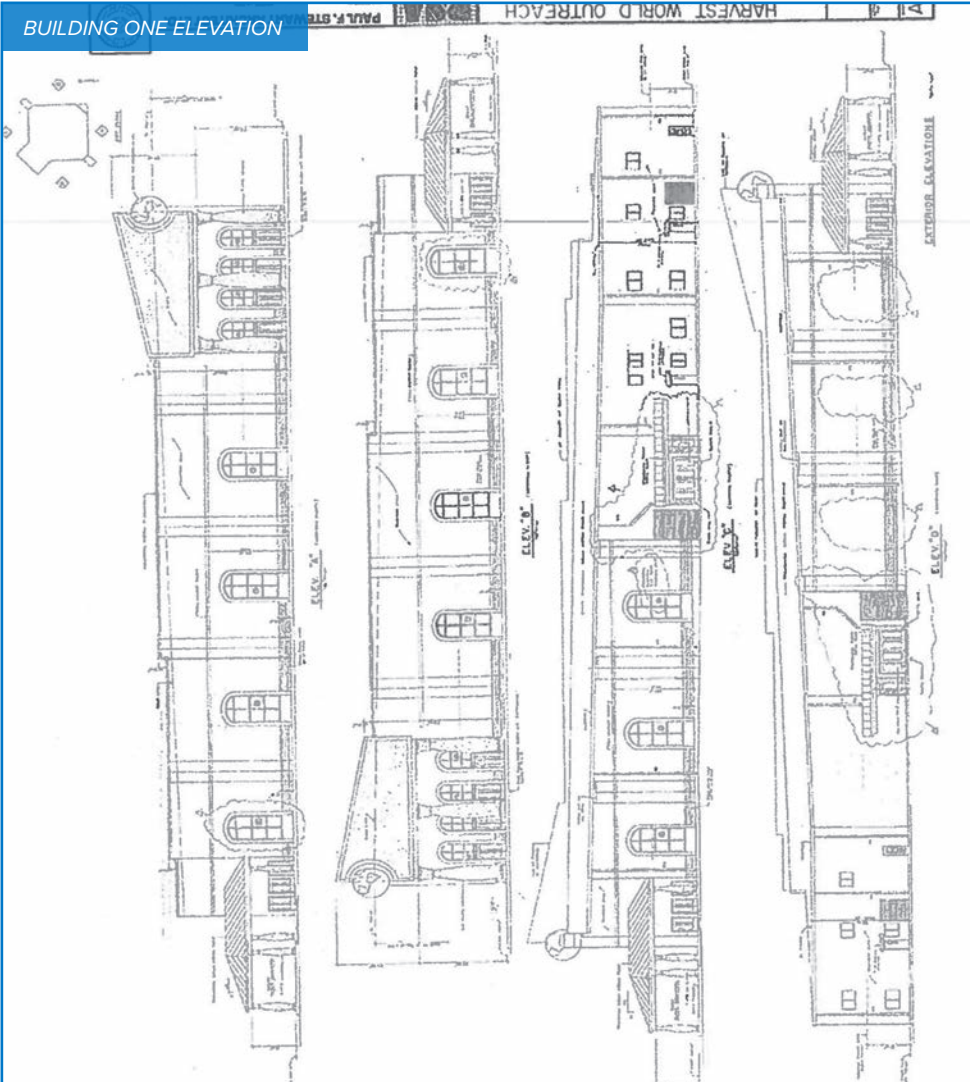




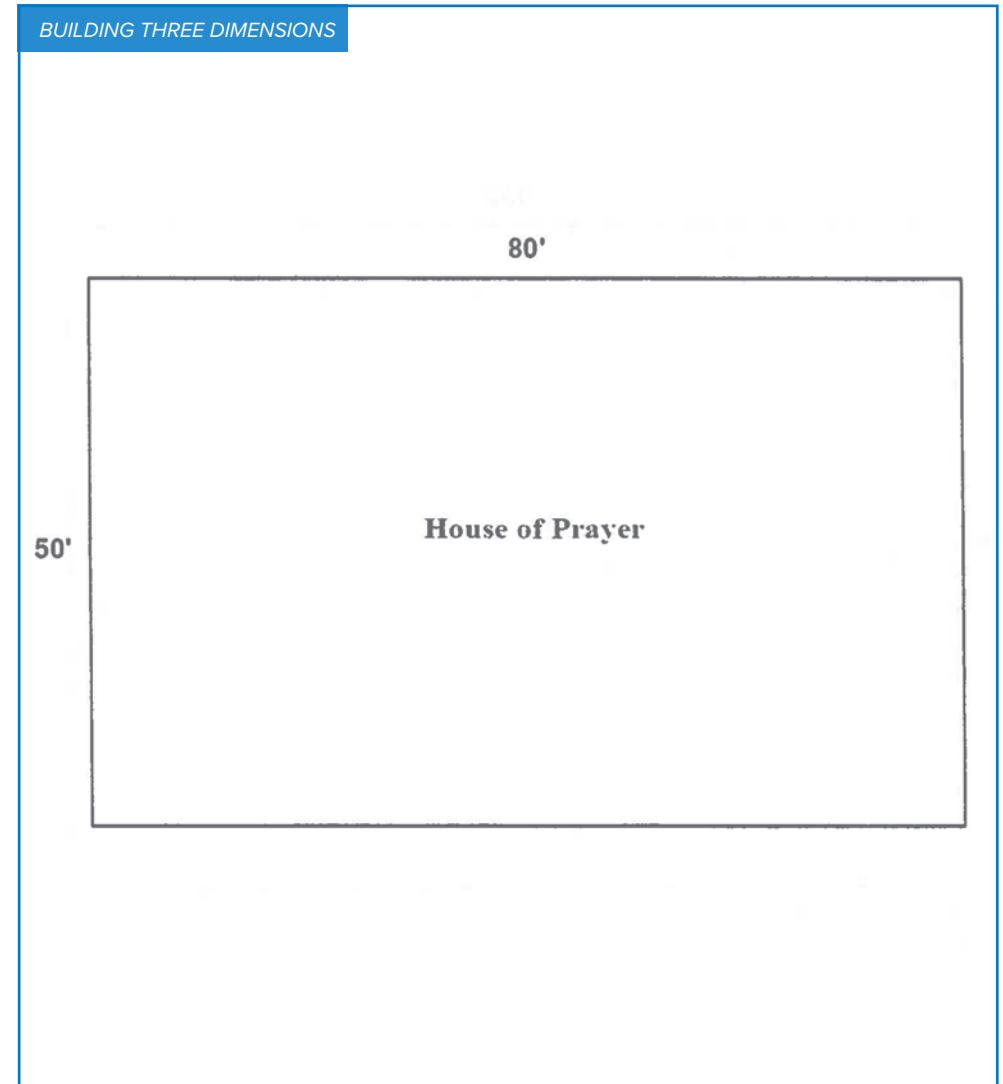
