

# 3.52 up to 7.04+- ACRES FOR SALE

## N. MORRISON BOULEVARD AT CHERIE DRIVE - HAMMOND, LA 70401



### PROPERTY HIGHLIGHTS:

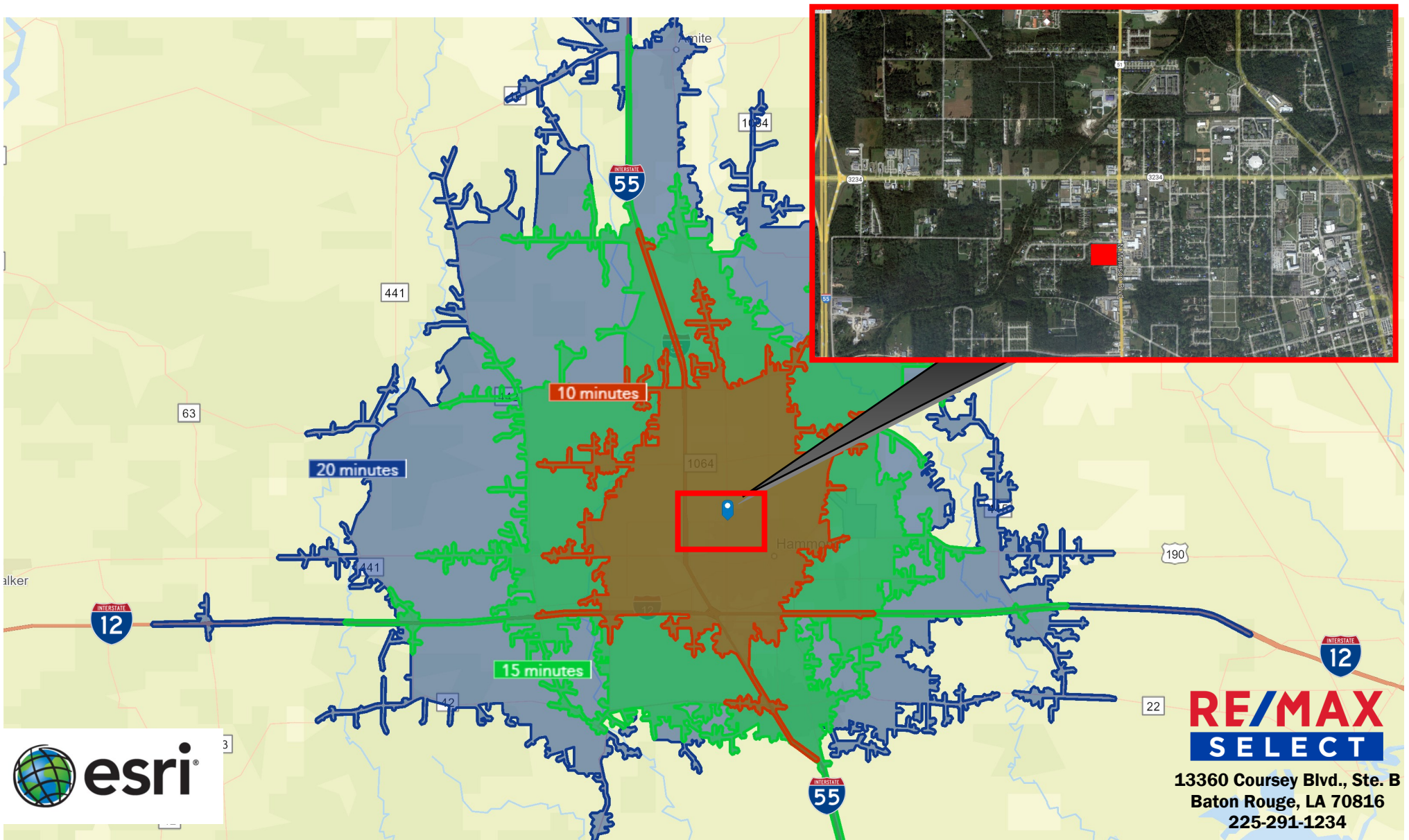
Extraordinary opportunity to acquire this strategically located 3.52+- acre tract located on the corner of North Morrison Boulevard and Cherie Drive adjacent to Bill Hood Ford. Approximately 243+- feet frontage on North Morrison Blvd and approximately 580+- feet of frontage on Cherie Drive, this site possesses unmatched visibility, location and easy access to I-12 and I-55. Zoned C-2, All utilities on or near site. List Price - \$13.00 PSF. Adjacent 3.52+- acres available at \$15.00 PSF. Contact Mike Williams 985-634-0035

**RE/MAX**  
**SELECT**

**13360 Coursey Blvd., Ste. B**  
**Baton Rouge, LA 70816**  
**225-291-1234**

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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**

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