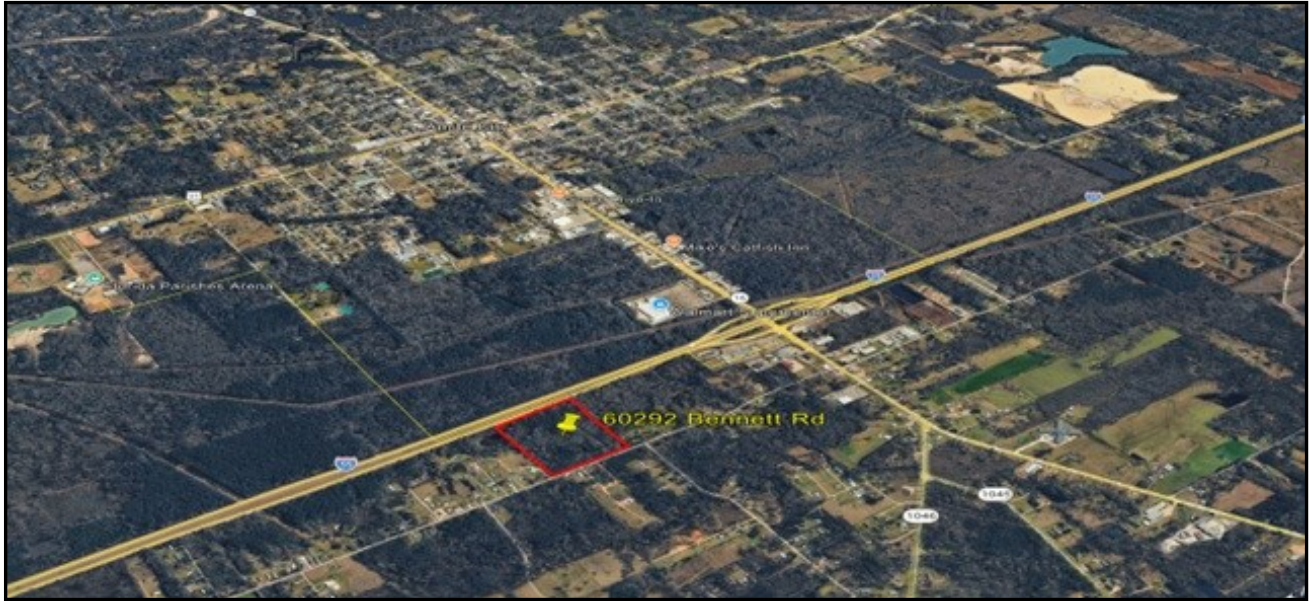


For Sale - Interstate 55 Exposure! 60298 Bennett Rd., Amite, La. 70422



- Rare opportunity to acquire a sizeable interstate frontage tract (approx. 27.486 sf) within Amite city limits offering approx. 1,200' of Interstate 55 exposure providing outstanding visibility/exposure! Excellent visibility for corporate branding and interstate signage.
- Located in one of Tangipahoa Parish's primary growth corridors with continued commercial expansion along I-55
- **High-visibility I-55 corridor** ideal for commercial, mixed-use, hospitality, retail, industrial, or residential development with excellent access from Bennett Road with convenient proximity to I-55 interchange. Ideal for developers, investors, owner-users, or build-to-suit opportunities. Within an "X" Flood zone. Desired zoning to be verified by Purchase via City Amite.
- Ideal for developers, investors, owner-users, or build-to-suit opportunities in an area offering Competitive Regional Labor Force and Business-Friendly Location.
- Site is currently served by Utility (purchaser to verify needed/required capacity and availability)
- Site offered at \$1,292,000.00 all cash to Seller!

Contact Al Oglesby
at

The **ALCOR** Group for further information!

Office: 504-887-2800 ext. 201 - Cell: 504-416-3555 - E-mail: Al@alcorgroup.com

Visit our website at www.alcorgroup.com for this and other available spaces.

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"A FULL SERVICE REAL ESTATE COMPANY"
Licensed by the Louisiana Real Estate Commission

Site Photos & Aerials 60298 Bennett Rd.



INVESTMENT HIGHLIGHTS

60298 Bennett Rd.

- **±27 Acres of Prime Interstate Development Land**
 - **±1,200 Feet of Interstate 55 Frontage & Visibility**
 - Located **Within the City Limits of Amite, Louisiana**
 - **Flood Zone X** — Favorable for Development (Buyer to Verify)
 - Exceptional Interstate Exposure with High Daily Traffic Counts
 - Excellent Access via Bennett Road with Immediate Connectivity to I-55
 - Flexible Development Opportunity for Commercial, Industrial, Hospitality, Retail, Medical, Multi-Family, or Mixed-Use Projects
 - Large Contiguous Tract Suitable for Phased Development or Multiple End Users
 - Highly Visible Location Ideal for Corporate Branding and Interstate Signage
 - Positioned Along One of Southeast Louisiana's Primary North-South Transportation Corridors
 - Convenient Regional Access to Baton Rouge, New Orleans, Hammond, Covington, and the Mississippi Gulf Coast
 - Utilities Available in the Area (Availability and Capacity to be Verified by Purchaser)
 - Excellent Opportunity for Developers, Investors, REITs, Institutional Buyers, and Owner-Users
 - Attractive Site for Distribution, Logistics, Manufacturing, Self-Storage, RV Resort, Hotel, Travel Center, or Business Park Development
 - Rare Opportunity to Acquire a Large Interstate Frontage Tract Within an Established Municipal Growth Corridor
 - Located in a Growing Commercial Market Supported by Expanding Residential Growth and Regional Commerce
 - Suitable for Build-to-Suit, Investment Hold, or Immediate Development
 - Competitive Regional Labor Force and Business-Friendly Location
- Outstanding Long-Term Appreciation Potential in a Supply-Constrained Interstate Corridor

FAST FACTS

- Property Size: 27.486 acres (Approx. 1,197,302 sq. ft.)
- Legal Description: 27.583 A 20.00 A N12 of NE14 and 10.00 A N12 of S12 of N14 of NE14 of SEC 6 T4SR7E B179 P130 B266 P387 Less 2.417 A LA Dept
- Interstate Frontage: Approx. 1,200'
- Highest Elevation: 44.659999
- Lowest Elevation: 37.950000
- Flood Zone: "X"
- Zoning: City of Amite — Verify with Municipality
- Utilities: Existing to site 0 Purchaser to verify availability of desired capacities)
- Traffic Count: I-55—31,000+/- (AADT) - LA Hwy 16 10,000+/- (AADT)
- Parish: Tangipahoa
- APN #: 457418
- Coordinates: Lat. 30.735766/Long. -90.5353090
- Asking Price: \$1,292,000



Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____
 Title: _____
 Date: _____
 Licensee: _____
 Date: _____

By: _____
 Title: _____
 Date: _____
 Licensee: _____
 Date: _____



AgencyForm Rev. 10/10