

Offering Memorandum



COLDWELL BANKER
COMMERCIAL

TEC

Bauerle Road/Hewitt Road
Hammond, Louisiana 70403

PRESENTED BY

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Coldwell Banker Commercial TEC

101 Beau Chene Blvd.,
Mandeville, LA 70471

Each office is independently owned &
operated.

I am licensed by the Louisiana Real
Estate Commission and the Mississippi
Real Estate Commission.

www.cbcworldwide.com

9.913 ACRES AVAILABLE (4 TRACTS)



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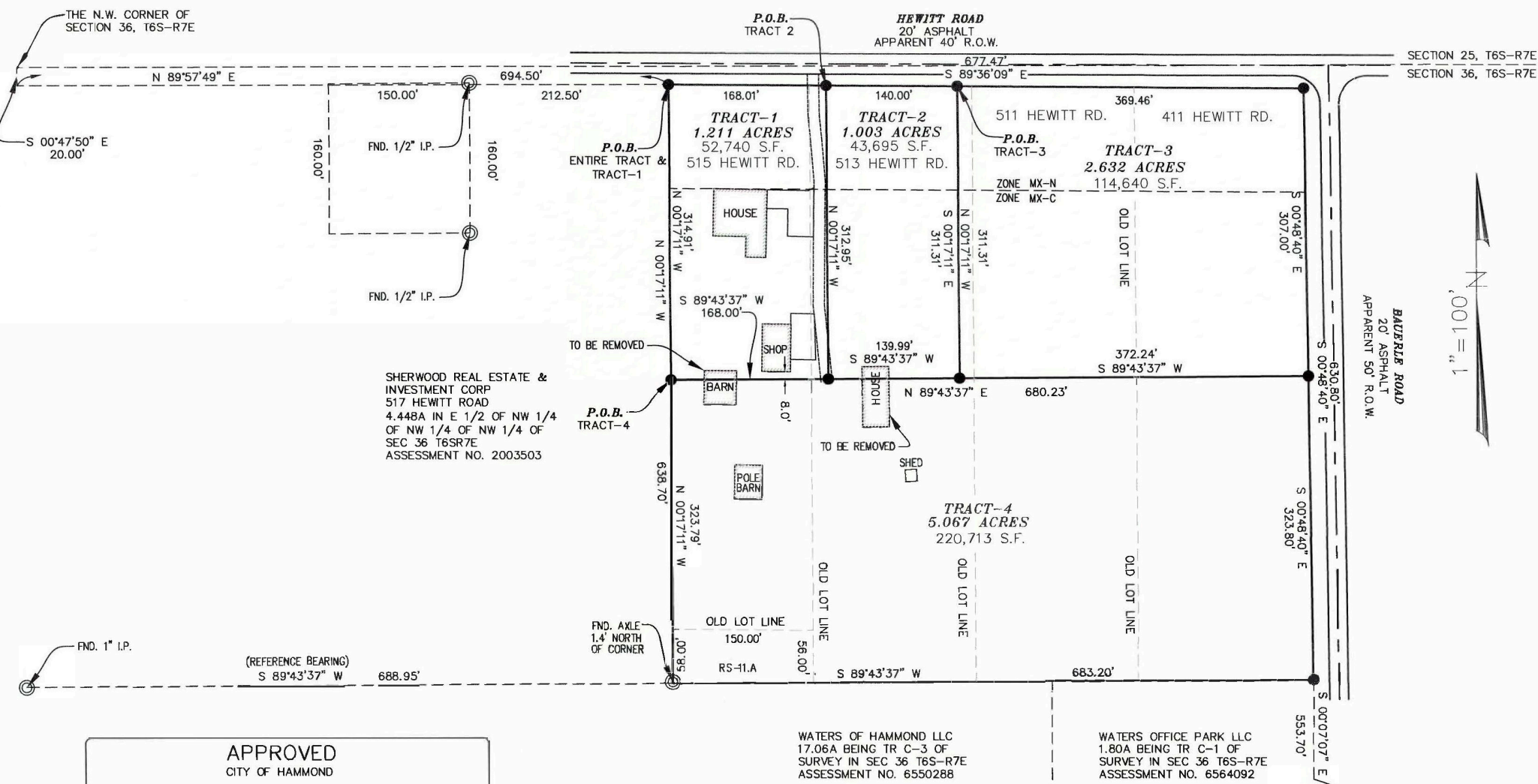
**PRELIMINARY PLAT OF SILVERBACK HOLDINGS LLC REVISION TO LOTS OF RECORD,
LOCATED IN SECTION 36, T6S-R7E, CITY OF HAMMOND, GREENSBURG LAND
DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.**

