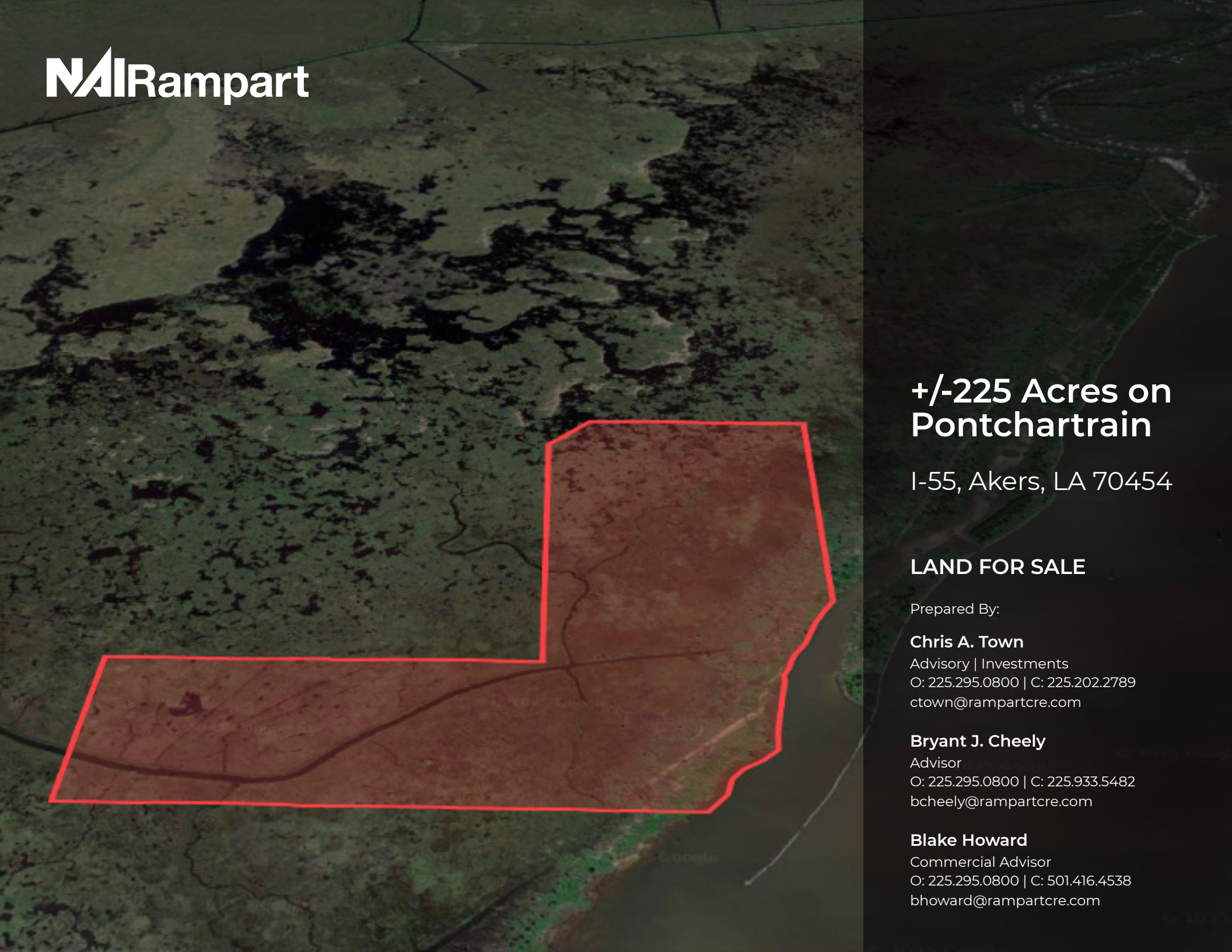


An aerial photograph of a large, irregularly shaped land parcel. The parcel is outlined in a bright red line and filled with a semi-transparent red color. The surrounding area is a mix of green fields and dark, possibly wooded or marshy regions. A road or canal runs along the right side of the parcel.

