

LAND FOR SALE

AVAILABLE

- 0.983 Acre

SALE PRICE

- \$225,000

PROPERTY OVERVIEW

This 0.983-acre commercial parcel is located in the Northshore 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.

NORTHSORE 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.



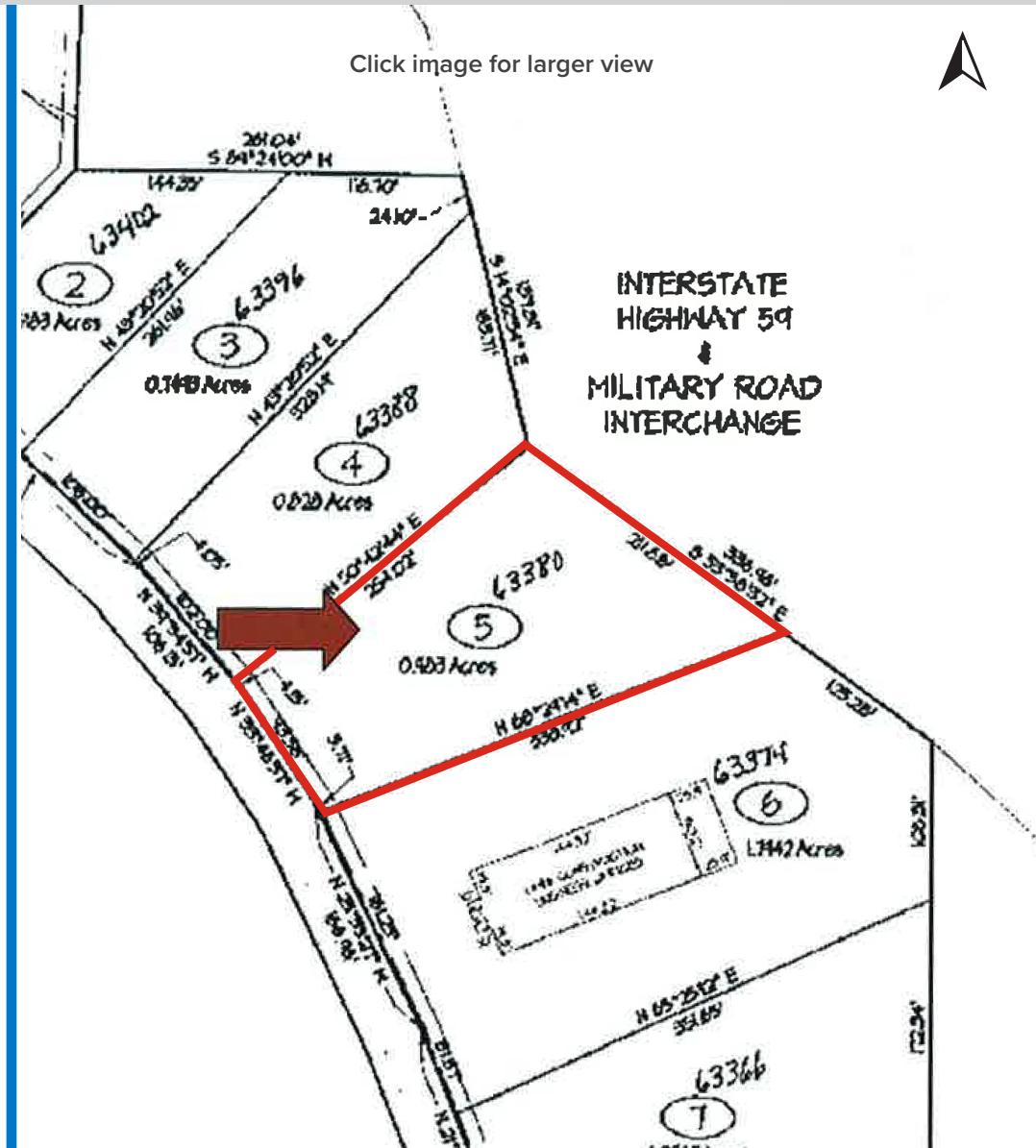
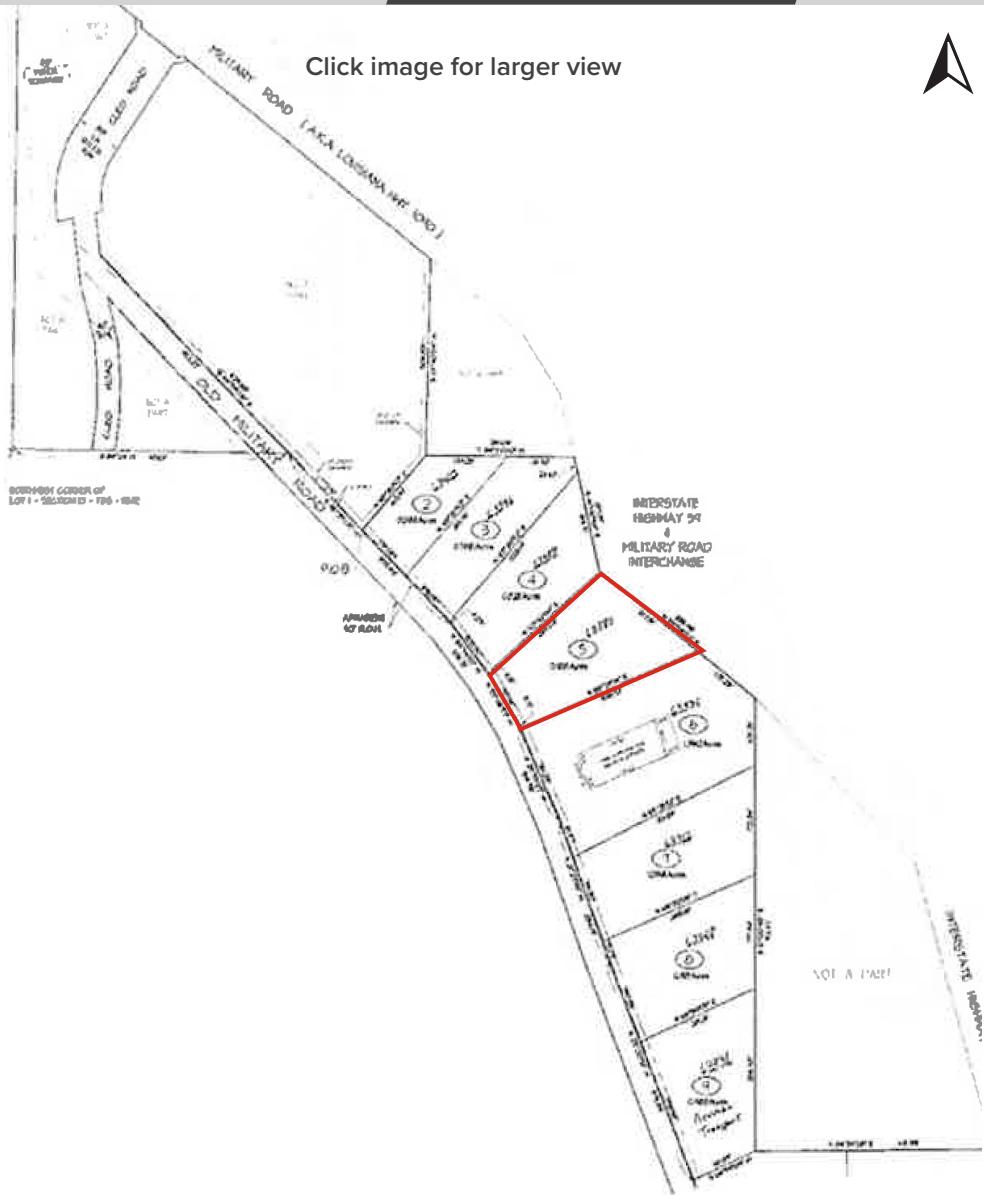
SUMMARY

SURVEY

DRONE PHOTOS

AREA MAP

DEMOGRAPHICS



BRADLEY COOK, CCIM
 Office: 985-898-2022
 Direct: 985-246-3720
 bcook@stirlingprop.com

DANIEL COOK
 Office: 985-898-2022
 Direct: 985-246-3795
 dcook@stirlingprop.com

BUILDABLE ACRE
 ON OLD MILITARY RD
 63380 Old Military Road, Pearl River, LA

SUMMARY

SURVEY

DRONE PHOTOS

AREA MAP

DEMOGRAPHICS



SUMMARY

SURVEY

DRONE PHOTOS

AREA MAP

DEMOGRAPHICS



The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 5/25

SUMMARY

SURVEY

DRONE PHOTOS

AREA MAP

DEMOGRAPHICS

2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

1,677

15,923

139,969



AVG. HH
INCOME

\$96,484

\$90,551

\$96,297



HOUSEHOLDS

657

6,132

15,187

