

LITTLE CREEK CENTER

HIGHWAY 59 AND I-12

MANDEVILLE, LA

- ◆ 1-7 Acres
- ◆ \$7.50—\$9.00 SF
- ◆ NO Wetlands
- ◆ Water & Sewer Available

LOCATION: ¼ mile North of I-12 @ Hwy 59

ACREAGE: 10 **LAND ELEVATIONS:** Above 20'

1ST SIGNALIZED INTERCHANGE NORTH OF I-12



GULF STATES
REAL ESTATE SERVICES
TURNING IDEAS INTO REALITY

109 New Camellia Blvd.
Suite 100,
Covington, LA 70433
Office: (985) 792-4385
Fax: (985) 792-4392

www.gsres.com

Daily Traffic Counts

20,200 VPD Hwy 59

65,000 VPD I-12

- ◆ DEVELOPMENT
- ◆ BROKERAGE
- ◆ PROJECT/CONSTRUCTION MGMT.
- ◆ PROPERTY MANAGEMENT

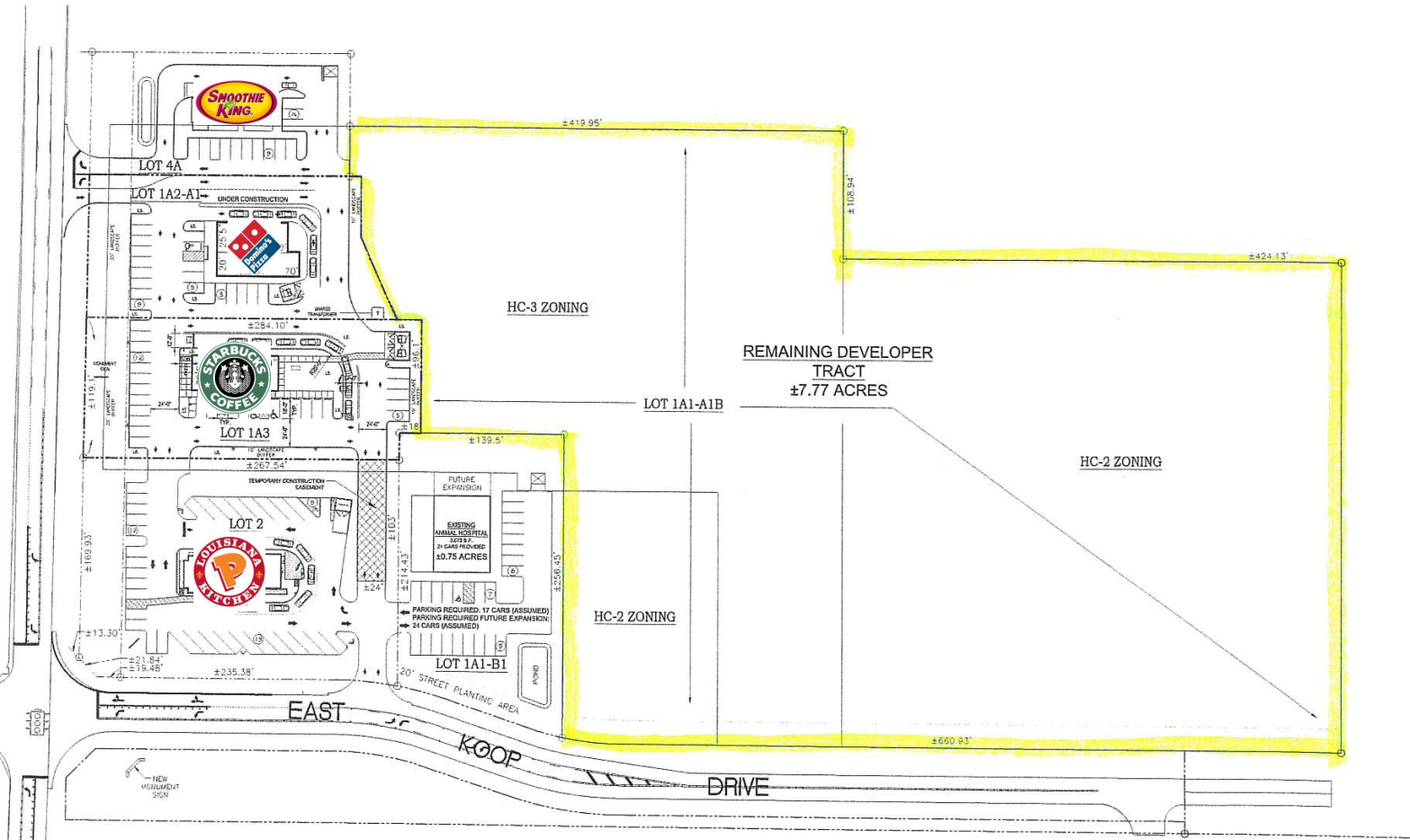
Beth Lemonier

Cell: (985) 259-5199

Office: (985) 792-4385

blemonier@gsres.com

FOR SALE



Demographics—2022 Estimates	3 Mile	5 Mile	10 Mile
Population	27,262	74,167	129,044
Average Household Income	\$111,556	\$116,873	\$113,812

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