



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

\$420,000 (\$52,830 per acre)

Max J. Derbes, Inc.
REALTORS ■

CONTACT
BERT DUVIC, CCIM, SIOR

OFFICE 504.733.4555
bertd@maxderbes.com

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5440 Mounes Street, Ste 100
New Orleans, LA 70123

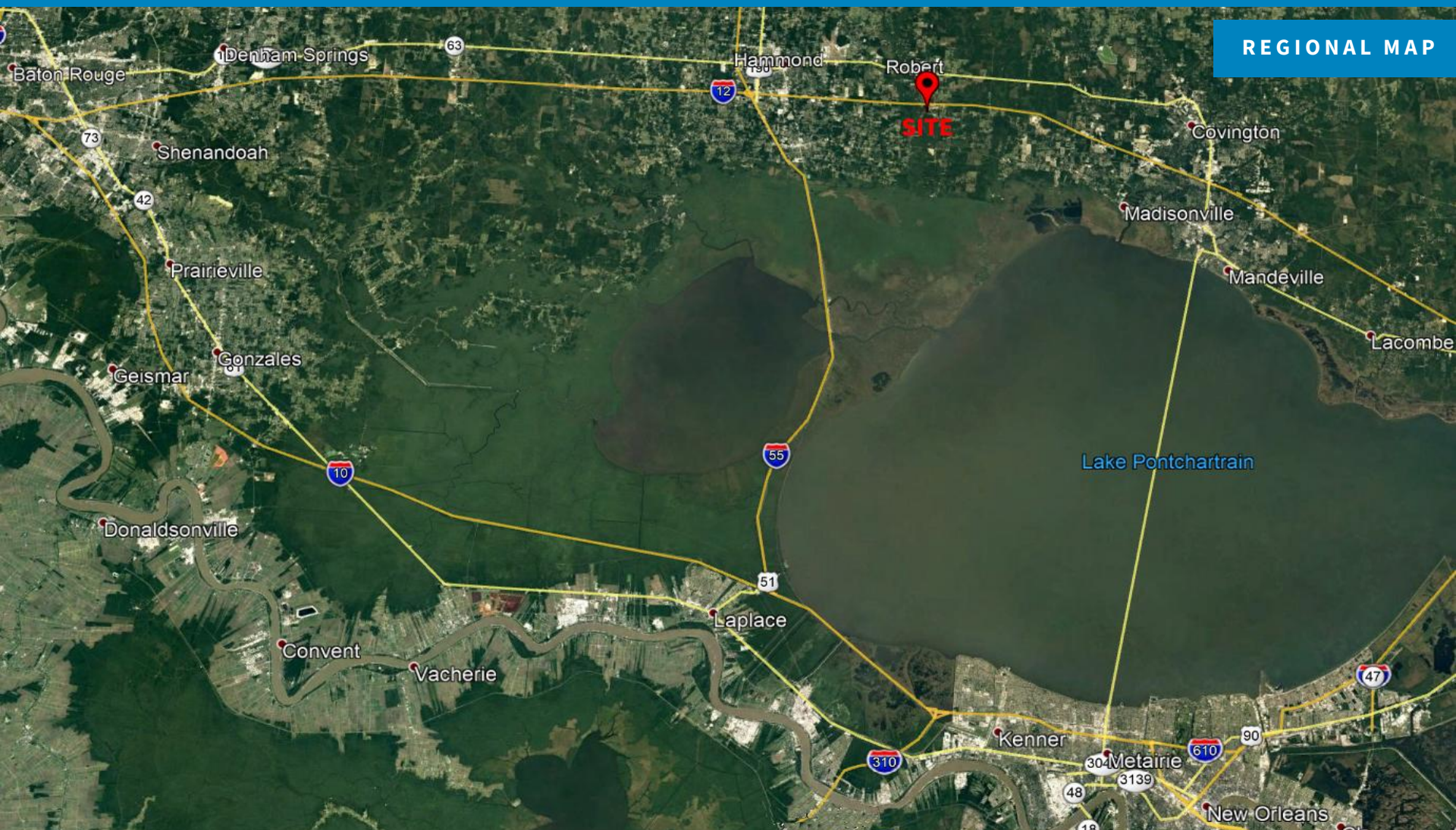




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REGIONAL MAP



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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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DEMOGRAPHICS

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
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Median Age (Female)

2010 Census	34.9
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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%
Total Population Age 5+	109,825		

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%
Total Households	49,376		

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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%
Total Households	49,376		
Average Household Income	\$51,528		
Median Household Income	\$42,846		

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%
Total Households	51,789		
Average Household Income	\$51,825		
Median Household Income	\$43,745		

Per Capita Income

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

Unemployment Rate

2010 Census	10.6%
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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%
Total Population Age 16+	91,220		



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%
Total Employed Civilian Population Age 16+	47,818		

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%
Total Employed Civilian Population Age 16+	49,286		

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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