DESCRIPTION TRACT-1
A 1.211 ACRE PARCEL OF LAND IN SECTION 36, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SECTION 36, T6S-R7E, THENCE PROCEED S 00°47'50" E A DISTANCE OF 20.00' THENCE N 89°57'49" E A DISTANCE OF 694.50' TO THE POINT OF BEGINNING; THENCE S 89°36'09" E A DISTANCE OF 168.00 FEET; THENCE S 00°17'11" E A DISTANCE OF 312.95 FEET; THENCE N 89°43'37" W A DISTANCE OF 168.00 FEET; THENCE N 00°17'11" W A DISTANCE OF 314.91 FEET; 1.211 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 36, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 12-13-2023.

DESCRIPTION TRACT-2
A 1.003 ACRE PARCEL OF LAND IN SECTION 36, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SECTION 36, T6S-R7E, THENCE PROCEED S 00°47'50" E A DISTANCE OF 20.00' THENCE N 89°57'49" E A DISTANCE OF 694.50' AND 168.01' S 89°36'09" W, TO THE POINT OF BEGINNING; THENCE S 89°36'09" E A DISTANCE OF 140.00 FEET; THENCE S 00°17'11" E A DISTANCE OF 312.13 FEET; THENCE N 89°43'37" W A DISTANCE OF 140.00 FEET; THENCE N 00°17'50" W A DISTANCE OF 312.95 FEET; 1.003 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 36, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 12-13-2023.

DESCRIPTION TRACT-3
A 2.362 ACRE PARCEL OF LAND IN SECTION 36, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SECTION 36, T6S-R7E, THENCE PROCEED S 00°47'50" E A DISTANCE OF 20.00' THENCE N 89°57'49" E A DISTANCE OF 694.50' AND 308.01' S 89°36'09" W, TO THE POINT OF BEGINNING; THENCE S 89°36'09" E A DISTANCE OF 369.46 FEET; THENCE S 00°48'40" E A DISTANCE OF 307.00 FEET; THENCE N 89°43'37" W A DISTANCE OF 372.24 FEET; THENCE N 00°17'11" W A DISTANCE OF 311.31 FEET; 2.362 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 36, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 12-13-2023.

DESCRIPTION TRACT-4
A 5.067 ACRE PARCEL OF LAND IN SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SECTION 36, T6S-R7E, THENCE PROCEED S 00°47'50" E A DISTANCE OF 20.00' THENCE N 89°57'49" E A DISTANCE OF 694.50' AND 314.91' S 00°17'11" E, TO THE POINT OF BEGINNING; THENCE S 89°43'37" E A DISTANCE OF 680.23 FEET; THENCE S 00°48'40" E A DISTANCE OF 323.80 FEET; THENCE N 89°43'37" W A DISTANCE OF 683.20 FEET; THENCE N 00°17'11" W A DISTANCE OF 323.79 FEET; 5.067 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 12-13-2023.



Offering



- Tract 1**
\$325,000
- Tract 2**
\$210,000
- Tract 3**
\$385,000
- Tract 4**
\$700,000



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B. MX-N Neighborhood Mixed Use

The MX-N District is intended to provide appropriate areas for new and existing development that incorporates both small-scale residential and office uses within close proximity to one another and adjacent neighborhoods. The district is also intended to provide for live/work opportunities where people can live and work in the same physical space. The district can also be used as a transition between arterials or more intense commercial areas and established residential neighborhoods. Neighborhood Mixed Use is intended to provide for a variety of residential, retail, service and commercial uses all within walking distance of residential neighborhoods.

