

1.5+- ACRES UP TO 4.52+- ACRES FOR SALE AT HARD CORNER N. MORRISON BOULEVARD AT UNIVERSITY AVENUE - HAMMOND, LA 70401

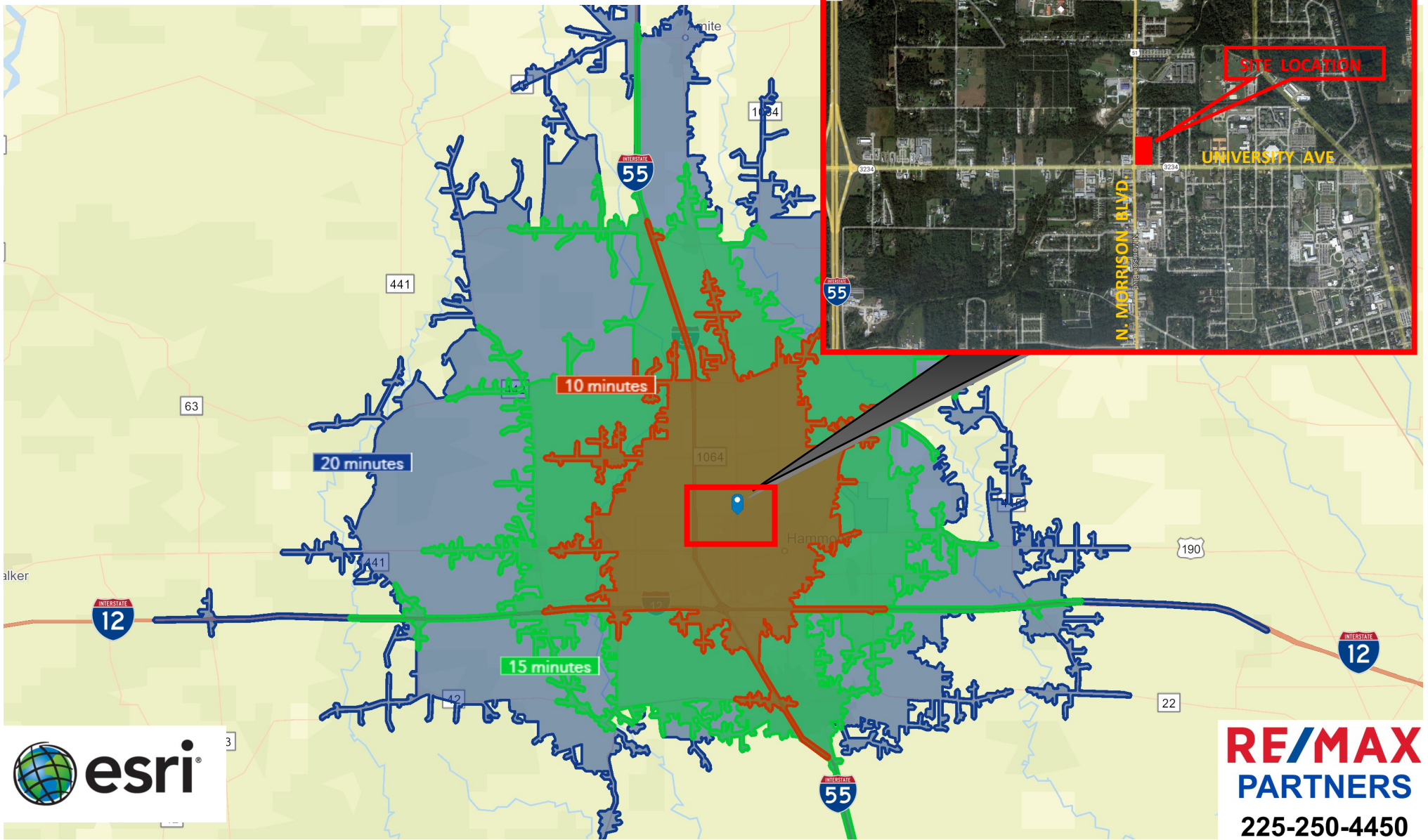


PROPERTY HIGHLIGHTS:

Rare opportunity to acquire 1.5+- acres located at a hard corner with up to 3.04+- adjacent acres 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 for hard corner is \$28.50 PSF. Remaining 3.04+- acres list price \$20.00 PSF. Contact Mike Williams 985-634-0035 or Doug Ferris 225-954-4747

RE/MAX
PARTNERS
225-250-4450

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TRADE AREA DEMOGRAPHICS - DRIVE TIMES

	<u>10 minutes</u>	<u>15 minutes</u>	<u>20 minutes</u>
2025 Population	34,464	84,881	121,399
2025 Median Household Income	\$44,220	\$55,572	\$58,560
2025 Average Household Income	\$67,955	\$77,866	\$80,646

For more information contact Mike Williams
985-634-0035 mikewilliams1@remax.net
Doug Ferris 225-954-4747
doug@dougferris.com

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