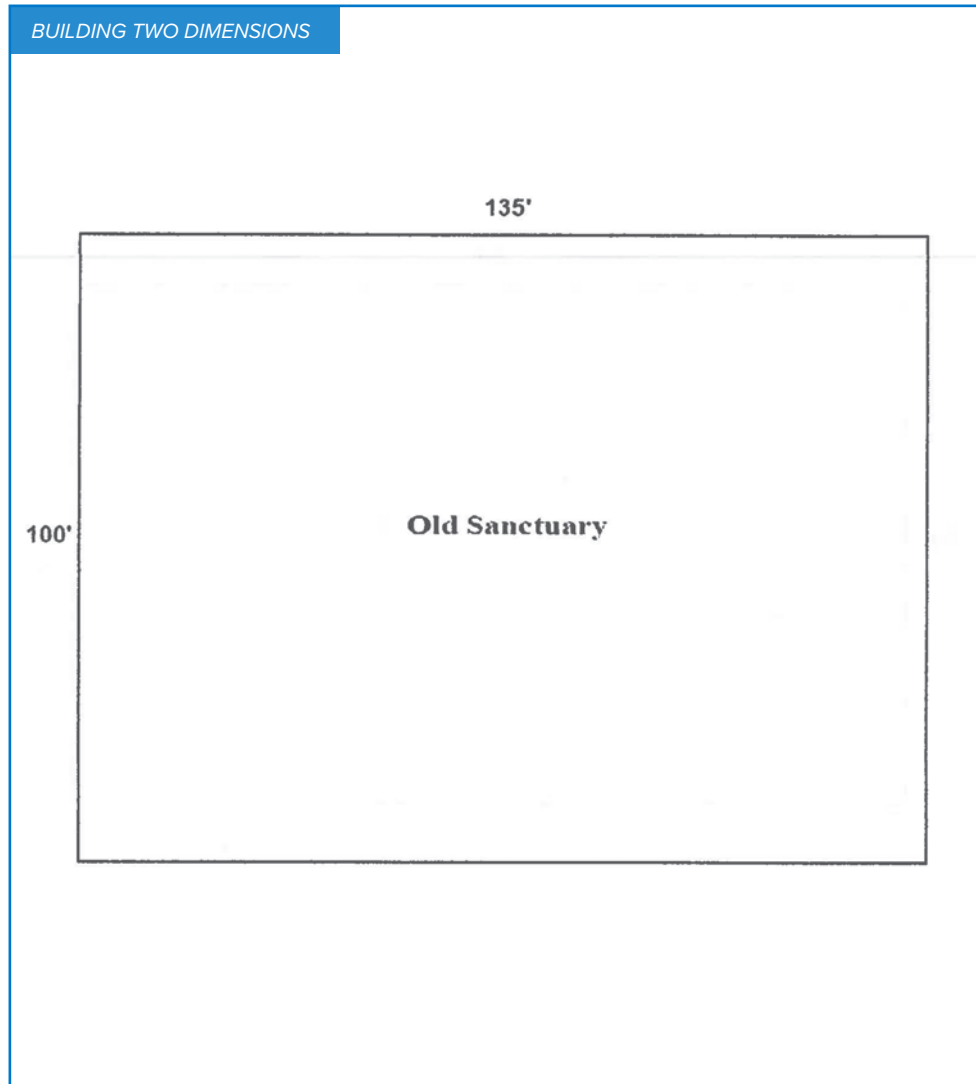
## SURVEY AND SITE PLANS



