Marketing Presentation



FOR SALE AT $13.50/SF

TWO ADJACENT LAND PARCELS: 45,821 SF AND 76,415 SF

Exclusive Listing Agents:

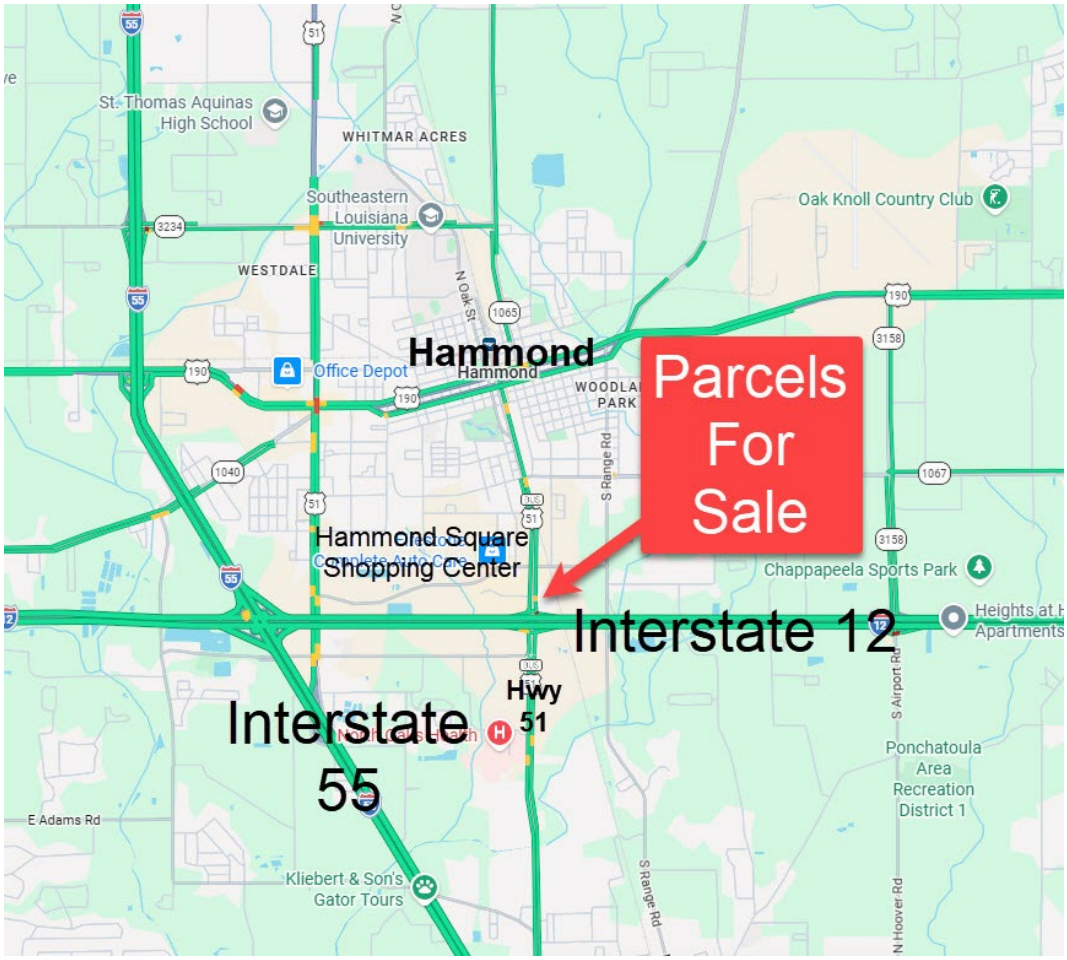
Louisiana Commercial Realty
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Description & Location



The two adjacent parcels are located in Hammond, Louisiana, near the intersection of Interstate 12 and Highway 51 Business, in Tangipahoa Parish. The parcels front Locascio Drive which dead ends into Highway 51 (SW Railroad Avenue). The two parcels total 2.8 acres, are offered for sale together or separately, with parcel 2-A-1-B at 45,821 square feet and parcel 2-A-1-A at 76,415 square feet.

Traffic Counts

The parcels are 700 feet from Interstate 12 which has a traffic count of 80,000 cars per day, and 300 feet from Highway 51 Business which has a traffic count of 25,000 cars per day.

Nearby Hammond Square Shopping Center

Just across Highway 51 Business is Hammond Square Shopping Center, Louisiana's 2nd largest open-air shopping center, with 900,000 square feet of retail space and a trade area of 170,000 people with an average household income of $85,000 and a 16% population growth rate in the last 15 years.

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The shopping center covers 100 acres and has over 40 stores with an estimated 7,000,000 shoppers visiting annually. Major anchors include Target, Home Depot, Best Buy, HomeGoods and Academy Sports.



Zoning

The C-H Highway Commercial groups together those major retail office and service uses that generate high traffic volumes, and that require easy access to a major highway or interstate road. The C-H district allows buildings up to five stories in height.

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Permitted Uses For C-H, Commercial Highway

These are a few of the businesses that are a permitted use for the C-H zoning district:



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ABOUT LOUISIANA COMMERCIAL REALTY



Louisiana Commercial Realty's supervising broker is Robert Hand, a top commercial real estate broker and the only Louisiana broker with these qualifications:

- Both CCIM and SIOR designations. The highest commercial agent designation is CCIM, Certified Commercial Investment Member, which takes 3 years to earn, requiring completion of a rigorous education program and a 6 hour final exam.
- The SIOR designation is only awarded to commercial agents who complete a high level of transactions which generate $250,000 in commissions annually for at least 3 years.
- MBA from Loyola University.
- Experience writing appraisals for commercial property in New Orleans.
- Trained in negotiations by the NASD.

ADDITIONAL ACHIEVEMENTS:

- Named Top 50 Financial Executive in New Orleans, 2012, by CityBusiness Magazine
- Named Top 100 Investment Executive in the U.S., 1994, by Financial Planning Magazine
- Member National Association of Realtors
- Past President, International Association of Financial Planners
- Past President, New Orleans MSU Alumni Association
- Past industry panel member for the NASD Board of Arbitrators
- Appraiser's Practitioner license

Robert has published these articles in a national commercial real estate magazine:

- *Commercial Investment Real Estate Magazine*-"Valuing Commercial Real Estate Using Regression Analysis*".*
- *Commercial Investment Real Estate Magazine*-"Visualizing Risk In a Lease Buyout Decision*".*
- *Commercial Investment Real Estate Magazine*-"Using Lifestyle Demographic Analysis To Make Better Commercial Real Estate Decisions".

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