



# I-12 DEVELOPMENT SITE FOR SALE

42755 LA HIGHWAY 445 | PONCHATOULA, LA



## OPPORTUNITY

Interstate exposure/frontage. This site forms the SW corner of Hwy 445 and I-12, with direct access to the Interstate via Exit 47. Interstate 55 is 9.2 miles to the west, Causeway Blvd. to New Orleans is 12 miles to the east.

## LAND AREA

7.95 (+/-) Acres

## ZONING

Unrestricted, Tangipahoa Parish

## ADDITIONAL

Located in Tangipahoa Parish, this site has 1,000 +/- feet of frontage along I-12 and is bounded by La. Hwy. 445 and the Tangipahoa River. The site is accessed via a recorded servitude to the site from Hwy 445. This site is across the interstate from the \$160 million Niagara Bottling manufacturing facility currently under construction.

## IDEAL USES

Truck repair, trailer storage, mobile home, equipment & camper sales or varied industrial uses. The site is deed restricted against petroleum sales/distribution.

## SALE PRICE

\$480,000 (\$60,338 per acre)

Max J. Derbes, Inc.  
REALTORS ■

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OFFICE 504.733.4555  
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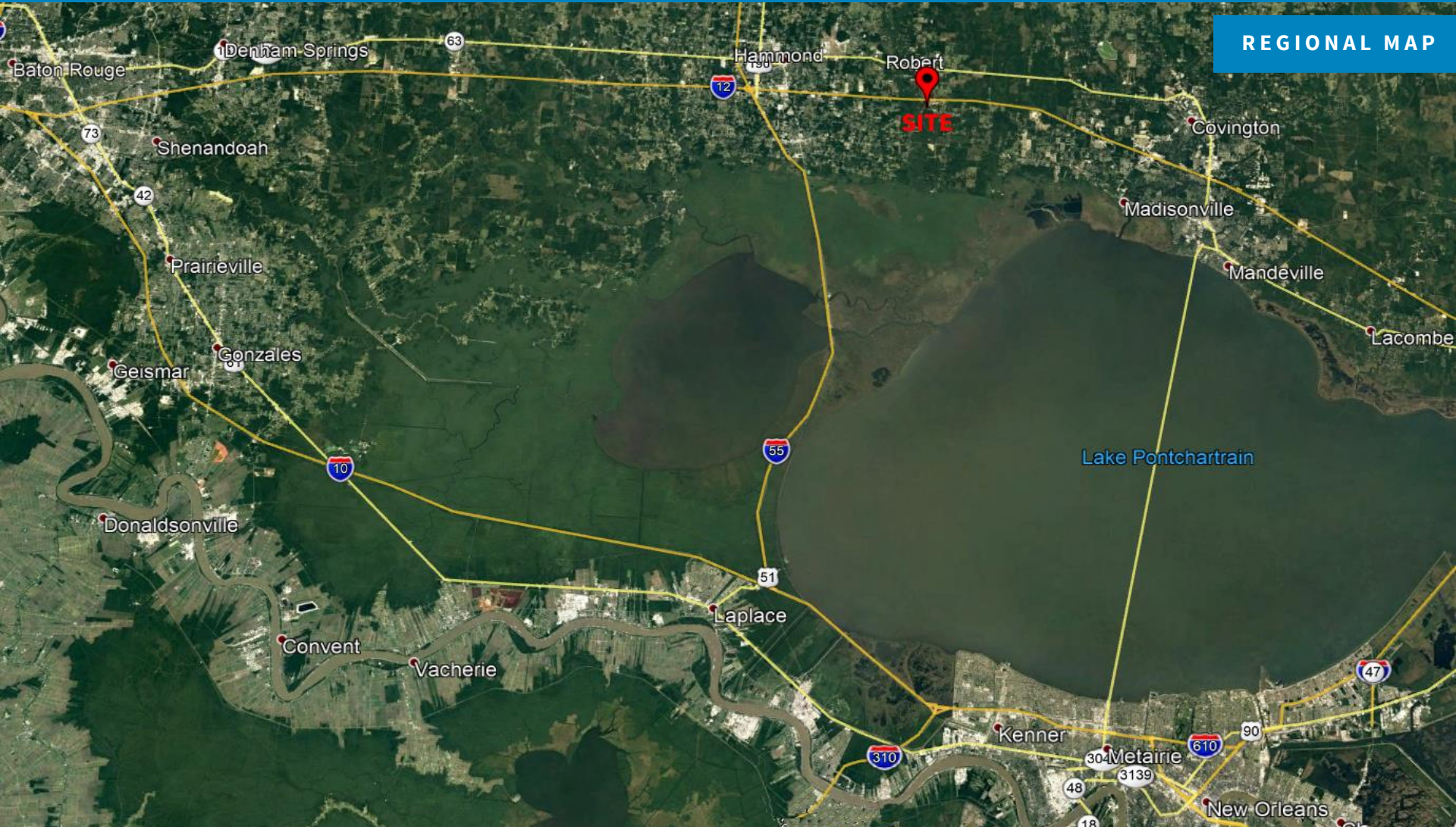