## FLOOR PLANS & ELEVATION




### FLOOR PLANS



## FLOOD MAP

### Louisiana Flood Map

43052 Yokum Road, Hammond, LAS



#### Visible Layers

- Effective FIRM
- Bing Aerial

#### Point Coordinates

Point #	Lat., Long.
1	30.4803, -90.4411

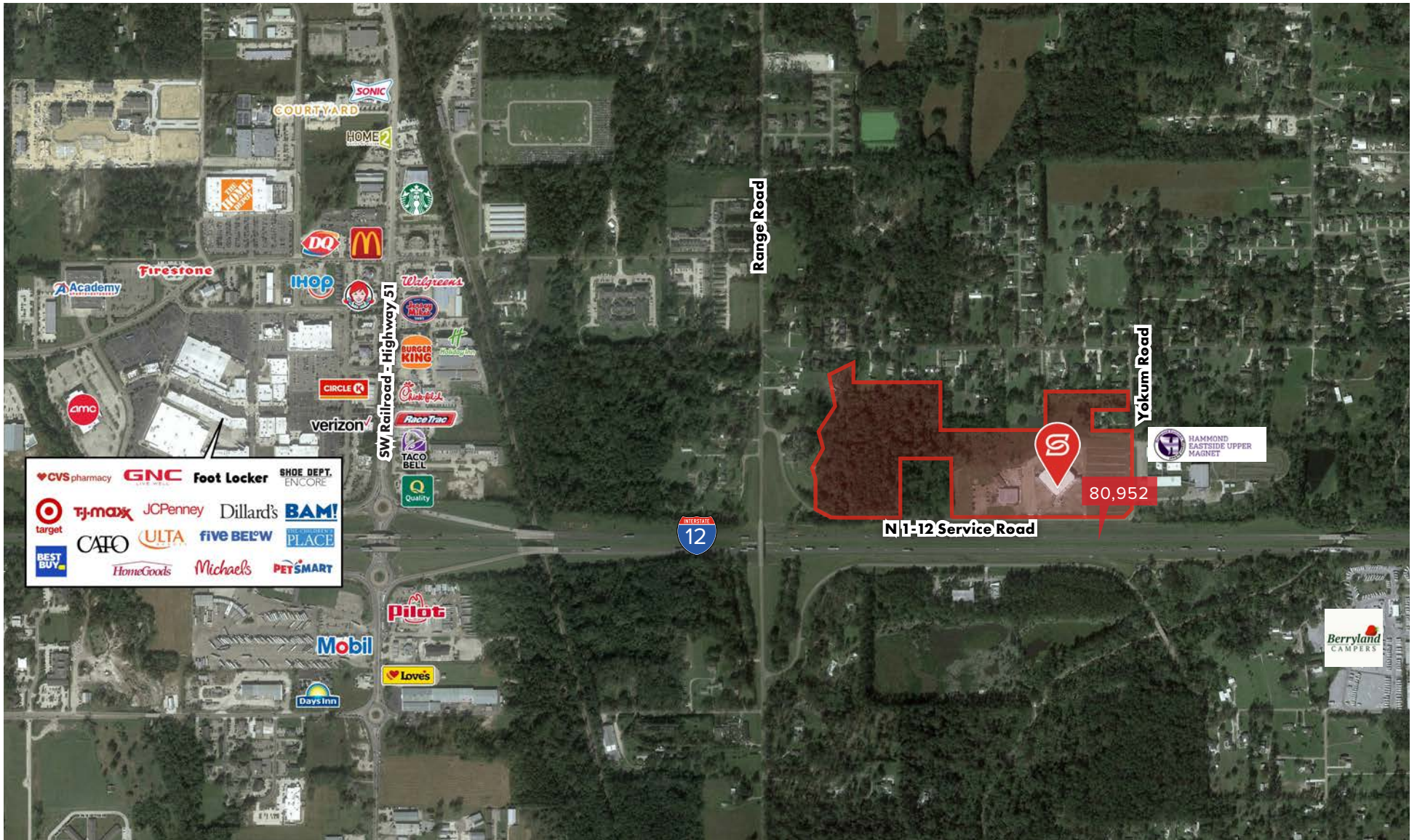
Flood information in this table is from the:  Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	Wind Speed*
1	22105C0430F 7/22/2010	X	out	32.2	127 mph

