

Sale

410 N Holly St

410 N Holly St Hammond, LA 70403



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
- Strong potential for value-add investment strategies
- Versatile use options for future project planning
- Located within the Tangipahoa Parish market area

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

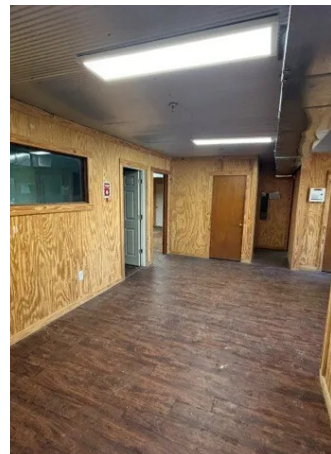
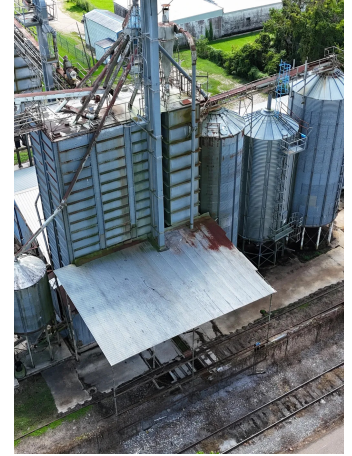
Ron Patron
(504) 566-1777