+/-225 Acres on Pontchartrain

I-55, Akers, LA 70454

LAND FOR SALE

Prepared By:

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PROPERTY DESCRIPTION

Located on the northern shore of Lake Pontchartrain near the Manchac Port, the surrounding area of the property is marked by its strategic connectivity and economic growth. The I-55 corridor near Ponchatoula, Louisiana, serves as a vital link to transportation networks, supporting the thriving industrial and logistics sectors. The region has seen steady population growth, with a projected annual increase in households and a median age slightly below the national average, reflecting a dynamic and diverse community. The area's appeal is bolstered by proximity to major commercial hubs and natural beauty, offering a balance of economic opportunity and quality of life.

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	225 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12	58	126
Total Population	31	143	310
Average HH Income	\$68,652	\$66,675	\$66,363

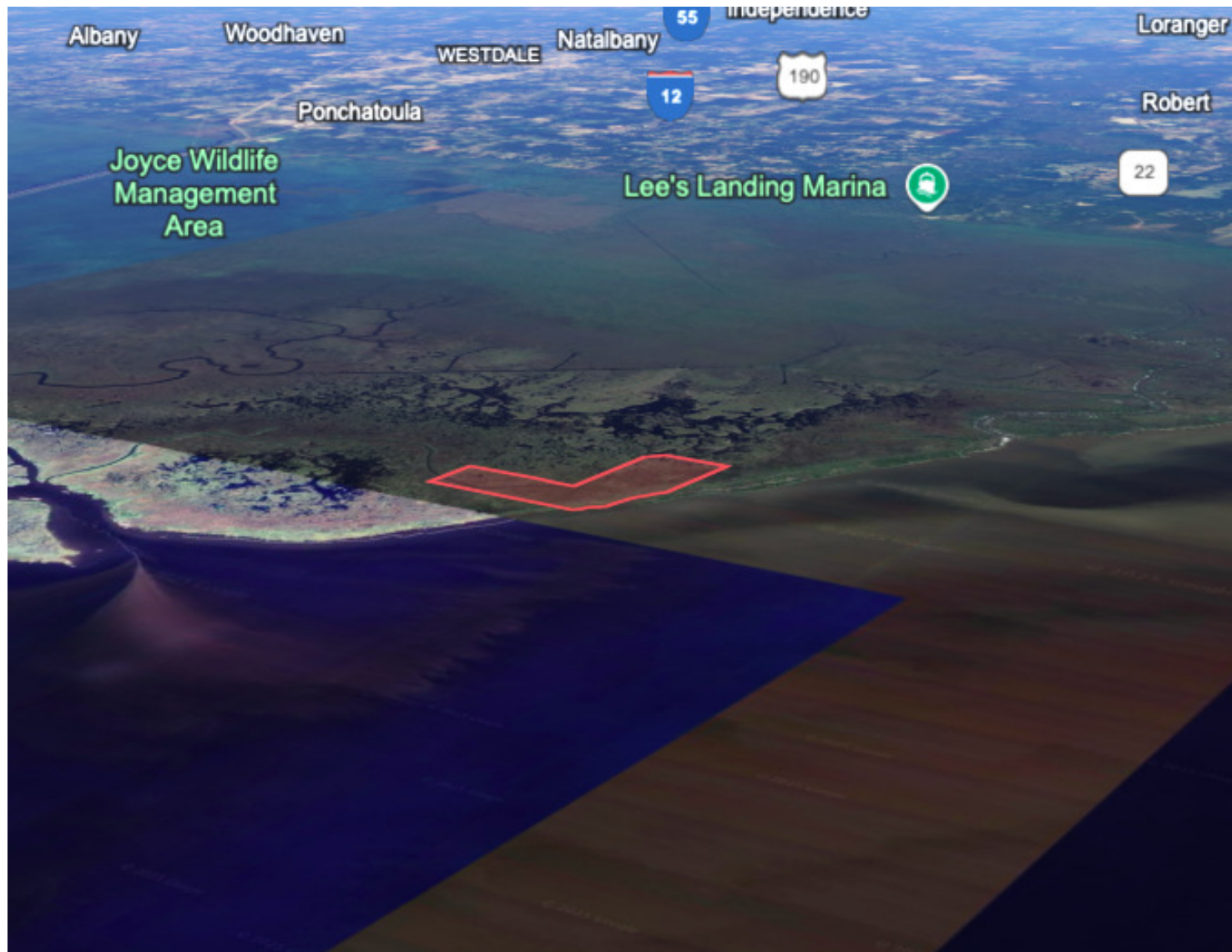
PROPERTY HIGHLIGHTS

- The I-55 North area shows consistent population growth, with an annual growth rate of 1.31% from 2020 to 2024, and a projected population increase through 2029.
- A labor force participation rate of 59.5%, with a strong employment-to-population ratio, particularly among prime working-age individuals (25–54) at 77.8%.
- The area features a well-rounded economic base, with strong representation in retail trade (11.7%), transportation/warehousing (6.1%), and health care/social assistance (13.7%).