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## REGIONAL MAP



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DEMOGRAPHICS



**Disclaimer:** While we believe this information (via Geolytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

|            |                  |            |                  |
|------------|------------------|------------|------------------|
| 132,660    | 4.96%            | 42.2       | \$42,846         |
| Population | Projected Growth | Median Age | Household Income |

Population

|                  |         |
|------------------|---------|
| 2023 Projection  | 139,240 |
| 2018 Estimate    | 132,660 |
| 2015 Estimate    | 128,558 |
| 2010 Census      | 121,097 |
| 2000 Census      | 100,588 |
| Growth 2018-2023 | 4.96%   |
| Growth 2015-2018 | 3.19%   |
| Growth 2010-2015 | 6.16%   |
| Growth 2000-2010 | 20.39%  |

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Population (Male)

|                  |        |
|------------------|--------|
| 2023 Projection  | 67,809 |
| 2018 Estimate    | 64,677 |
| 2015 Estimate    | 62,481 |
| 2010 Census      | 58,800 |
| Growth 2018-2023 | 4.84%  |
| Growth 2015-2018 | 3.51%  |
| Growth 2010-2015 | 6.26%  |

Population (Female)

|                  |        |
|------------------|--------|
| 2023 Projection  | 71,431 |
| 2018 Estimate    | 67,983 |
| 2015 Estimate    | 66,077 |
| 2010 Census      | 62,297 |
| Growth 2018-2023 | 5.07%  |
| Growth 2015-2018 | 2.88%  |
| Growth 2010-2015 | 6.07%  |

Population by Age (2018 Estimate)

|                  |         |                 |     |
|------------------|---------|-----------------|-----|
| Age 0 to 5       | 12,549  | Age 0 to 5      | 9%  |
| Age 5 to 10      | 10,192  | Age 5 to 10     | 8%  |
| Age 10 to 15     | 9,719   | Age 10 to 15    | 7%  |
| Age 15 to 20     | 9,209   | Age 15 to 20    | 7%  |
| Age 20 to 25     | 9,027   | Age 20 to 25    | 7%  |
| Age 25 to 30     | 9,219   | Age 25 to 30    | 7%  |
| Age 30 to 35     | 9,292   | Age 30 to 35    | 7%  |
| Age 35 to 40     | 9,031   | Age 35 to 40    | 7%  |
| Age 40 to 45     | 8,521   | Age 40 to 45    | 6%  |
| Age 45 to 50     | 8,226   | Age 45 to 50    | 6%  |
| Age 50 to 55     | 7,781   | Age 50 to 55    | 6%  |
| Age 55 to 60     | 7,340   | Age 55 to 60    | 6%  |
| Age 60 to 65     | 6,634   | Age 60 to 65    | 5%  |
| Age 65 and over  | 15,920  | Age 65 and over | 12% |
| Total Population | 132,660 |                 |     |
| Median Age       | 42.2    |                 |     |

