

# 8.98+- ACRES FOR SALE

## WEST UNIVERSITY AVENUE - HAMMOND, LA 70401



### PROPERTY HIGHLIGHTS:

Extraordinary opportunity to acquire this strategically located 8.98+- acre tract located at the gateway to Southeastern Louisiana University. Located near a bustling junction of two major roads and a fully signalized intersection with approximately 664 feet of frontage on University Avenue, this site possesses excellent visibility, location and easy access to I-12 and I-55. Zoned C-N, All utilities on or near site.

List Price - \$3,324,934.00

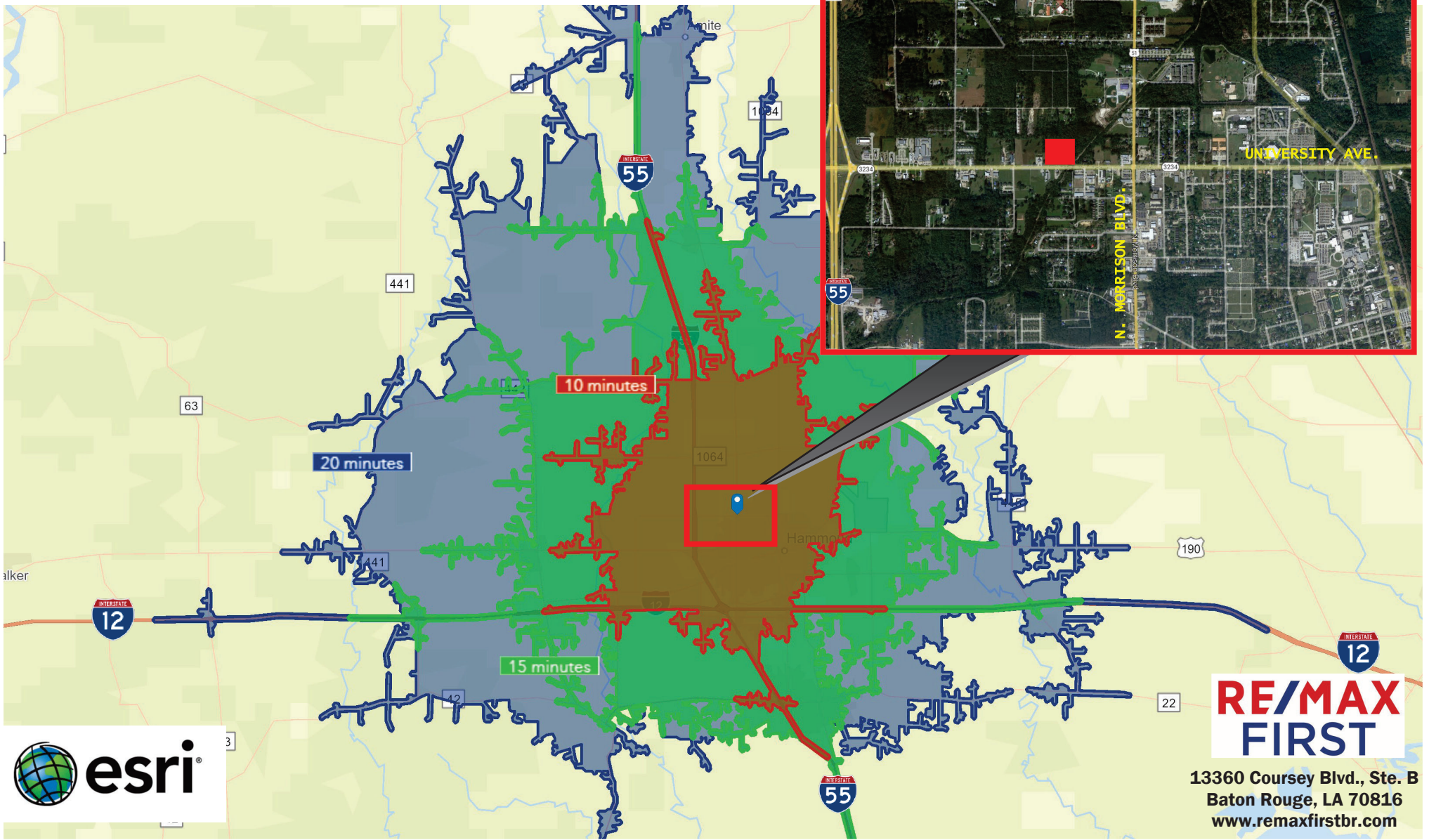
Contact Mike Williams 985-634-0035

# RE/MAX FIRST

13360 Coursey Blvd., Ste. B  
Baton Rouge, LA 70816  
[www.remaxfirstbr.com](http://www.remaxfirstbr.com)

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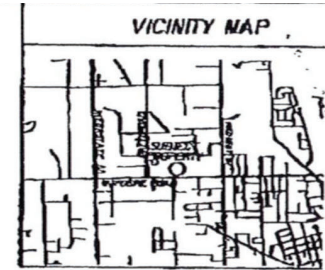
#### TRADE AREA DEMOGRAPHICS - DRIVE TIMES

