

SUMMARY

PHOTO

SURVEY

MAP

DEMOGRAPHICS

FOR SALE

SALE PRICE

- \$1,800,000

PROPERTY DETAILS

- +/- 43.99 Acres
- LED Certified Site

PROPERTY DESCRIPTION:

Positioned within the city limits of Hammond, this 43.99± acre tract offers a prime opportunity for industrial users, investors, and developers seeking scale, flexibility, and strategic access. Zoned for light industrial use, the property is ideally suited for a wide range of applications, including distribution, logistics, manufacturing, or mixed-use industrial development.

Tucked just off Tower Drive and Highway 190, with additional frontage along Morris Road, the site provides multiple access points and excellent optionality for subdivision -allowing developers to tailor the property to a variety of end users or phased development strategies.

The surrounding corridor along Tower Drive is already home to established industrial businesses, reinforcing the area's viability as a growing industrial hub. The site also benefits from its proximity to key infrastructure, including Hwy 190 (±17,000 vehicles per day), interstate access, and the nearby airport, delivering strong connectivity for both local and regional distribution.

Notably, the property is a Louisiana Economic Development (LED) Certified Site, meaning extensive due diligence and site readiness studies have already been completed. This designation significantly reduces development risk and shortens the timeline to groundbreaking, offering a streamlined path from acquisition to construction.

With its size, zoning, access, and location -and with much of the front-end work already completed by ownership, this property is well-positioned for a developer or investor ready to capitalize on the continued growth in the Hammond market





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HAMMOND INDUSTRIAL DEVELOPMENT LAND

