



FOR SALE

Coleman/190 E Vacant Land

1.615 Acres at Hwy 190 & Coleman Rd

Coleman Rd · Robert, LA 70455
Tangipahoa Parish

Commercial development opportunity with excellent visibility, accessibility, and frontage along one of Tangipahoa Parish's primary commercial corridors.

SALE PRICE

\$210,000

LOT SIZE

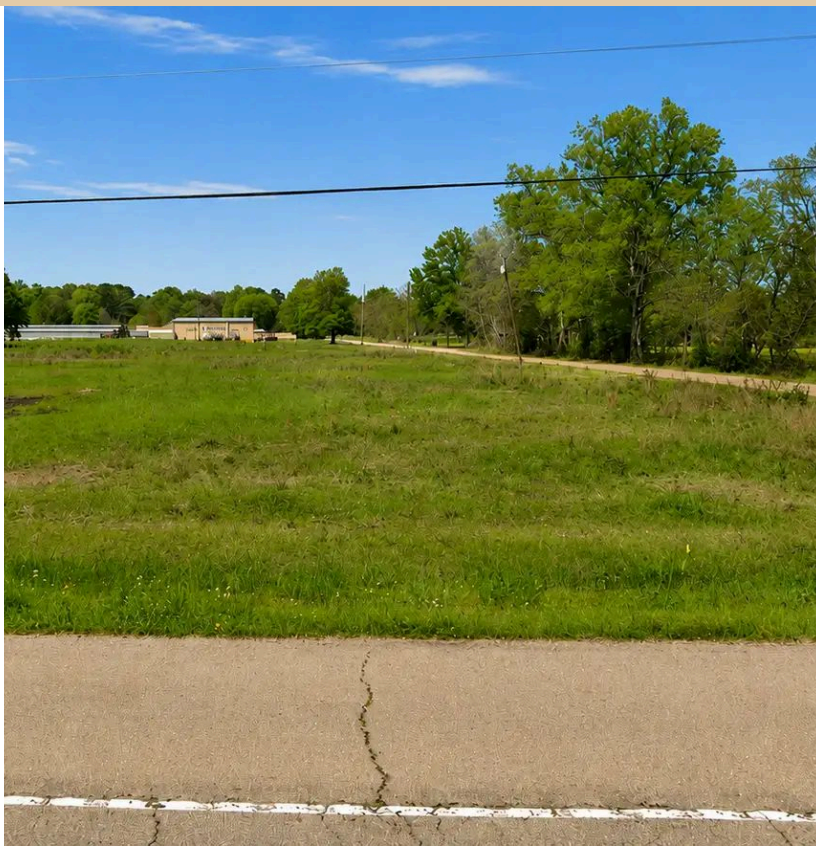
1.615 Acres

PRICE PER SF

\$2.99 / SF

TRAFFIC COUNT

10,421 VPD



PROPERTY OVERVIEW

Commercial development opportunity located at Highway 190 and Coleman Road in Robert, Louisiana. This +/-1.615-acre vacant land tract offers excellent visibility, accessibility, and frontage along one of Tangipahoa Parish's primary commercial corridors, with traffic counts averaging approximately **10,421 vehicles per day**. The property's strategic location provides convenient access to both Hammond and Ponchatoula while benefiting from continued residential and commercial growth throughout the Robert market.

- +/-1.615 acres of vacant commercial land
- Approximately 10,421 vehicles per day
- Level, developable site
- Corner location at Hwy 190 & Coleman Rd
- High visibility and easy ingress/egress
- Minutes from Hammond, Ponchatoula, and I-12