	<u>10 minutes</u>	<u>15 minutes</u>	<u>20 minutes</u>
2022 Population	38,566	79,859	109,626
2022 Median Household Income	\$46,392	\$53,468	\$53,829
2022 Average Household Income	\$70,113	\$77,383	\$77,159

**For more information contact Mike Williams**  
**985-634-0035 mikewilliams1@remax.net or**  
**Doug Ferris 225-954-4747 dougferris@remax.net**

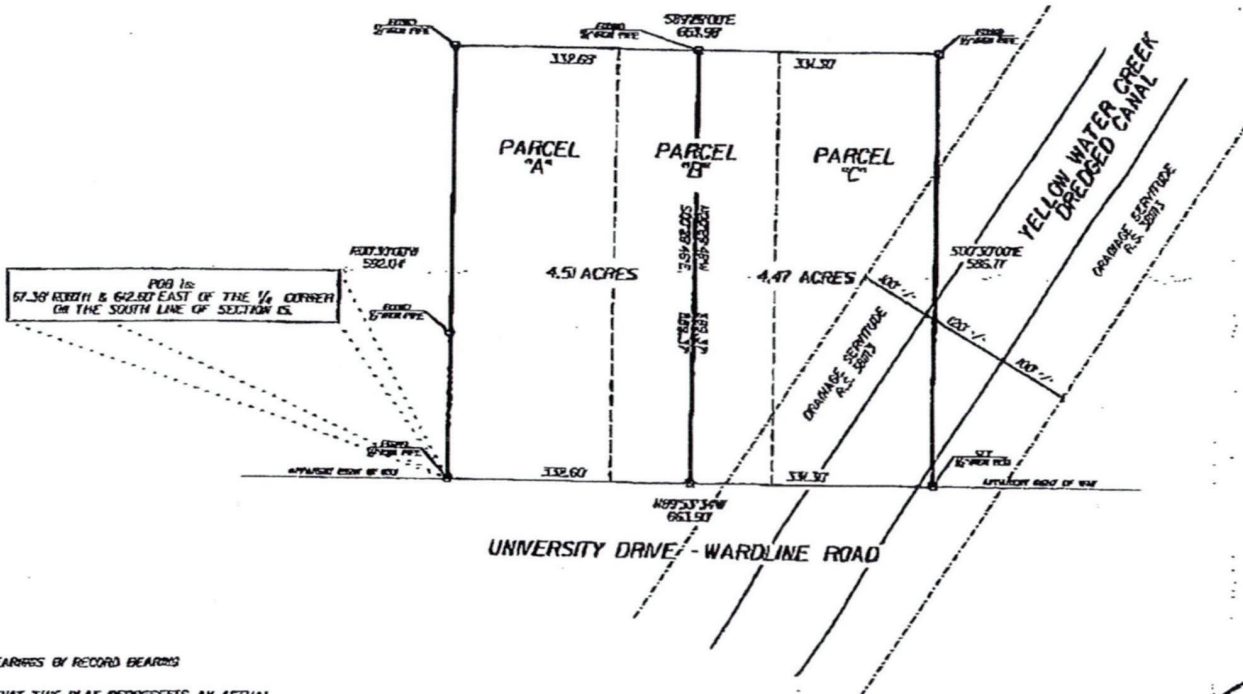
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(UNIVERSITY AVE.)  
**PLAT OF SURVEY OF LAND  
 LOCATED IN SECTION 15 T6S R7E  
 TANGIPAHOA PARISH**



JRN-29-2007(MON) 15:26 HOOD AUTOMOTIVE  
 JAN-29-07 03:08PM FROM-COLINELL BANKER BOBBY TALLO REALTY

(FRX)985740677 P. 005/005  
 9853455805 P. 006  
 T-203 P. 02/02 F-905



*George D. Sullivan*  
 01/23/2007

BEARINGS BY RECORD BEARINGS  
 I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL  
 GROUND SURVEY MADE UNDER MY DIRECTION AND  
 SAID SURVEY CONFORMS WITH THE REQUIREMENTS  
 FOR THE UNKNOWN STANDARDS FOR BOUNDARY SURVEYS  
 AS FOUND IN ADMINISTRATIVE CODE TITLE 46:11 CHAPTER 25  
 FOR A CLASS "D" SURVEY

THIS SURVEY DOES NOT CONSTITUTE A LEGAL  
 OPINION OF TITLE AND THEREFORE SHOULD NOT  
 BE USED FOR THAT PURPOSE. THIS SURVEY WAS  
 BASED SOLELY ON THE INFORMATION PROVIDED  
 TO THE SURVEYOR, NO UTILITIES LOCATIONS  
 WERE REQUESTED.

REFERENCE SURVEY  
 BY CLIFFORD WEBB DATED MARCH 1, 1970.

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