Median Age (Male)

|             |      |
|-------------|------|
| 2010 Census | 32.4 |
|-------------|------|

Median Age (Female)

|             |      |
|-------------|------|
| 2010 Census | 34.9 |
|-------------|------|

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

|                                     |        |                                |     |
|-------------------------------------|--------|--------------------------------|-----|
| High School Graduate (or GED)       | 27,541 | High School Graduate (or GED)  | 55% |
| Some College, No Degree             | 15,530 | Some College, No Degree        | 31% |
| Associate or Bachelor's Degree      | 1,966  | Associate or Bachelor's Degree | 4%  |
| Master's Degree                     | 3,064  | Master's Degree                | 6%  |
| Professional School Degree          | 851    | Professional School Degree     | 2%  |
| Doctorate Degree                    | 780    | Doctorate Degree               | 2%  |
| Total High School Graduates Age 25+ | 49,732 |                                |     |



DEMOGRAPHICS

Population Age 5+ by Language at Home (2010 Census)

|                                |                |                           |     |
|--------------------------------|----------------|---------------------------|-----|
| Only English                   | 104,115        | Only English              | 95% |
| Spanish or Spanish Creole      | 3,360          | Spanish or Spanish Creole | 3%  |
| Other                          | 2,350          | Other                     | 2%  |
| <b>Total Population Age 5+</b> | <b>109,825</b> |                           |     |

Households

|                  |        |
|------------------|--------|
| 2023 Projection  | 51,789 |
| 2018 Estimate    | 49,376 |
| 2015 Estimate    | 47,879 |
| 2010 Census      | 45,135 |
| Growth 2018-2023 | 4.89%  |
| Growth 2015-2018 | 3.13%  |
| Growth 2010-2015 | 6.08%  |

Average Household Size

|                  |     |
|------------------|-----|
| 2023 Projection  | 2.6 |
| 2018 Estimate    | 2.6 |
| 2015 Estimate    | 2.6 |
| 2010 Census      | 2.6 |
| Growth 2018-2023 | 0%  |
| Growth 2015-2018 | 0%  |
| Growth 2010-2015 | 0%  |

Households by Household Type and Size and Presence of Children (2018 Estimate)

|  |               |  |     |
|--|---------------|--|-----|
| Family Households                      | 33,613        | Family Households                      | 68% |
| Married-couple family                  | 22,252        | Married-couple family                  | 45% |
| With own children under 18 years       | 8,690         | With own children under 18 years       | 18% |
| No own children under 18 years         | 13,562        | No own children under 18 years         | 27% |
| Male Householder: no wife present      | 2,809         | Male Householder: no wife present      | 6%  |
| With own children under 18 years       | 1,384         | With own children under 18 years       | 3%  |
| No own children under 18 years         | 1,425         | No own children under 18 years         | 3%  |
| Female Householder: no husband present | 8,552         | Female Householder: no husband present | 17% |
| With own children under 18 years       | 4,688         | With own children under 18 years       | 9%  |
| No own children under 18 years         | 3,864         | No own children under 18 years         | 8%  |
| Nonfamily Households                   | 15,763        | Nonfamily Households                   | 32% |
| 1 Person households                    | 12,208        | 1 Person households                    | 25% |
| 2+ Unrelated people                    | 3,555         | 2+ Unrelated people                    | 7%  |
| <b>Total Households</b>                | <b>49,376</b> |  |     |