A. Allowed Uses

1. Detached Living (Single-Family Dwelling)
2. Modular without chassis
3. Attached House
4. Row Houses
5. Apartments (multi-family dwelling)
6. Group living
7. Social Services
8. Civic Uses
9. Parks and open space
10. Minor utilities
11. Day Care
12. Country Club
13. All indoor recreation except sexually oriented business
14. All medical
15. All office
16. Overnight lodging
 - a. Bed and Breakfast
17. Services
 - a. All personal services
 - b. Tanning bed facilities
 - c. Barber and beauty shops
 - d. Florists
 - e. Mortuary

- f. Real Estate office
 - g. Banks, financial institutions
 - h. Dry Cleaning
18. Animal Care
 - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
 19. All restaurant
 20. All retail sales
 21. Art Studio/gallery, no including tattoo parlors
 22. Convenience store without gas
 23. Convenience store with gas
 24. All vehicle sales and services
 25. All water oriented sales and services
 26. All research and development
 27. All vehicle services
 28. Off street parking
 29. Reception/Banquet Hall
 30. Cemeteries and/or Memorial Gardens
 31. Group Care Facility

B. Conditional Uses

1. Tattoo parlor
2. Major utilities
3. Commercial parking lots and garages
4. All outdoor recreation
5. Sweet Shop
6. Group Living Facility

C. Accessory Uses

1. Gardens for non-commercial purposes
2. Storage garages and parking lots for use solely by occupants and guests of the premises.
3. Tennis courts, swimming pools
4. Radio and television towers incidental to a permitted use
5. Incidental storage not to exceed 40 percent of the floor area
6. Home occupations

Details

The Bauerle Road/Hewitt Road portfolio is an exceptional opportunity to invest in a growing community. This strategic location includes 4 separate lots totaling 9.913 acres (431,788 SF total). Hammond is highly sought after with developers because the city is showing strong signs of economic growth. As the largest city in Tangipahoa Parish, it boasts a historic downtown area, a vibrant university, and convenient transportation infrastructure.

All of the subject tracts boast MX-N zoning which allows for a multitude of uses.

This location is nestled a little over a mile from Interstate-12 and just 7 minutes from Southeastern Louisiana University. Utilities are available through the city. Flood zone X, which means no flood insurance is required!

Inside city limits of Hammond. Timber & mineral rights to transfer at AOS. No known wetlands. Don't miss out on this opportunity to expand.

**Hammond Square
Shopping Mall**

The Villas of Hammon

Academy Sports

Home Depot

The Waters at Hammond

North Cypress Fitness

5.067 acres for sale

**1.211 acres for
sale**

2.632 acres for sale

1.003 acres for sale



HAMMOND STATION
apartments

18,129 VEHICLES PER DAY



Subject Property



Your paragraph text



74,013 VEHICLES PER DAY



Hammond, Louisiana

Hammond is the largest city in Tangipahoa Parish. Situated between Baton Rouge and New Orleans, Hammond is home to Southeastern Louisiana University, which adds a youthful energy and numerous cultural events to the area. Hammond boasts a beautiful historic district downtown dating back to the town's charter in 1889.

Downtown features a variety of shops, restaurants, and art galleries, creating a lively atmosphere. The annual Strawberry Festival attracts around 30,000 visitors each year; it celebrates the region's agricultural roots and delicious local produce. With its friendly locals and scenic surroundings, Hammond embodies the warmth of Louisiana's hospitality. Hammond hosts a diverse economy with several key industries. Agriculture, advanced education, and manufacturing and distribution are important to the area. Retail and healthcare significantly contribute to the local population as well.

