

## LAND FOR SALE

### AVAILABLE

- 0.983 Acre

### SALE PRICE

- \$225,000

### PROPERTY OVERVIEW

This 0.983-acre commercial parcel is located in the Northshore Interstate Industrial Park & Distribution Center in Pearl River, Louisiana. Positioned in the southwest quadrant of Interstate 59 and Highway 1090 (Old Military Road), the property offers strong visibility and convenient access in a rapidly developing commercial corridor. Featuring 93.5' of frontage along Old Military Road and a mostly rectangular configuration, the site presents a valuable opportunity for a variety of development projects. Zoned B-2 Commercial, it permits numerous uses including office, warehouse, and light industrial operations. Its location within an established industrial park, combined with proximity to major regional transportation routes, makes it ideal for owner-users, developers, or investors seeking strategic growth potential. Utilities are available to the site, subject to verification with local providers. This is a rare chance to secure a versatile commercial tract in one of St. Tammany Parish's key industrial hubs.

### NORTHSHORE INDUSTRIAL PARK MAJOR TENANTS

- Associated Wholesale Grocers Distribution Center
- Rooms To Go Distribution Center & Outlet
- Agile Cold Storage Facility (Under Construction)

### NEARBY ROAD ACCESS

- I-59
- I-12 (1.5 Miles South)
- Highway 11 / Highway 1090
- Property can be cleared and filled by seller prior to closing.



