

SUMMARY

PHOTOS

PHOTOS

SURVEY

RETAIL MAP

DEMOGRAPHICS

FOR SALE

SALE PRICE: \$12,500-\$25,000 Per Acre

PROPERTY OVERVIEW

This 382± acre tract along Highway 51 in Arcola, just north of Hammond, offers a rare large-scale commercial development opportunity with unmatched transportation access. The property is divided by Highway 51 and the railroad, with quick connectivity to Interstate 55, creating direct links between highway, interstate, and rail. The west side consists of approximately 56 acres in rowed timber with strong frontage along Highway 51, ideal for commercial or industrial use. The east side spans roughly 340 acres and features two large ponds, open land, and direct rail line access, offering potential for commercial, recreational, or mixed-use development. With its size, visibility, and prime location at the convergence of Highway 51, Interstate 55, and the rail line, this property is uniquely positioned for a wide range of investment and development opportunities.

PROPERTY HIGHLIGHTS

- 382± acres with frontage along Highway 51 in Arcola, just north of Hammond, LA
- Direct connectivity between Highway 51, Interstate 55, and the rail line
- West Side (±56 acres): Rowed timber with strong Highway 51 frontage, ideal for commercial or industrial use
- East Side (±340 acres): Two large ponds, open land, and rail access – suitable for commercial, recreational, or mixed-use development
- Prime location offering quick access to I-55 and regional markets including New Orleans, Baton Rouge, Jackson, and Memphis
- Versatile opportunity for investors, developers, or end users seeking large-scale commercial land with transportation advantages





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HIGHWAY 51 DEVELOPMENT OPPORTUNITY