DEMOGRAPHICS

Households by Household Income (2018 Estimate)

|                                 |                 |                        |     |
|---------------------------------|-----------------|------------------------|-----|
| Less than \$25,000              | 17,217          | Less than \$25,000     | 35% |
| \$25,000 to \$49,999            | 12,435          | \$25,000 to \$49,999   | 25% |
| \$50,000 to \$74,999            | 8,642           | \$50,000 to \$74,999   | 18% |
| \$75,000 to \$99,999            | 4,672           | \$75,000 to \$99,999   | 9%  |
| \$100,000 to \$124,999          | 3,178           | \$100,000 to \$124,999 | 6%  |
| \$125,000 to \$149,999          | 1,371           | \$125,000 to \$149,999 | 3%  |
| \$150,000 to \$199,999          | 1,103           | \$150,000 to \$199,999 | 2%  |
| \$200,000 or more               | 758             | \$200,000 or more      | 2%  |
| <b>Total Households</b>         | <b>49,376</b>   |                        |     |
| <b>Average Household Income</b> | <b>\$51,528</b> |                        |     |
| <b>Median Household Income</b>  | <b>\$42,846</b> |                        |     |

Households by Household Income (2023 Projection)

|                                 |                 |                        |     |
|---------------------------------|-----------------|------------------------|-----|
| Less than \$25,000              | 18,093          | Less than \$25,000     | 35% |
| \$25,000 to \$49,999            | 13,062          | \$25,000 to \$49,999   | 25% |
| \$50,000 to \$74,999            | 9,039           | \$50,000 to \$74,999   | 17% |
| \$75,000 to \$99,999            | 4,883           | \$75,000 to \$99,999   | 9%  |
| \$100,000 to \$124,999          | 3,329           | \$100,000 to \$124,999 | 6%  |
| \$125,000 to \$149,999          | 1,436           | \$125,000 to \$149,999 | 3%  |
| \$150,000 to \$199,999          | 1,152           | \$150,000 to \$199,999 | 2%  |
| \$200,000 or more               | 795             | \$200,000 or more      | 2%  |
| <b>Total Households</b>         | <b>51,789</b>   |                        |     |
| <b>Average Household Income</b> | <b>\$51,825</b> |                        |     |
| <b>Median Household Income</b>  | <b>\$43,745</b> |                        |     |

Per Capita Income

|                  |          |
|------------------|----------|
| 2018 Estimate    | \$19,179 |
| 2015 Estimate    | \$19,280 |
| Growth 2015-2018 | -0.52%   |

Unemployment Rate

|             |       |
|-------------|-------|
| 2010 Census | 10.6% |
|-------------|-------|

Population Age 16+ By Employment Status (2010 Census)

|                                 |               |                      |     |
|---------------------------------|---------------|----------------------|-----|
| Labor Force                     | 55,125        | Labor Force          | 60% |
| Civilian, Employed              | 49,286        | Civilian, Employed   | 54% |
| Civilian, Unemployed            | 5,839         | Civilian, Unemployed | 6%  |
| Not in Labor Force              | 36,095        | Not in Labor Force   | 40% |
| <b>Total Population Age 16+</b> | <b>91,220</b> |                      |     |



DEMOGRAPHICS

Employed Civilian Population Age 16+ by Industry (2010 Census)

|   |               |   |     |
|---|---------------|---|-----|
| Agriculture, forestry, fishing and hunting, mining and construction | 6,619         | Agriculture, forestry, fishing and hunting, mining and construction | 14% |
| Manufacturing   | 4,615         | Manufacturing   | 10% |
| Wholesale & retail trade  | 8,298         | Wholesale & retail trade  | 17% |
| Transportation and warehousing, and utilities                       | 2,402         | Transportation and warehousing, and utilities                       | 5%  |
| Information   | 747           | Information   | 2%  |
| Finance, insurance, real estate and rental and leasing              | 1,719         | Finance, insurance, real estate and rental and leasing              | 4%  |
| Professional, scientific, and technical services                    | 1,626         | Professional, scientific, and technical services                    | 3%  |
| Educational, health and social services                             | 12,314        | Educational, health and social services                             | 26% |
| Arts, entertainment, recreation, accommodation and food services    | 4,894         | Arts, entertainment, recreation, accommodation and food services    | 10% |
| Other services (except public administration)                       | 2,489         | Other services (except public administration)                       | 5%  |
| Public Administration   | 2,095         | Public Administration   | 4%  |
| <b>Total Employed Civilian Population Age 16+</b>                   | <b>47,818</b> |   |     |