SUMMARY

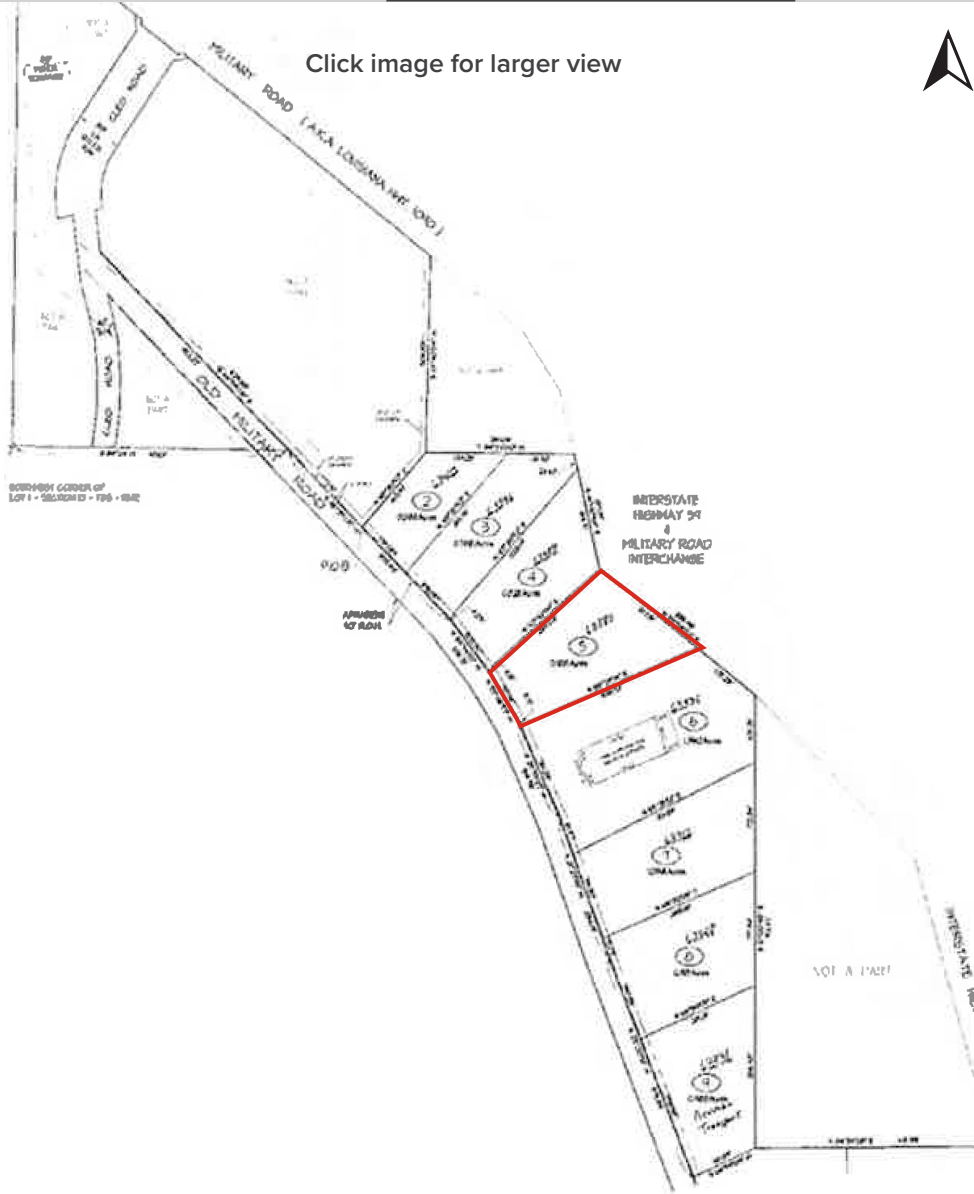
SURVEY

DRONE PHOTOS

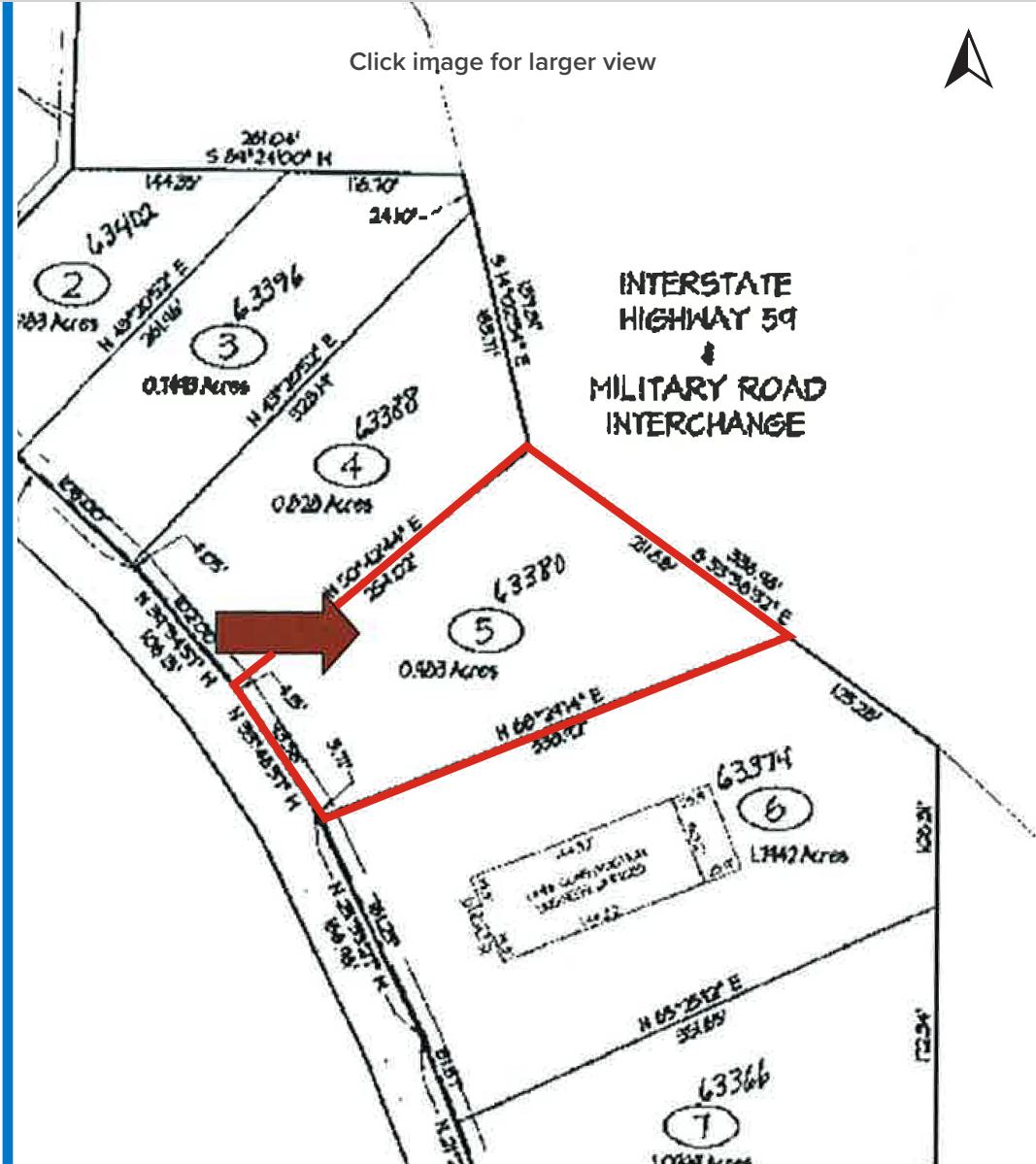
AREA MAP

DEMOGRAPHICS

Click image for larger view



Click image for larger view





SUMMARY

SURVEY

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# BUILDABLE ACRE ON OLD MILITARY RD

63380 Old Military Road, Pearl River, LA

SUMMARY

SURVEY

DRONE PHOTOS

AREA MAP

DEMOGRAPHICS



**0.983 ACRE  
FOR SALE**



**ASSOCIATED  
WHOLESALE GROCERS  
DISTRIBUTION CENTER**



**AGILE  
Cold Storage**

**150,000 SF, AUTOMATED  
COLD STORAGE WAREHOUSE**  
Under Construction



**ROOMS  
TO GO  
DISTRIBUTION  
CENTER & OUTLET**



### SUMMARY


### SURVEY


### DRONE PHOTOS


### AREA MAP

### DEMOGRAPHICS

## 2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
	1,677	15,923	139,969
POPULATION			

	1 MILE	3 MILE	5 MILE
	\$96,484	\$90,551	\$96,297
AVG. HH INCOME			

	1 MILE	3 MILE	5 MILE
	657	6,132	15,187
HOUSEHOLDS			