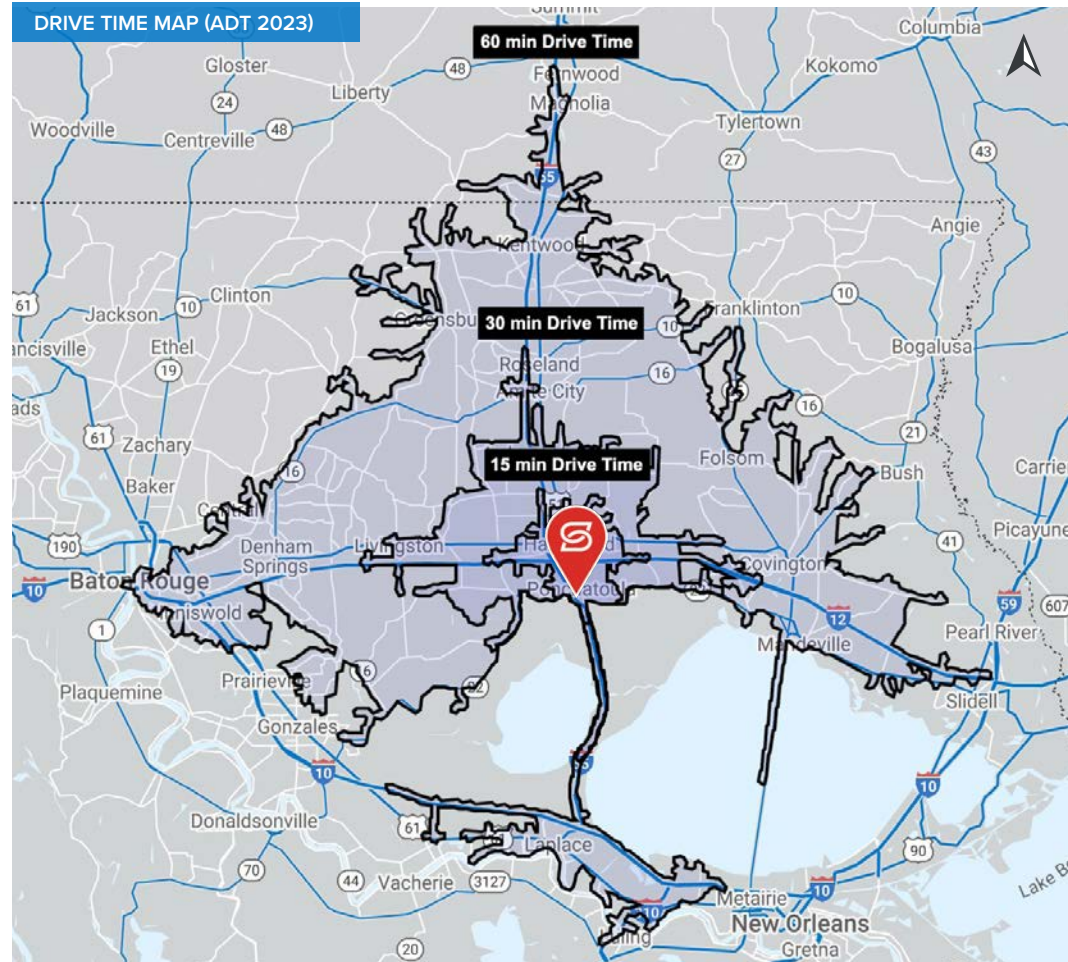
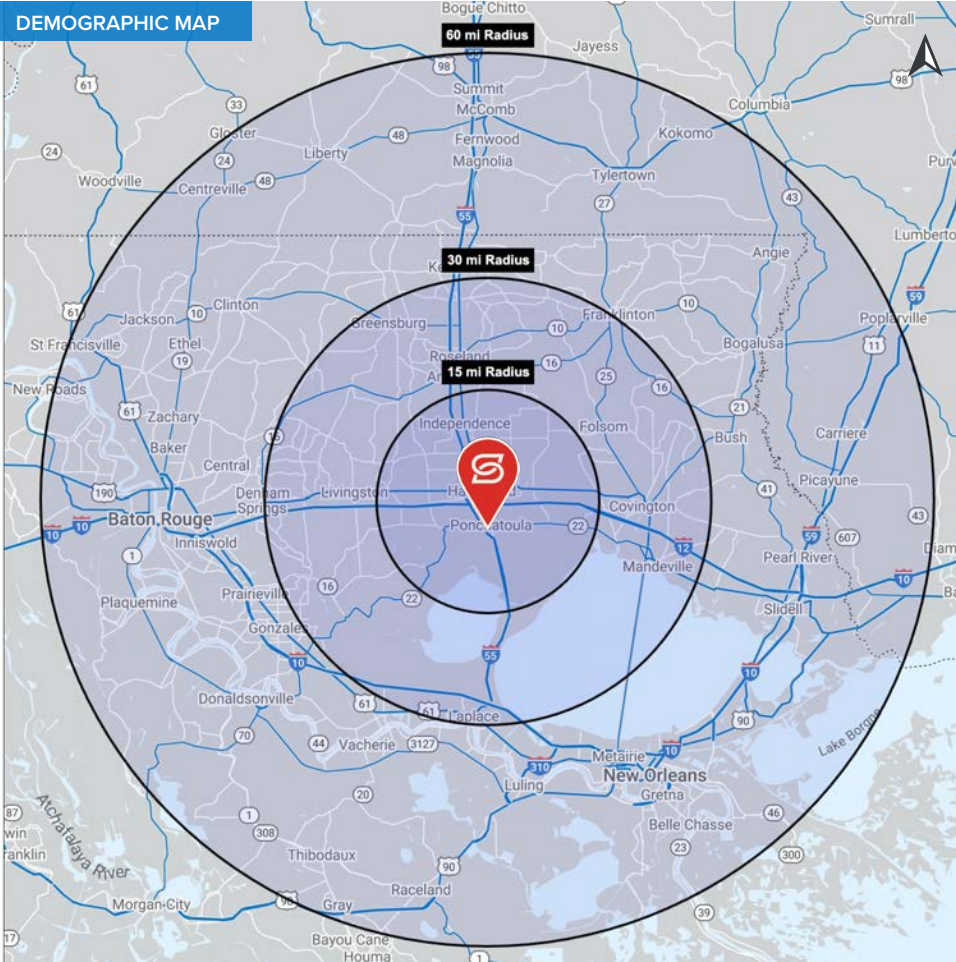
1. Ground Elevation is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

