

Sale

410 N Holly St

410 N Holly St Hammond, LA 70403



SALE PRICE

\$575,000

Ron Patron
(504) 566-1777

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Complete Highlights

Aerial Map

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PROPERTY INFORMATION

Additional Photos

Demographics Map & Report

Property Summary

Regional Map

Advisor Bio 1

Property Description

Location Map

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 offices, 45 Countries

Over 18,400

Transactions

\$7.67 Billion

Sales Volume

\$1.01 billion

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 - 12/31/2024

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PROPERTY DESCRIPTION

410 Holly St presents a rare industrial acquisition opportunity in Hammond, offering a versatile site well suited for investors, developers, or owners seeking a flexible future-use parcel. This property provides two buildings comprising of 6,000 Square Feet on the main and a 2,550 Square Foot metal structure for a wide range of industrial or commercial strategies, with the ability to shape the site to meet specific project goals. Additionally, it has a rail spur on property next to several railways.

PROPERTY HIGHLIGHTS

- Industrial Warehouse at 410 Holly St, Hammond, Louisiana
- Rail Spur on property
- Ideal for investors seeking development flexibility
- Suitable for immediate redevelopment

OFFERING SUMMARY

Sale Price:	\$575,000
Number of Units:	2
Lot Size:	1.45 Acres
Building Size:	8,550 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	147	615	2,065
Total Population	331	1,755	6,719
Average HH Income	\$44,236	\$61,052	\$67,878

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LOCATION DESCRIPTION

Downtown Hammond, an up-and-coming area known for its thriving commercial landscape. This rare Industrial Zoned property just steps from downtown and next to a railway with a rail spur on property. Just a stone's throw away from the property, you'll find an eclectic mix of local restaurants, trendy cafes, and boutique shops, creating a dynamic and bustling atmosphere. In addition, the area boasts close proximity to Southeastern Louisiana University, a major driver of economic activity and talent. With its strategic location and strong community ties, the area presents an exciting opportunity for growth.

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PROPERTY HIGHLIGHTS

- Industrial Warehouse at 410 Holly St, Hammond, Louisiana
- Rail Spur on property
- Ideal for investors seeking development flexibility
- Suitable for immediate redevelopment
- Strong potential for value-add investment strategies
- Versatile use options for future project planning
- Located within the Tangipahoa Parish market area
- Ready for tailored commercial positioning
- Opportunity to secure property in a growing corridor
- Efficient site format for various development concepts

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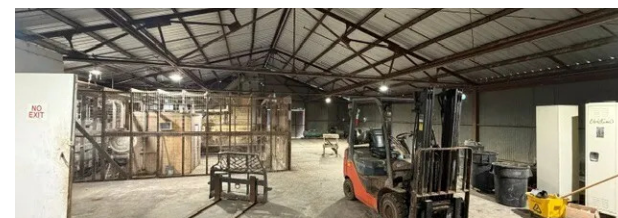