US Hwy 51 Bypass. Roseland, LA 70456

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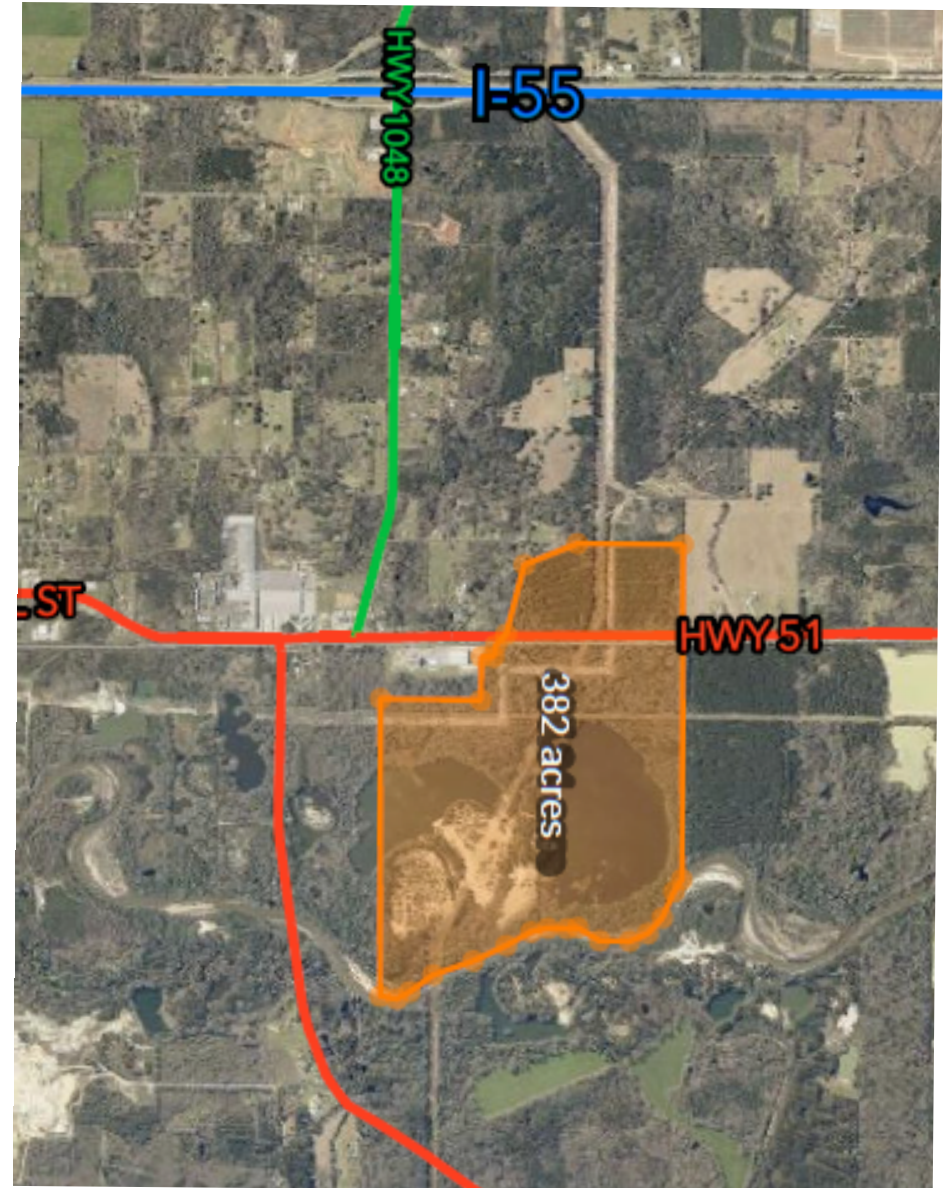
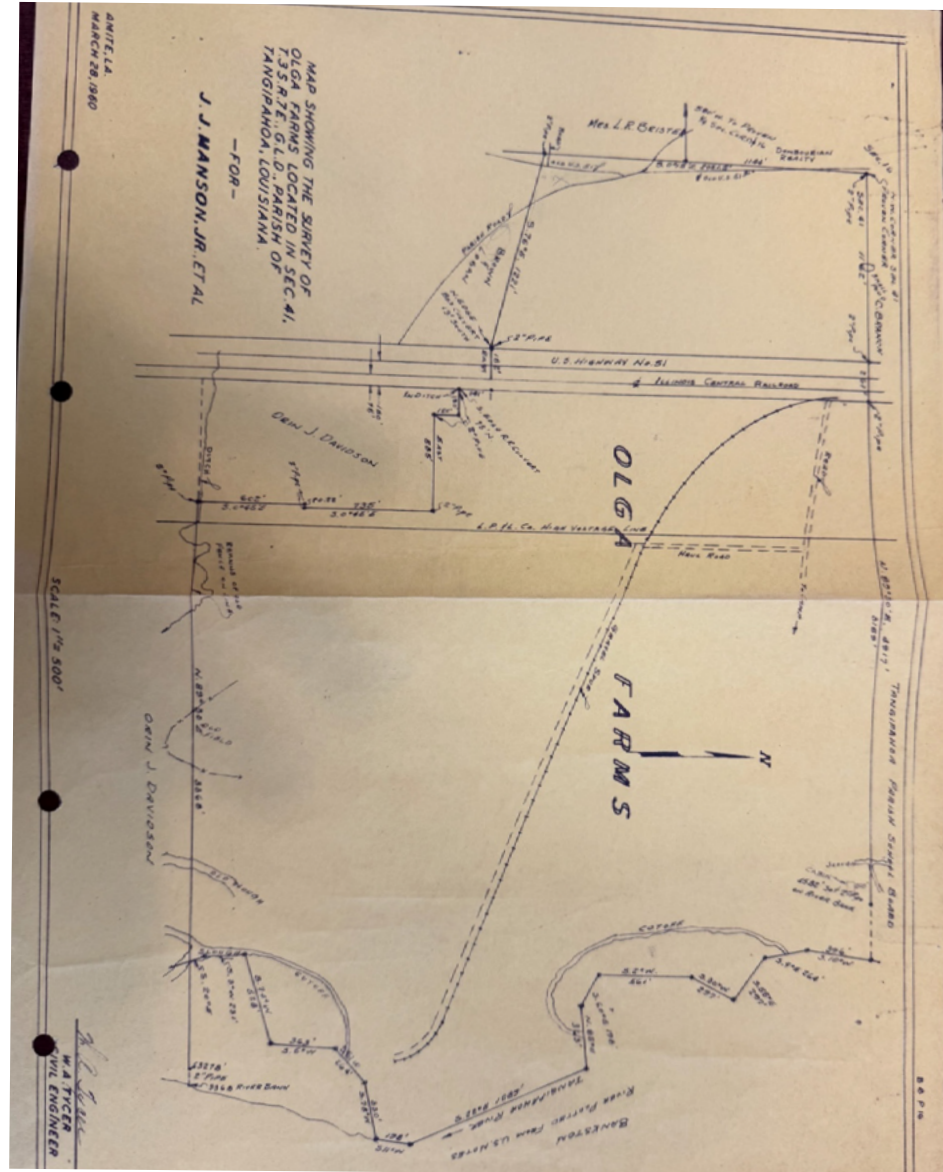
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