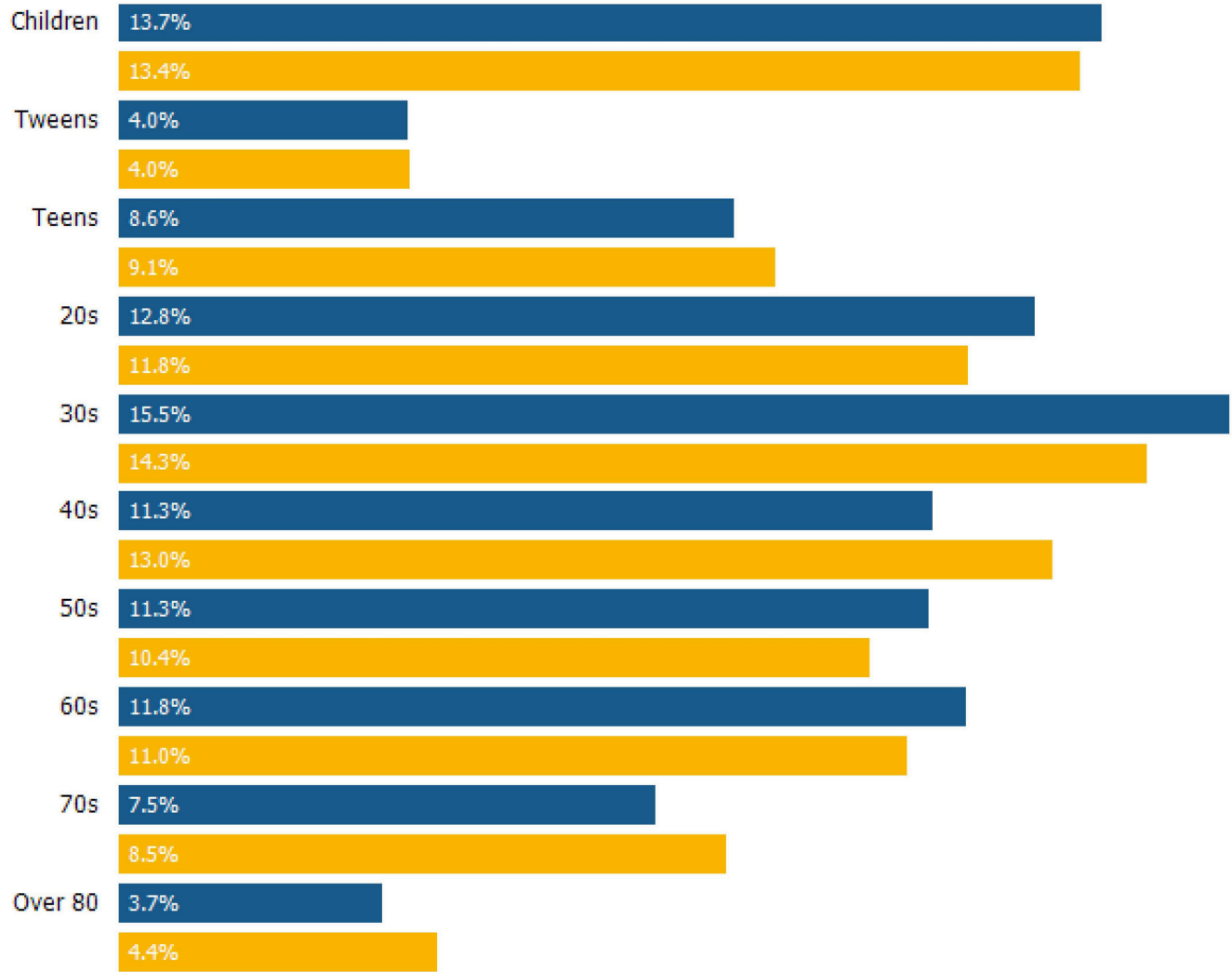


Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

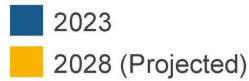


Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



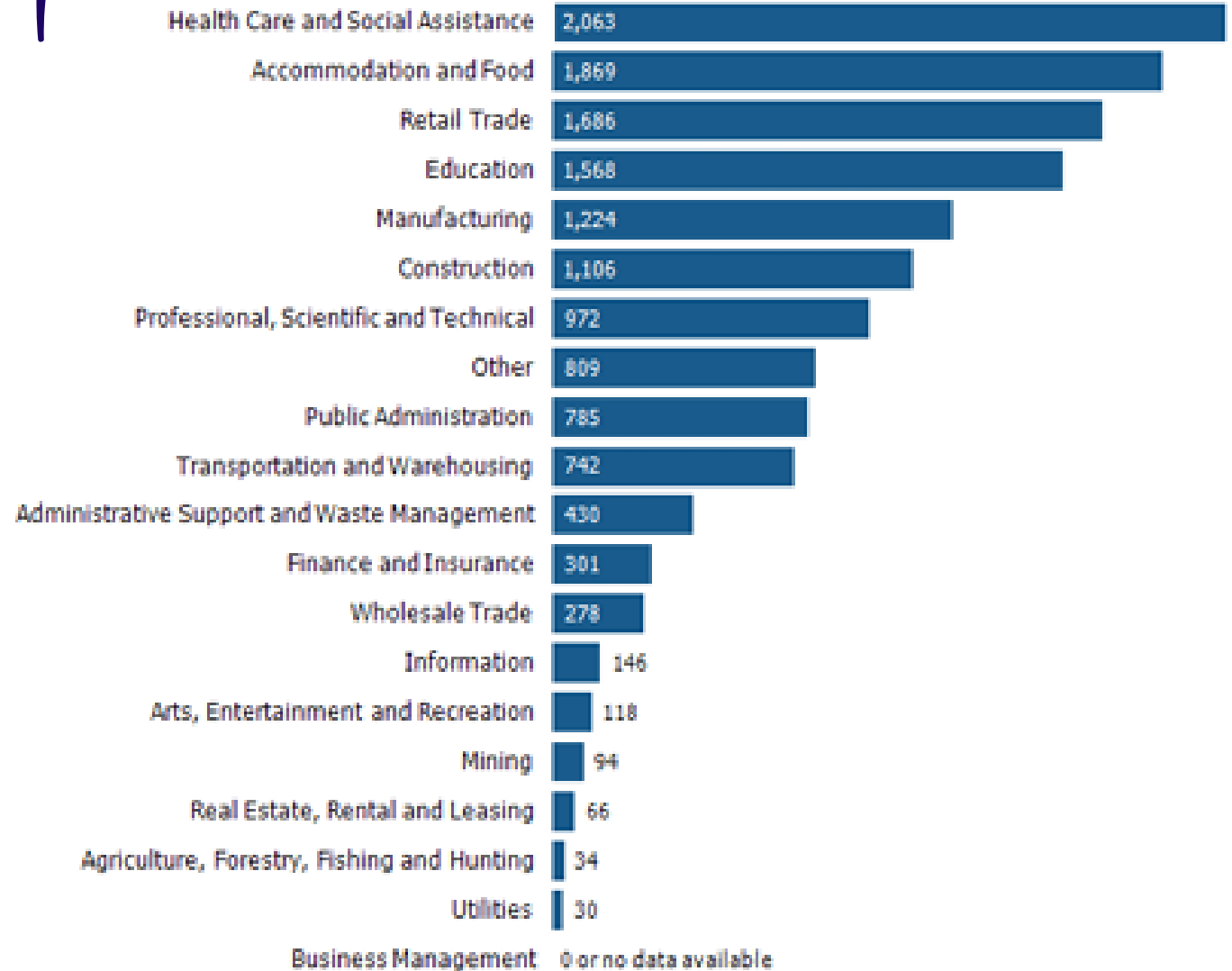
Economic Snapshot

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023

Update Frequency: Annually



2023-2028 Population Growth Rate

0.49%

Average Household Income

\$75,873

Median Household Income

\$53,112

Average Disposable Income

\$59,840

Total Housing Units

13,817