



INVESTMENT OPPORTUNITY

43388 Happywoods

Hammond, LA

ASKING PRICE: \$1,800,000

0.92 **No Zoning Restrictions**
Acres Unincorporated Tangipahoa



Julie Green | REMAX Commercial Brokers, Inc. | 504-838-0001 | www.nolacommercial.com



PROPERTY OVERVIEW

43388 Happywoods Rd • Hammond, LA



±0.92 Acres

TOTAL SITE

**±5,954 SF Total
Retail Space**

INTERIOR SPACE

No Zoning Restrictions

ZONING

Lighted Corner

FRONTAGE

2 Pumps and Car Wash

EXISTING

**Metal Roof and
Hardie Siding**

CONSTRUCTION

Sunoco Contract in place for additional 8 years - details available for interested buyers



ADDITIONAL PICTURES





OUTLOOK ON HAMMOND

A Growth Area



Hammond is a growing city on two major interstates, proving an easy commute for anyone going to New Orleans, Baton Rouge, or Covington/Mandeville. I-12 corridor is particularly one of the healthiest real estate markets in the area

Also home to Southeastern University, one of the fastest growing universities in the state, Hammond and Ponchatoula are set to continue on this upwards trajectory.



Ready to Seize Hammond's *Moment?*

Julie Green

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This marketing material is prepared for general informational purposes only and does not constitute a certified appraisal. All prospective purchasers are advised to conduct their own due diligence.