- The median home value is \$224,400, which is significantly lower than the U.S. median, enhancing housing affordability. The area also has a Housing Affordability Index of 112, indicating favorable conditions for buyers.
- Over 4,900 businesses operate in the area, providing nearly 58,000 jobs, creating a strong commercial base.
- Industrial spaces benefit from proximity to transportation hubs, with strong demand factors such as high warehouse clear heights and accessibility to major routes.
- Median household income is projected to grow from \$59,502 in 2024 to \$68,973 by 2029, reflecting economic vitality and improving consumer purchasing power.
- The area offers locational advantages, including convenient access to transportation links and institutional facilities.
- The property is within a 6 mile radius to Port Manchac.
- A steady increase in housing units and occupancy in nearby residential areas, with 62.8% owner-occupied and a favorable growth rate of 1.64% since 2020, indicates development opportunities.
- A substantial percentage of the workforce is employed in educational services (9.6%), signifying a well-educated and trained labor pool.
- Per capita income is expected to rise by 3.09% annually, offering a strong consumer base for retail and service industries.
- Increasing adoption of energy-efficient infrastructure and designations such as LEED-certified buildings promote environmental and operational efficiency.
- With an average household size of 2.53 and a growing number of households, the community offers a stable and expanding market for residential and commercial investments.
- Roughly +/- 10,000 daily drivers seen on I-55.
- The property contains a transmission line running through the southeast corner.