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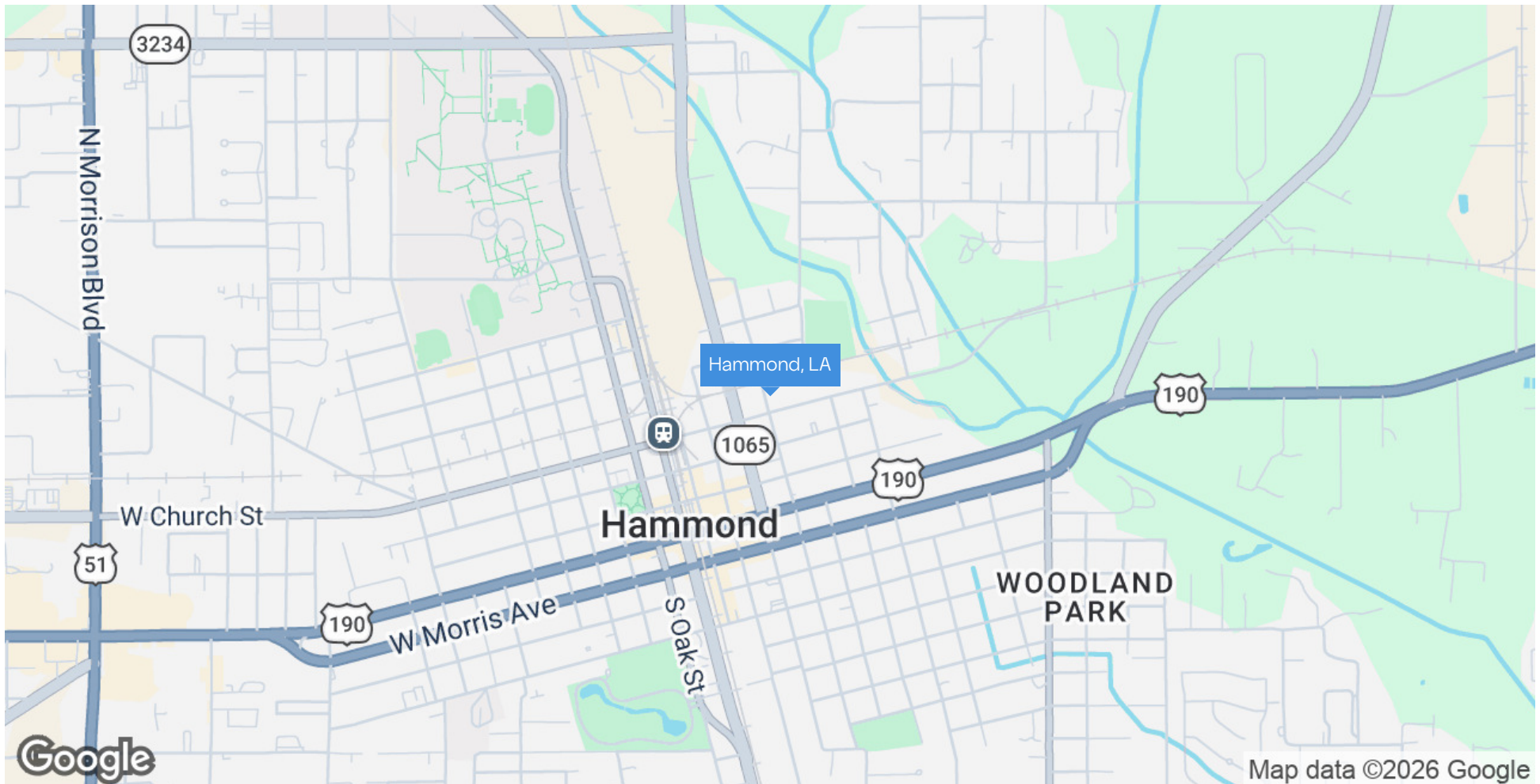


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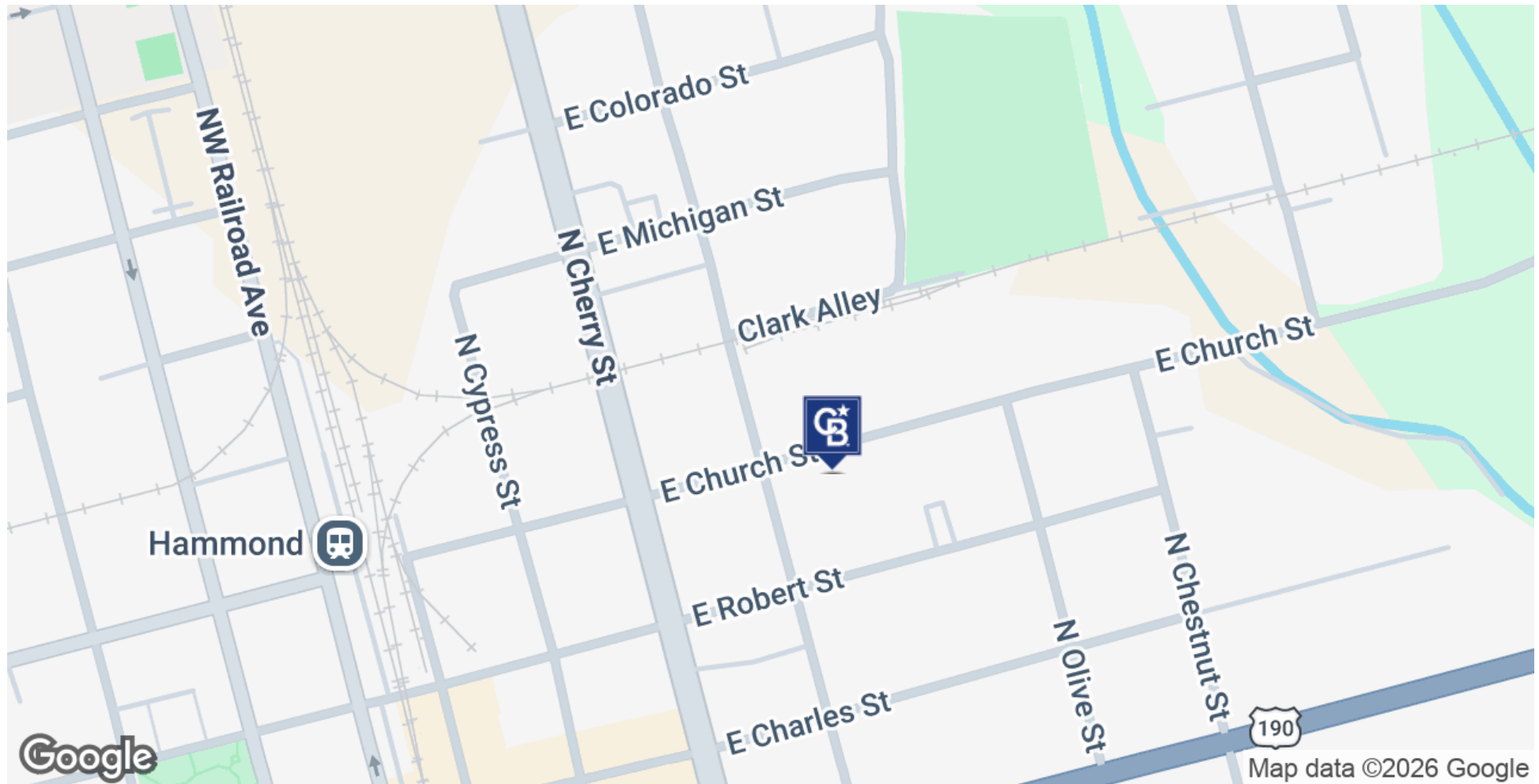


