

# 4.52+- ACRES FOR SALE AT HARD CORNER

## N. MORRISON BOULEVARD AT UNIVERSITY AVENUE - HAMMOND, LA 70401



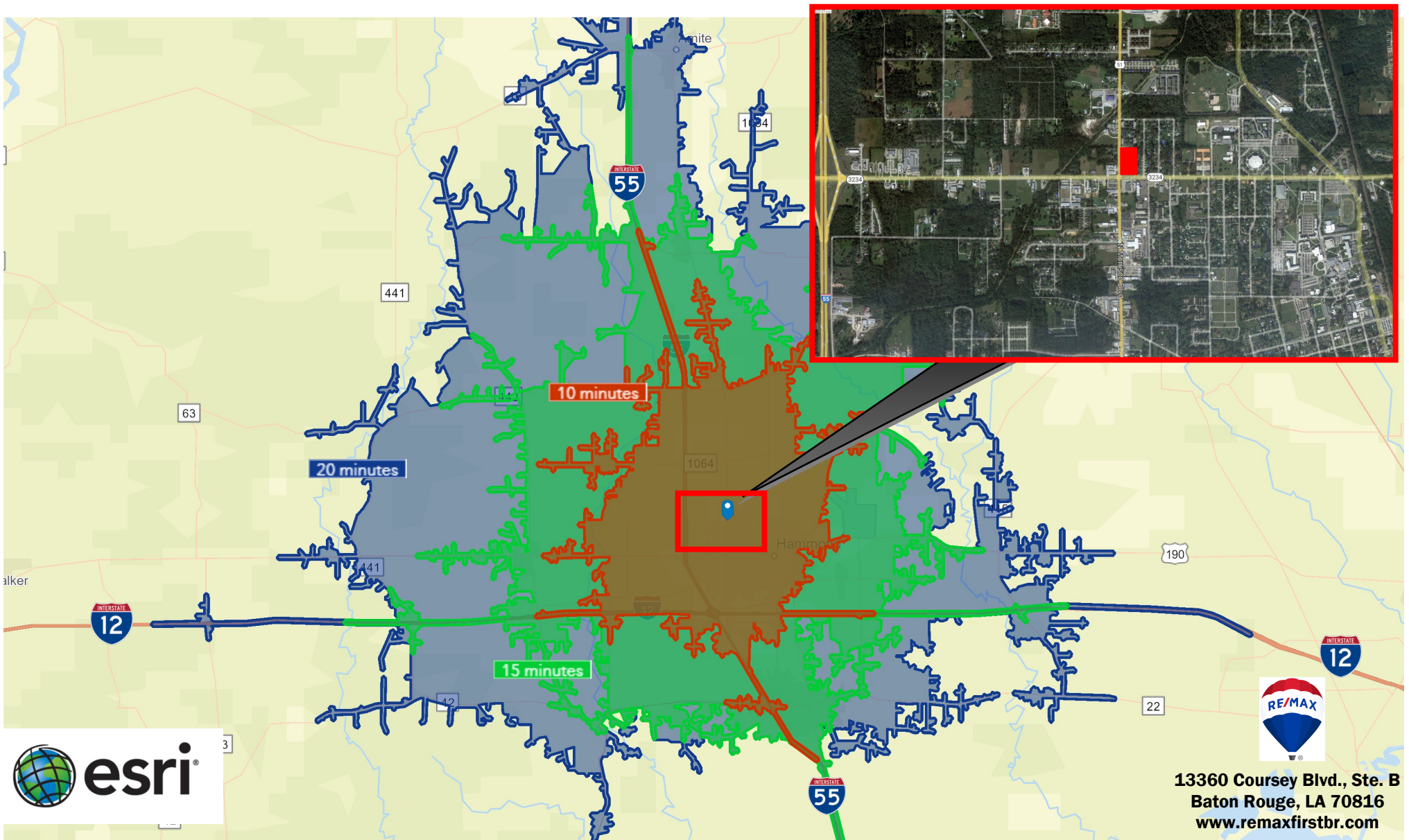
### PROPERTY HIGHLIGHTS:

Extraordinary opportunity to acquire this strategically located 4.524+- acre tract located at the gateway to Southeastern Louisiana University. Located at a bustling junction of two major roads and a fully signalized intersection with approximately 590 feet of frontage on North Morrison Blvd, and 333 feet of frontage on University Avenue, this site possesses unmatched visibility, location and easy access to I-12 and I-55. This coveted hard corner is brimming with potential and is ready to develop. Zoned C-2, All utilities on or near site. List Price - \$5,025,168.00 Contact Mike Williams 985-634-0035



**13360 Coursey Blvd., Ste. B**  
**Baton Rouge, LA 70816**  
**[www.remaxfirstbr.com](http://www.remaxfirstbr.com)**

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#### TRADE AREA DEMOGRAPHICS - DRIVE TIMES

	<u>10 minutes</u>	<u>15 minutes</u>	<u>20 minutes</u>
2022 Population	38,566	79,859	109,626
2022 Median Household Income	\$46,392	\$53,468	\$53,829
2022 Average Household Income	\$70,113	\$77,383	\$77,159

**For more information contact Mike Williams**  
**985-634-0035 mikewilliams1@remax.net or**

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