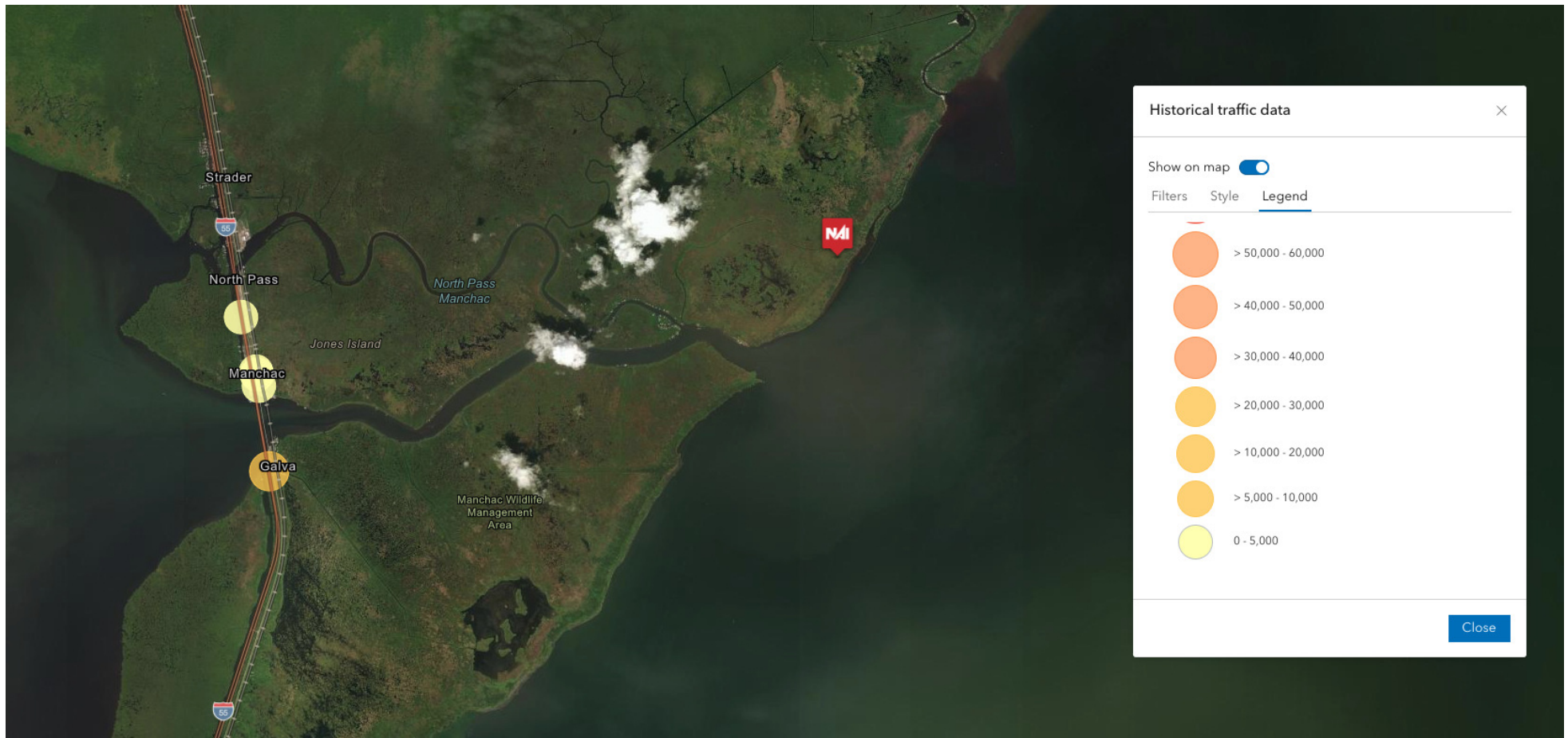
Surrounding Area.

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Surrounding Area.

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Daily Traffic Data.

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Transmission Lines.

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DEMOGRAPHICS - EXECUTIVE SUMMARY

The Executive Summary for I-55 N provides a detailed analysis of the demographic, socioeconomic, and housing characteristics within a 30-minute drive-time radius of Ponchatoula, Louisiana. The population in this area has shown consistent growth, increasing from 125,150 in 2020 to 132,285 in 2024, with a projected rise to 138,394 by 2029. This steady upward trend corresponds to an annual growth rate of 1.31% between 2020 and 2024, slowing slightly to 0.91% from 2024 to 2029. The median age of residents in 2024 is 36.6 years, younger than the national median of 39.3, with an almost equal gender distribution of 49.2% male and 50.8% female.

The number of households in the region has also been expanding, growing from 47,682 in 2020 to an anticipated 53,733 by 2029. The average household size remains relatively stable at 2.53 individuals. Income levels in the area reflect moderate growth, with the median household income expected to rise from \$59,502 in 2024 to \$68,973 by 2029. Similarly, the average household income is projected to increase from \$77,760 in 2024 to \$89,513 in 2029, reflecting an annual growth rate of approximately 2.86%. Despite these increases, both median and average household incomes in the area remain below national averages.

Housing data reveals an increase in the number of housing units, rising from 52,558 in 2020 to a projected 59,534 in 2029. Of these, the proportion of owner-occupied units currently stands at 62.8%, higher than the national rate of 57.9%. The median home value in the region is significantly lower than the national average, at \$224,400 in 2024, with a projected increase to \$261,275 by 2029. These trends highlight the area's continued residential development and economic growth, positioning it as an evolving and attractive region for future investment and settlement.

*Demographics provided upon request.



DEMOGRAPHICS - INDUSTRIAL SPECIALTY REPORT

The 2024 Industrial Specialty Report for the I-55 North area in Ponchatoula, Louisiana provides a detailed analysis of the region's labor force, industry distribution, and economic characteristics within a 30-minute drive-time radius. The report highlights the labor force participation and employment trends, noting that approximately 59.5% of individuals aged 16 and older are active participants in the labor market, with an unemployment rate of 4.2%. The workforce distribution varies across age groups, with individuals aged 25-54 forming the largest segment at 77.8% participation and a low unemployment rate of 3.2%.

