

SUMMARY

RETAIL AERIAL

PHOTOS

DEMOGRAPHICS

FOR SALE

PROPERTY OVERVIEW

This 24.24-acre sub-dividable property in Hammond presents an exceptional opportunity for development in a rapidly growing area. Located just off Highway 55, the property is in the process of being cleared and made build-ready, offering a prime location for a variety of uses, including medical facilities, industrial operations (such as distribution or manufacturing), and general commercial development. Its proximity to I-55 and I-12 and enhances its logistical appeal, making it an ideal site for businesses looking to leverage efficient transportation access.

Hammond, as the parish seat of Tangipahoa Parish, provides strategic access to major highways, including Interstate 12 and Interstate 10, offering seamless connectivity to key markets throughout Louisiana and beyond. The region's business-friendly environment, along with economic incentives for new developments, makes it an attractive location for businesses across various sectors. Additionally, the area boasts a diverse workforce, supported by institutions like Southeastern Louisiana University, and offers a mix of urban amenities with a small-town charm.

With its subdivided nature, this land allows for flexible development options, whether for a large-scale project or smaller ventures. The property's location, combined with the advantages of Hammond and Tangipahoa Parish, makes it an outstanding investment opportunity in a high-demand area. This is a rare opportunity to secure a versatile property in a high-growth region—perfect for developers and businesses looking to capitalize on the advantages of Hammond and Tangipahoa Parish.

PROPERTY DETAILS

- 24.24 acres of cleared, build-ready land
- Subdividable for flexible development options
- Prime location close to Highway 55, with easy access to I-12 and I-10
- Ideal for medical, industrial (distribution or manufacturing), or commercial use
- Neighboring UPS facility enhances logistics potential
- Located in a business-friendly area with economic incentives and a skilled workforceback

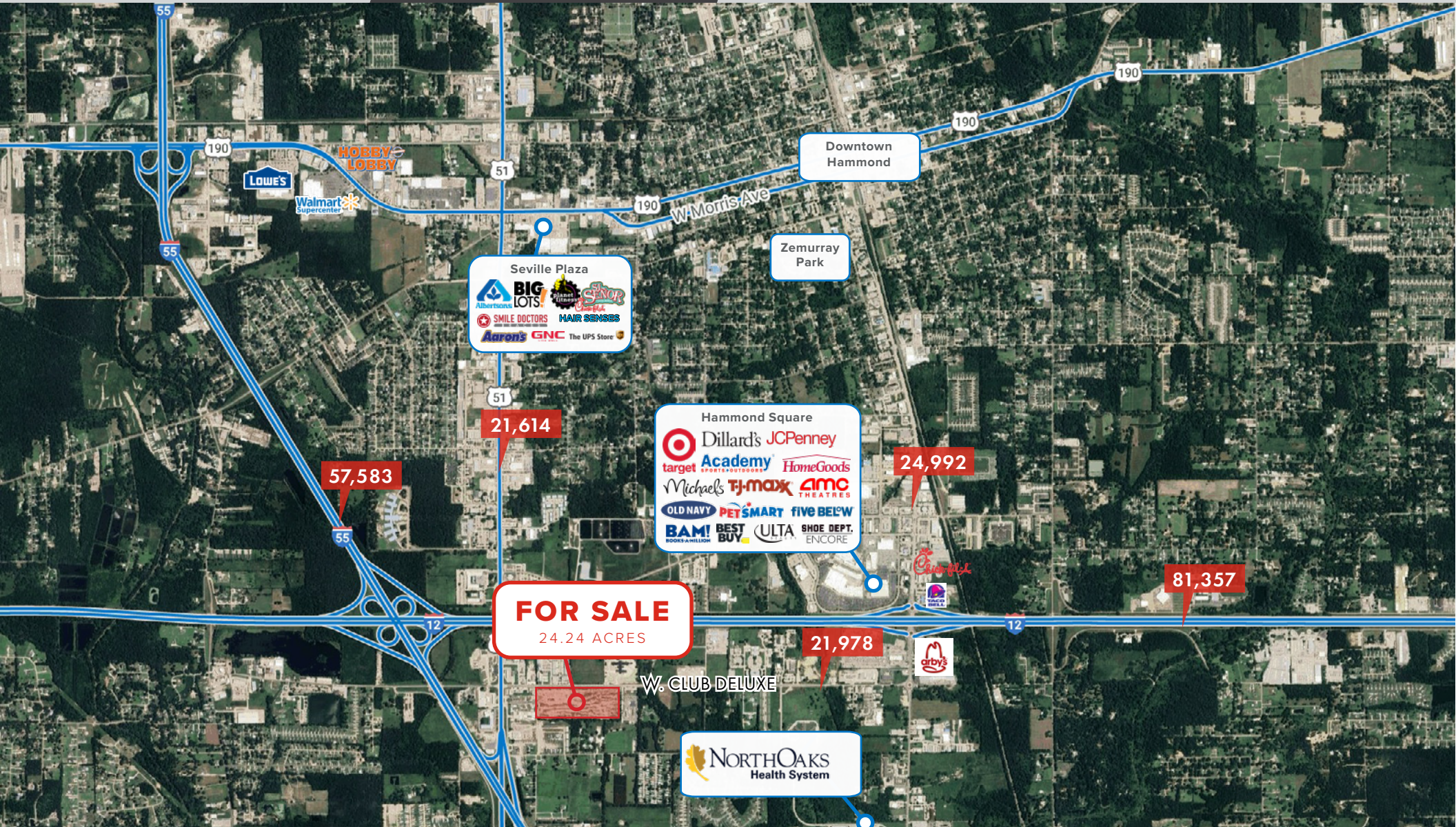


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2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
	2,478	32,357	64,117

POPULATION

	1 MILE	3 MILE	5 MILE
	\$51,690	\$72,914	\$73,606

AVG. HH INCOME

	1 MILE	3 MILE	5 MILE
	998	12,495	25,348

HOUSEHOLDS