Employed Civilian Population Age 16+ by Occupation (2010 Census)

|   |               |   |     |
|---|---------------|---|-----|
| Management, Professional, and Related occupations           | 14,253        | Management, Professional, and Related occupations           | 29% |
| Management, Business, and Financial Operations Occupations  | 4,689         | Management, Business, and Financial Operations Occupations  | 10% |
| Professional and Related Occupations                        | 9,564         | Professional and Related Occupations                        | 19% |
| Service Occupations   | 8,824         | Service Occupations   | 18% |
| Healthcare support occupations                              | 1,282         | Healthcare support occupations                              | 3%  |
| Protective service occupations                              | 986           | Protective service occupations                              | 2%  |
| Food preparation and serving related occupations            | 3,193         | Food preparation and serving related occupations            | 6%  |
| Building and grounds cleaning and maintenance occupations   | 1,663         | Building and grounds cleaning and maintenance occupations   | 3%  |
| Personal care and service occupations                       | 1,700         | Personal care and service occupations                       | 3%  |
| Sales and Office Occupations                                | 12,518        | Sales and Office Occupations                                | 25% |
| Sales and related occupations                               | 5,178         | Sales and related occupations                               | 11% |
| Office and administrative support occupations               | 7,340         | Office and administrative support occupations               | 15% |
| Farming, fishing, and forestry occupations                  | 202           | Farming, fishing, and forestry occupations                  | 0%  |
| Construction, Extraction, and Maintenance Occupations       | 6,380         | Construction, Extraction, and Maintenance Occupations       | 13% |
| Production, Transportation, and Material Moving Occupations | 7,109         | Production, Transportation, and Material Moving Occupations | 14% |
| <b>Total Employed Civilian Population Age 16+</b>           | <b>49,286</b> |   |     |

Workers Age 16+ by Transportation to Work (2010 Census)

Total Workers Age 16+ 48,026

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Housing Units by Tenure (2018 Estimate)

|                        |        |                        |     |
|------------------------|--------|------------------------|-----|
| Vacant Housing Units   | 10,672 | Vacant Housing Units   | 18% |
| Occupied Housing Units | 49,376 | Occupied Housing Units | 82% |
| Owner-Occupied         | 35,523 | Owner-Occupied         | 59% |
| Renter-Occupied        | 13,853 | Renter-Occupied        | 23% |
| Total Housing Units    | 60,048 |                        |     |

Owner occupied Housing Units by Housing Value (2010 Census)

|                                    |           |                          |     |
|------------------------------------|-----------|--------------------------|-----|
| Less than \$50,000                 | 5,294     | Less than \$50,000       | 18% |
| \$50,000 to \$99,999               | 5,804     | \$50,000 to \$99,999     | 20% |
| \$100,000 to \$149,999             | 5,006     | \$100,000 to \$149,999   | 17% |
| \$150,000 to \$199,999             | 4,729     | \$150,000 to \$199,999   | 16% |
| \$200,000 to \$249,999             | 2,859     | \$200,000 to \$249,999   | 10% |
| \$250,000 to \$299,999             | 2,163     | \$250,000 to \$299,999   | 7%  |
| \$300,000 to \$399,999             | 1,887     | \$300,000 to \$399,999   | 6%  |
| \$400,000 to \$499,999             | 512       | \$400,000 to \$499,999   | 2%  |
| \$500,000 to \$749,999             | 518       | \$500,000 to \$749,999   | 2%  |
| \$750,000 to \$1,000,000           | 250       | \$750,000 to \$1,000,000 | 1%  |
| \$1,000,000 or more                | 155       | \$1,000,000 or more      | 1%  |
| Total Owner occupied Housing Units | 29,177    |                          |     |
| Median Housing Value               | \$133,400 |                          |     |

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