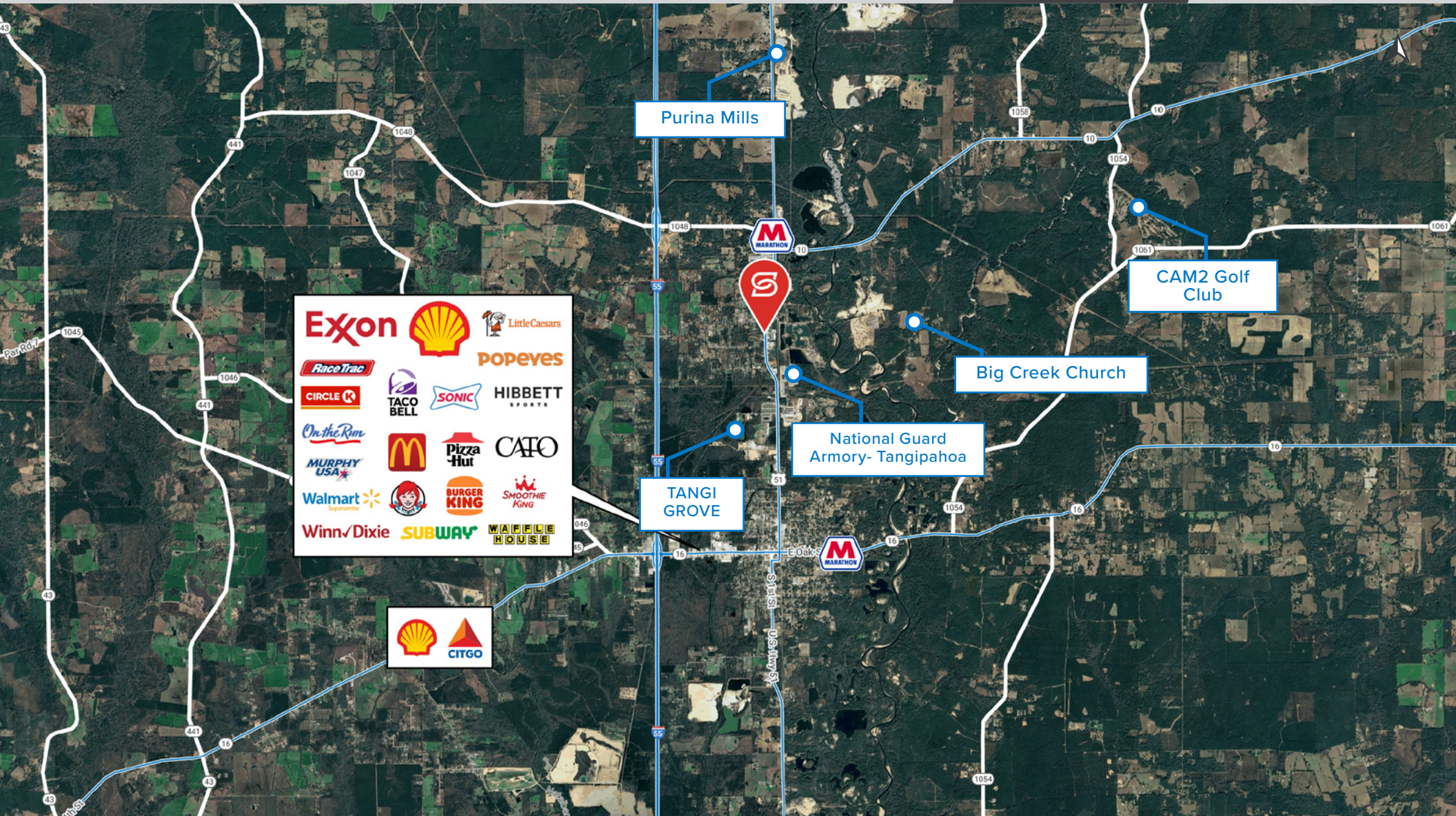
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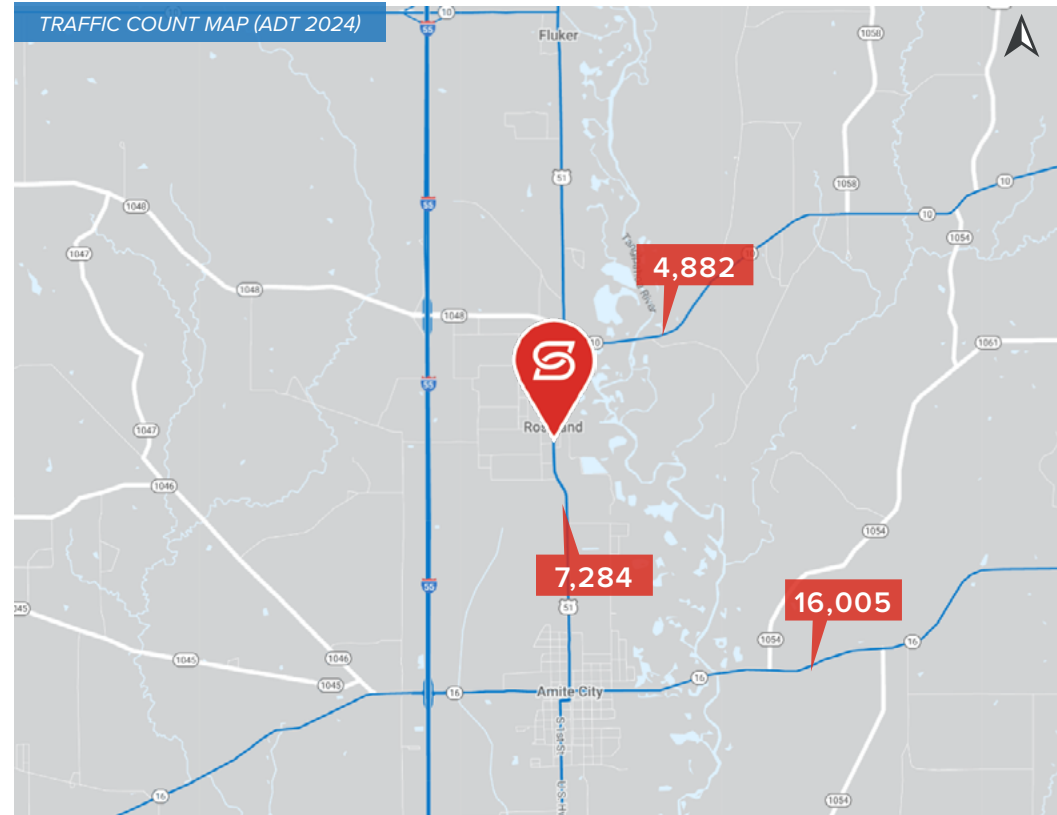
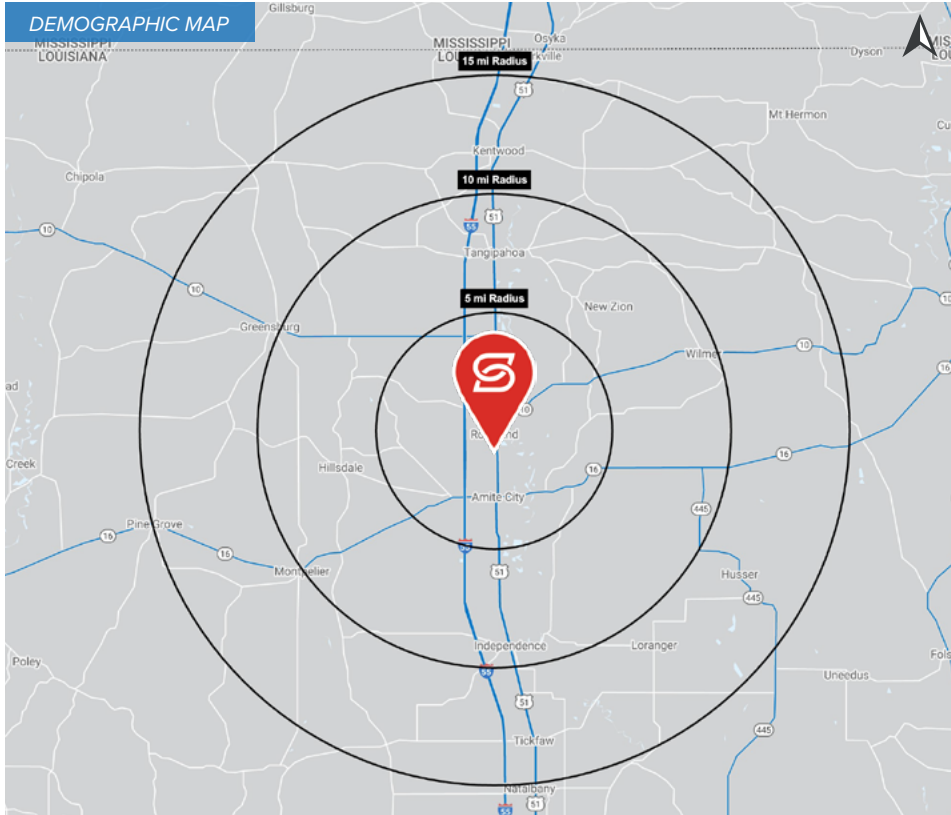
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2025 DEMOGRAPHICS

5 MILE 10 MILE 15 MILE



11,305 27,266 54,816

5 MILE 10 MILE 15 MILE



\$69,155 \$78,243 \$86,875

5 MILE 10 MILE 15 MILE



4,038 10,201 20,946