2. LRC (Louisiana Residential Code) Wind Speed as of February 1, 2018 is provided by Applied Technology Council's Wind Speed Service. This "Ultimate Design Wind Speed" must be used with the 2015 and later versions of the International Residential Code. See wind speed maps (<http://maps.lsuagocenter.com/windspeed/>) for earlier standards and applicable code versions.

## AERA OVERVIEW



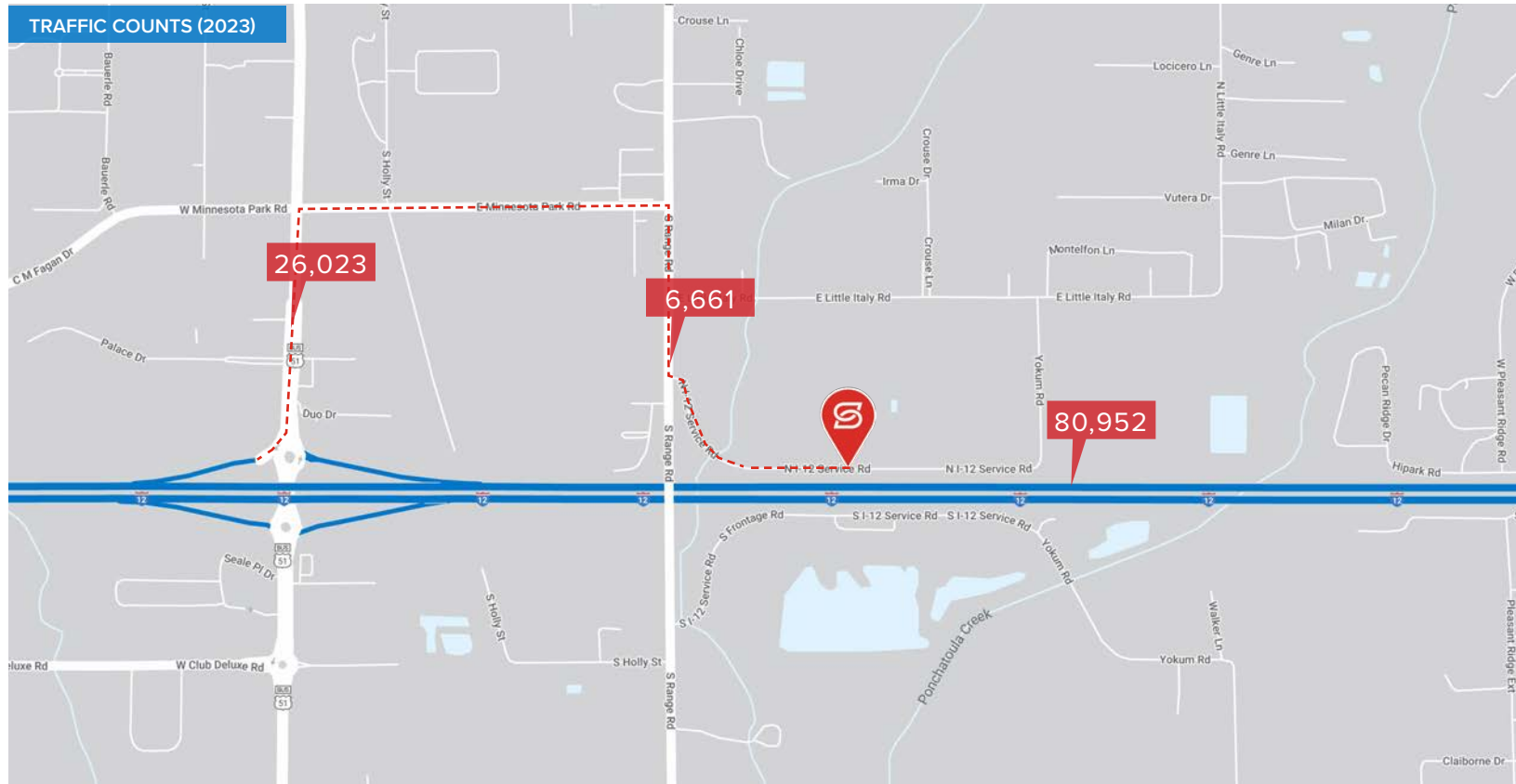
## DEMOGRAPHICS



2023 DEMOGRAPHICS	15 MI	30 MI	60 MI
Working Population Age 16+	115,268	383,324	968,423
Avg. HH Income	\$84,410	\$97,234	\$95,614