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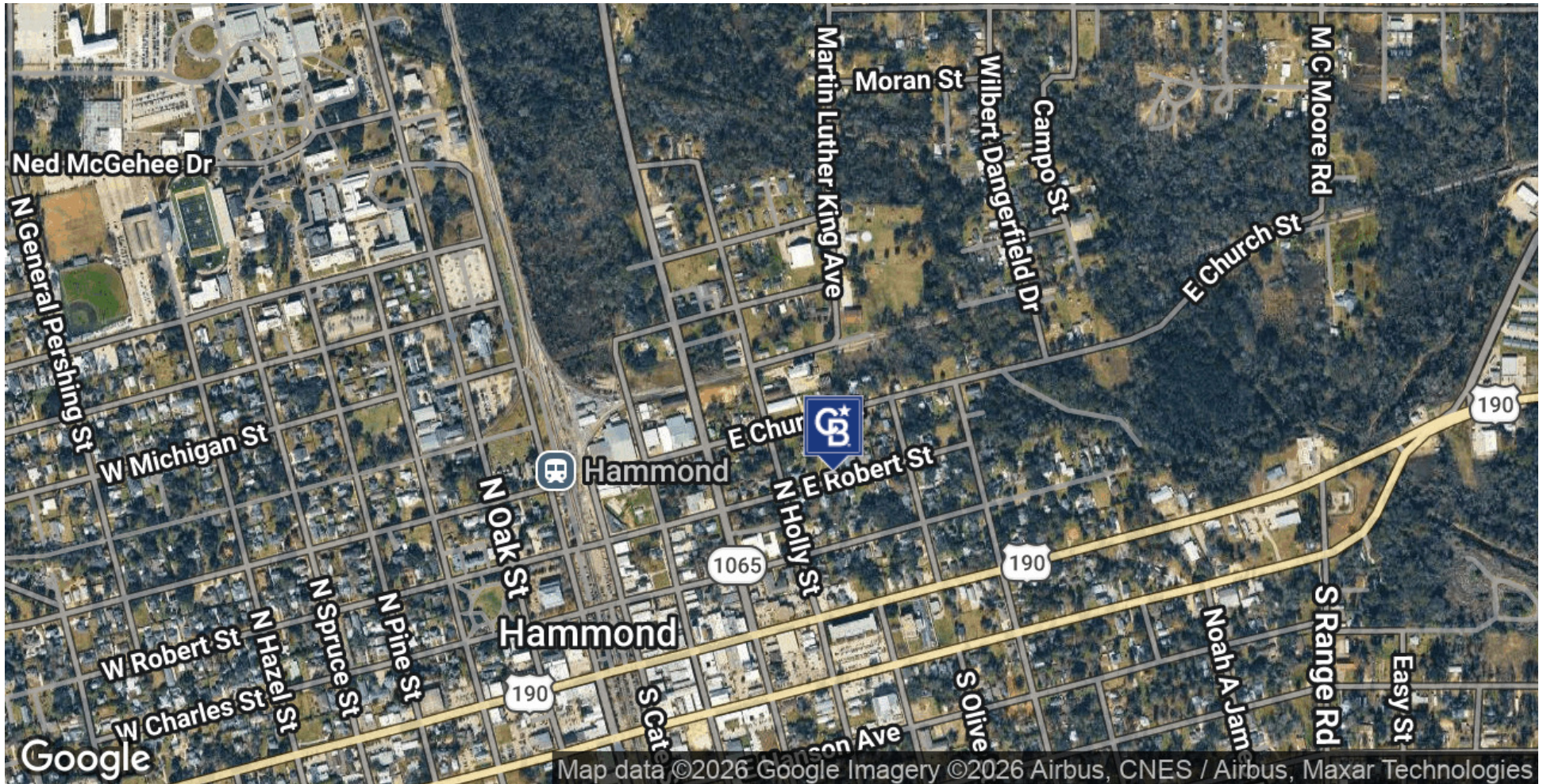