COLDWELL BANKER
COMMERCIAL
TEC

Sale

410 N Holly St
410 N Holly St Hammond, LA 70403



Ron Patron
(504) 566-1777

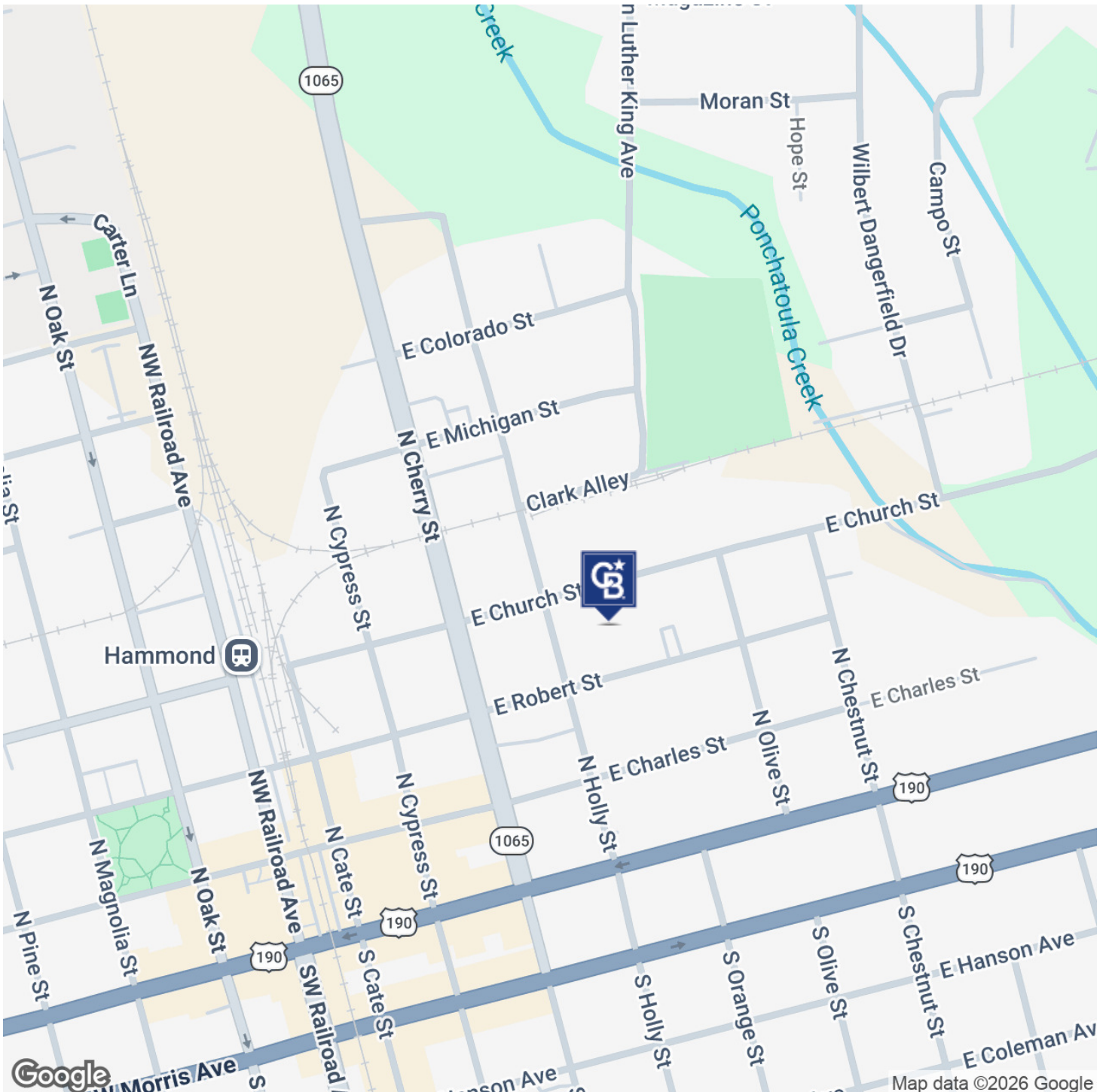


COLDWELL BANKER
COMMERCIAL
TEC

Sale

410 N Holly St

410 N Holly St Hammond, LA 70403



Ron Patron
(504) 566-1777

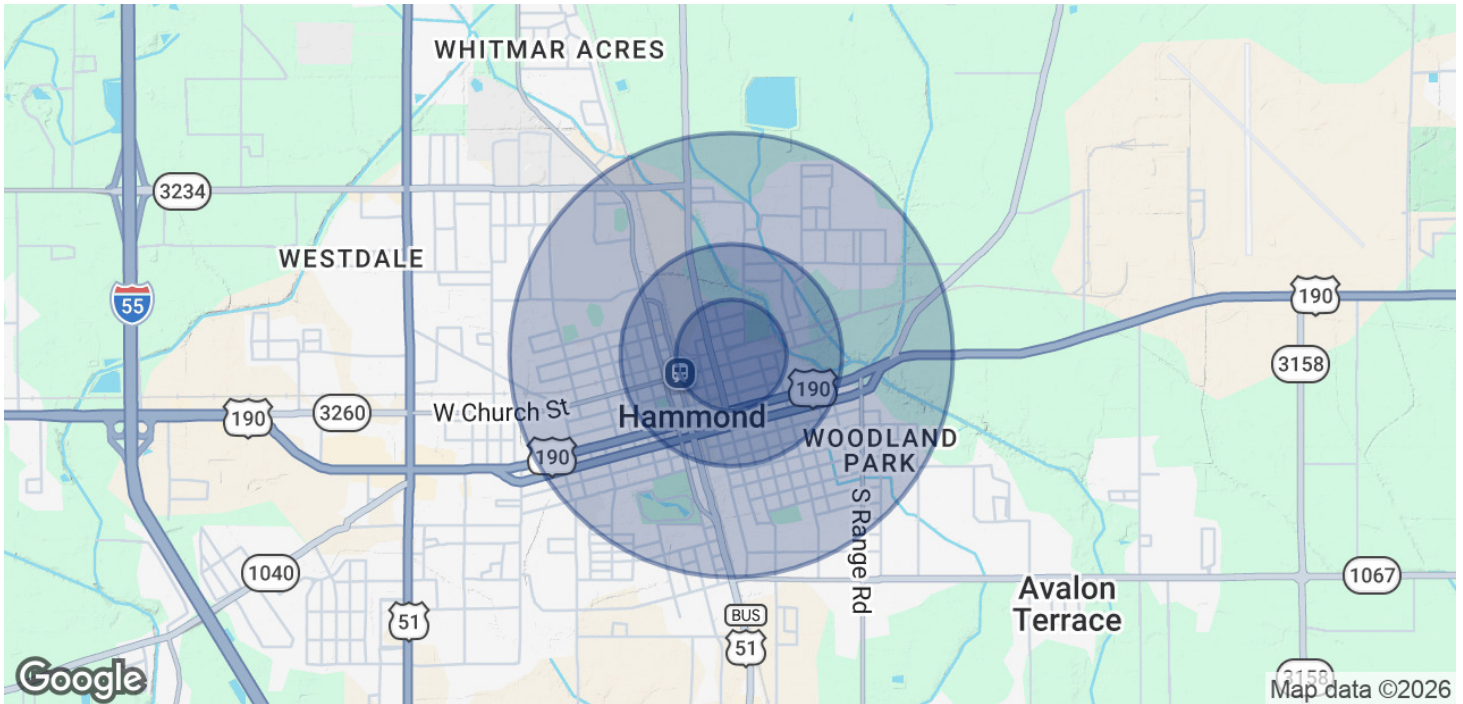


COLDWELL BANKER
COMMERCIAL
TEC

Sale

410 N Holly St

410 N Holly St Hammond, LA 70403



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)

Ron Patron
(504) 566-1777



COLDWELL BANKER
COMMERCIAL
TEC