2023 DEMOGRAPHICS	15 MIN	30 MIN	60 MIN
Population	65,251	135,94	848,280
Avg. HH Income	\$72,635	\$83,326	\$99,864

## DEMOGRAPHICS



**DRIVE TIME TO I - 12**  
5 MINS - 1.4 Miles

## ABOUT THE ADVISORS



**BRADLEY COOK, MS, CCIM**  
STIRLING

Bradley Cook serves as an Advisor with Stirling Properties' commercial real estate team. Based in the Covington, LA, office, his primary focus includes land and industrial investment, divestment, and development. He works closely with local, state, and regional leaders to promote economic development opportunities. Cook is currently the President for the Realtor Land Institute Louisiana Chapter, was a Graduate of the 2019 New Orleans Regional Leadership Institute, the 2018 Nancy Marsiglia Institute of Justice Inaugural Class at Loyola University, and a 2018 Leadership St. Tammany Graduate.

Since joining Stirling Properties, Cook has focused his efforts in the area of Land and Industrial acquisition and development. He is the lead broker for the 6,000+ acre Bilten Park project, which is Louisiana's premier future industrial mega-site development and is located in St. Tammany Parish. He led the effort for Stirling Properties' first build-to-suit industrial facility for Dana Inc. which is now operational within Fremaux Park in Slidell.

Cook is a CCIM and holds commercial real estate licenses in Louisiana and Mississippi while also pursuing the Accredited Land Consultant (ALC) and Certified Louisiana Economic Development (CLED) designations.



**WILL FREDERICK**  
KELLER WILLIAMS REALTY SERVICES

Will Frederick serves as a top agent at Keller Williams Realty Services in the Residential and Commercial Divisions. Based in the Hammond, LA office, his primary focus includes residential, investment, and commercial real estate. His broad local network allows him to promote development opportunities in the community. He is a member of the Tangipahoa Chamber of Commerce, Northshore Areas Board of Realtors (NABOR), and National Association of Realtors (NAR).

Since joining the real estate industry over 15 years ago, Frederick has been a consistent top producer on the Northshore and made a name for himself as a successful real estate investor and advisor. He hosts a podcast, The Will Frederick Podcast, centered around building wealth through real estate investing. Owner of Rent Louisiana, one of the Northshore's largest property management companies, and also active in land development, construction, and renovation, Frederick has broad based experience in all things real estate.





## APPENDIX - LREC DISCLAIMER

### CLIENT

A client is one who engages a licensee for professional advice and services as their agent.

### AGENCY

Agency means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

### DESIGNATED AGENCY

Designated agency means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, is working with a client, unless there is a written agreement providing for a different relationship. The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise. No other licensees in the office work for you, unless disclosed and approved by you. You should confine your discussions of buying/selling to your designated agent or agents only.

### DUTIES THE DESIGNATED AGENT OWES A CLIENT

- To obey all lawful requests
- To promote your best interest

- To exercise reasonable skill and care
- To keep information that could materially harm your negotiation position confidential.
- To present all offers in a timely manner.
- To seek a transaction at the price and terms acceptable to you.
- To account for all money or property received from the client in a timely manner.

Note: When representing you as a client, your agent does not breach their duty to you by showing alternate properties to the buyers, showing properties in which you are interested to other buyer clients, or receiving compensation based on a percentage of the property sales price.

### DUAL AGENCY

Dual agency means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. However, such a relationship shall not constitute dual agency if the licensee is the seller of property that he owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease which does not exceed a term of three years and the licensee is the landlord.

Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission.

Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so both clients may make educated buying/selling decisions.
- To disclose financial qualifications of the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections.
- To explain closing costs and procedures.

A dual agent may not disclose:

- Confidential information of one client to the other, without the client's permission.
- The price the seller/lessor will take other than the listing price, without the permission of the seller/lessor.
- The price the buyer/lessee is willing to pay, without the permission of the buyer/lessee.

This information is provided in accordance with R.S. 37:1455 (A)(21) and R.S. 37:1467 to help you be more informed in the buying, selling, or leasing of real estate. In whatever manner you choose to be represented, the goal is generally the same. The real estate licensee is trying to assist you in the sale, purchase, or lease of real estate upon terms acceptable to all parties. For additional information, you may contact the Louisiana Real Estate Commission at 1-800-821-4529 or 1-225-925-1923.