Economic activity in the region is diverse, with industries such as retail trade, healthcare, and construction being significant contributors to employment. Retail trade leads with 11.7% of total employment, closely followed by healthcare and social assistance at 13.7%. Other noteworthy sectors include construction and transportation/warehousing, which contribute 10% and 6.1%, respectively. The regional employment structure indicates a balance of white-collar (55%) and blue-collar (25.9%) occupations, with service-oriented jobs comprising 19.2% of employment.

Household dynamics in the area reflect moderate income levels, with an average household income of \$77,760 in 2024. Approximately 17.8% of households fall within the \$50,000-\$74,999 income bracket, and 15.8% earn between \$100,000 and \$149,999. Family households make up 68% of all households, with 45.9% being husband-wife families. Housing in the area demonstrates growth, with a mix of owner-occupied and rental units catering to the expanding population.

This report underscores the economic resilience and diversity of the I-55 North region, highlighting its potential for future development and investment opportunities in key industries and residential growth.

*Demographics provided upon request.





CHRIS A. TOWN

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PROFESSIONAL BACKGROUND

Chris brings a wealth of expertise from his successful career in commercial and industrial construction. He possesses extensive knowledge of all aspects of development, building and risk analysis. Chris has held numerous executive positions in multiple companies and has served on various industry boards as well as charitable and religious organizations.

He actively participates in numerous commercial real estate organizations, staying at the forefront of industry trends and best practices. He has initiated several groups within NAI Latter & Blum focusing on key areas of CRE, including Sale-Leaseback, Office Space, Single Family Rentals (SFR), Carbon Capture (CCS), Solar and Land Acquisition/Disposition.

Chris believes in building long term relationships and provides exceptional service to the client, which has made him a trusted advisor in the commercial real estate industry.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) - Member, Candidate for Certification

Louisiana Association of Realtors - Member

Greater Baton Rouge Realtors Association, Commercial Investment Division - Member
Baton Rouge Chamber of Commerce - Executive Council Member, Carbon Capture Alliance

Good Growth Coalition of Baton Rouge - Member

Associated Builders & Contractors - Former Board Member, Executive Committee

St. Aloysius Parish - Former Trustee

Habitat for Humanity of Greater Baton Rouge - Past President

Sunrise Rotary of Baton Rouge - Past President

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PROFESSIONAL BACKGROUND

With a background in residential investment management, including serving as Director of Single-Family Management for the largest third-party property management firm in the Gulf South, Bryant possesses a comprehensive understanding of the real estate market and has successfully supervised a team of real estate professionals managing 2.2 Million square feet of residential investment property, demonstrating exceptional leadership and management qualities. This background provides a strong foundation for transitioning into commercial real estate brokerage, consulting, and advisory services. With particular skill sets in Market Research, Financial Analysis, Site Selection, Demographic Research, Risk Management, Asset Management, and Technological Support, Bryant has been invited to join several groups within the organization, such as the Home Portfolio Group and the Carbon Capture and Sequestration Group.

Bryant also excels in Technology services, focusing on Artificial Intelligence (AI) and custom AI products to boost business efficiency and productivity. He skillfully integrates AI in real estate, using custom tools for market analysis and predictive modeling. This technological savvy, combined with his real estate expertise, uniquely positions Bryant as a forward-thinking professional, enhancing the value he delivers to his clients.

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BLAKE HOWARD

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PROFESSIONAL BACKGROUND

Blake Howard is a newly licensed Commercial Real Estate agent at NAI Latter & Blum. Blake grew up in Little Rock, and is currently finishing up his business degree at Arkansas State University virtually. His approach to real estate is straightforward—Understand your needs while using business administration experience to better connect with businesses on a personal level. No flashy stuff here—just building real connections, not just business ties. Keeping you up to date with market trends using the many tools available to NAI Latter & Blum. Blake is also currently working as an intern at Latter & Blum, allowing him to continuously learn from many experienced and established agents in real estate. In the future he plans on using his knowledge to grow in the industrial and retail markets.

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