NEAREST INTERSTATE

I-12 · 2.5 mi

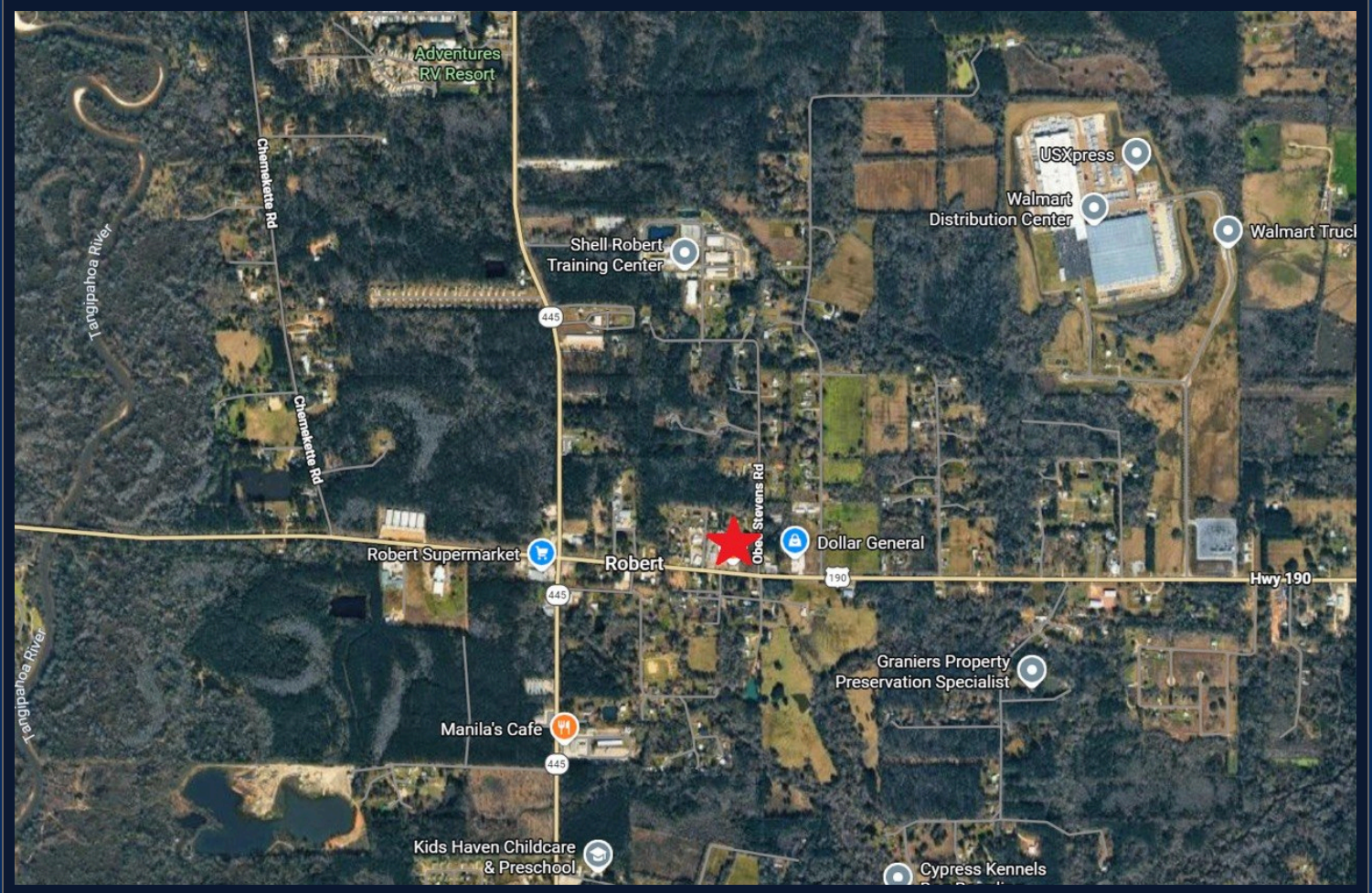
NEAREST HWY

190

TOPOGRAPHY

Level

AERIAL MAP



REGIONAL CONTEXT

Site is highlighted along the Hwy 190 corridor in Robert, with nearby access to LA-445 and visible commercial anchors including Robert Supermarket, Dollar General, and the Walmart Distribution Center area.

CORRIDOR

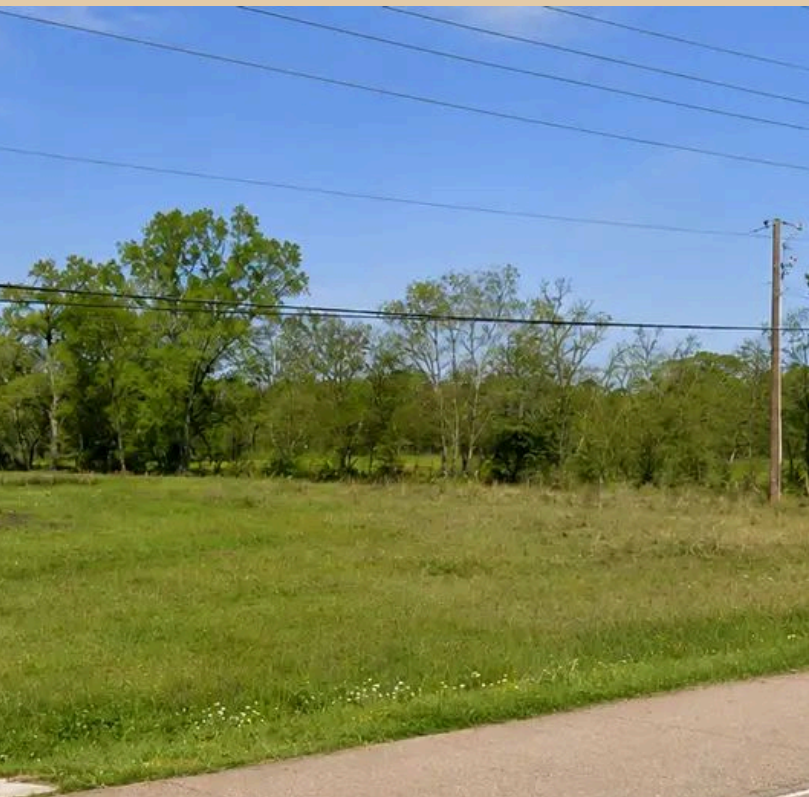
Hwy 190

MARKET

Robert, LA

MAP TYPE

Aerial



LISTING DATA

Address	Coleman Rd, Robert, LA 70455
Parish	Tangipahoa
Sale Price	\$210,000
Price Per SF	\$2.99/SF
Lot Size	1.615 Acres
Parcel APN	6417647
Listing ID	b307b9ec

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