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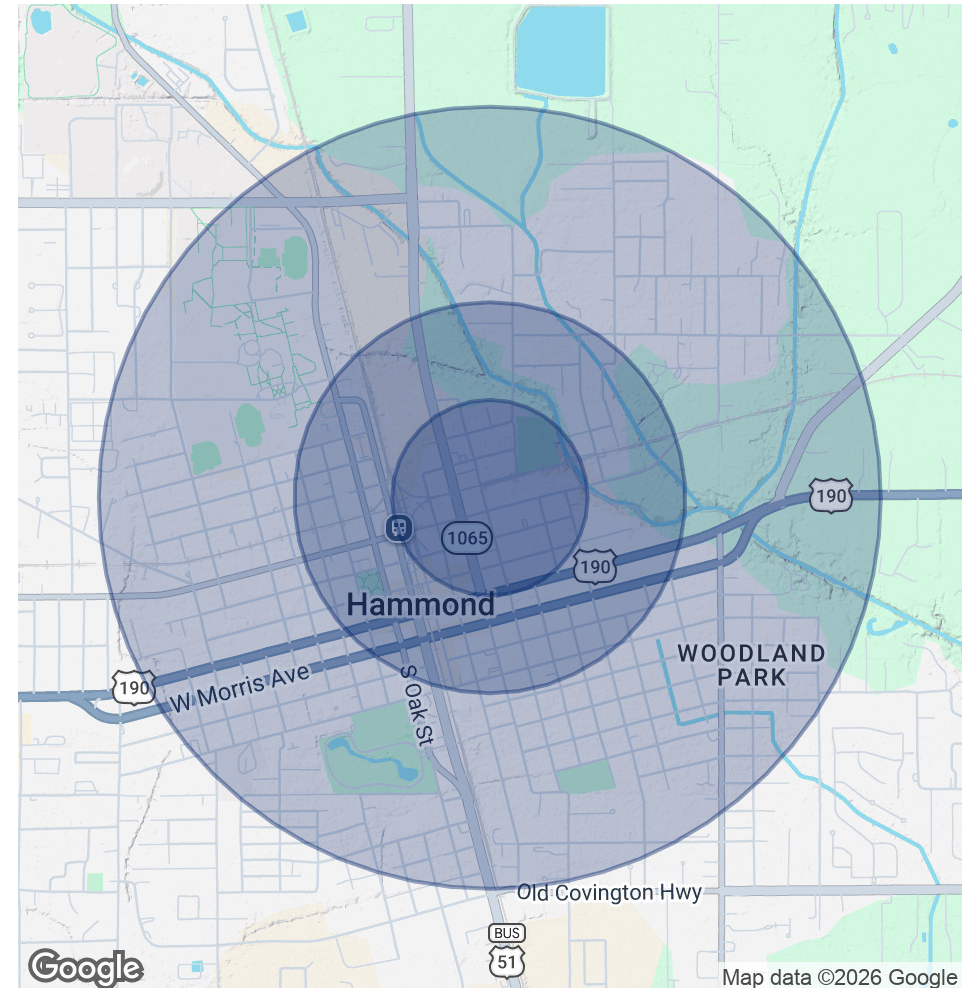
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	331	1,755	6,719
Average Age	37.7	31	28.4
Average Age (Male)	35.7	29.2	27.2
Average Age (Female)	37.6	31.1	29

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	147	615	2,065
# of Persons per HH	2.3	2.9	3.3
Average HH Income	\$44,236	\$61,052	\$67,878
Average House Value	\$148,922	\$211,032	\$234,583

2023 American Community Survey (ACS)



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RON PATRON

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PROFESSIONAL BACKGROUND

Awards

2021 Mentor-Protege of the Year

2021, 2022, 2023, 2024, 2025 Circle of Distinction

2021, 2022, 2023, 2025 Broker of the Year- Special Purpose

2021, 2022, 2023, 2025 Number One CB Salesperson in the State of Louisiana

Ron Patron began his career in accounting and finance working with Harrah's and The Riley Group. Since starting his work with Coldwell Banker Commercial he has focused on Industrial Properties and Medical Properties in southern Louisiana focusing on the Northshore of the New Orleans Area. He has assisted in transactions valued over \$127 million. He received his Accounting degree from LSU and his MBA in Finance from Tulane University. He is an active member of the community serving Boys Hope Girls Hope and also currently serves as incoming President of the Commercial Investment Division Board.

TEC

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