209 Tower Dr., Hammond, LA 70401

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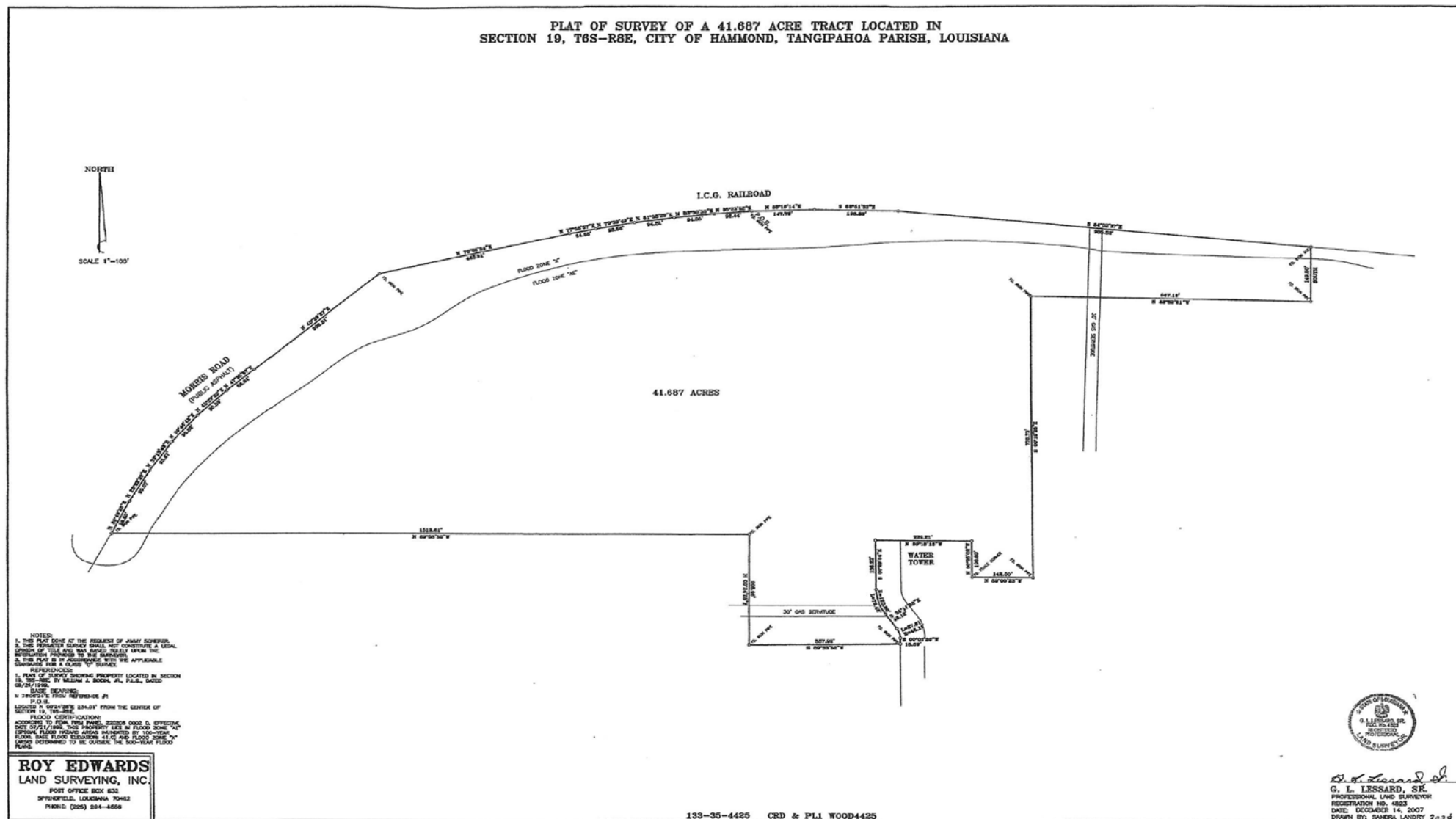
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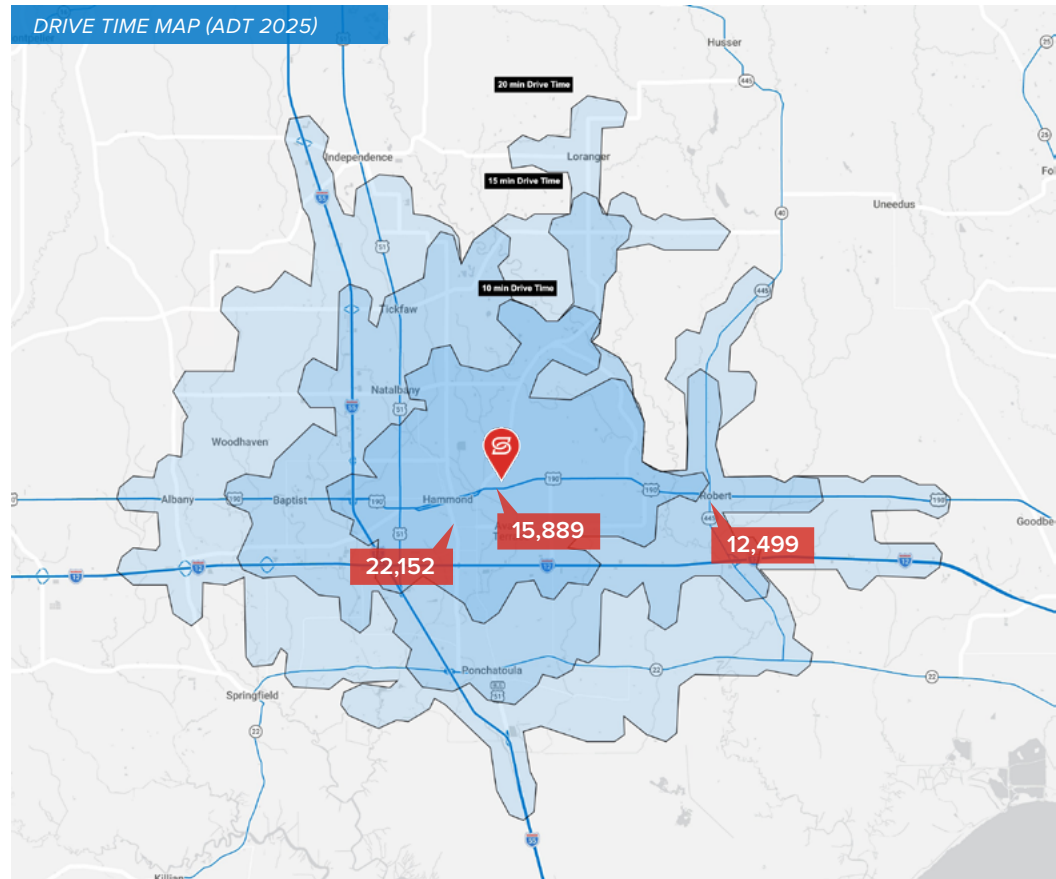
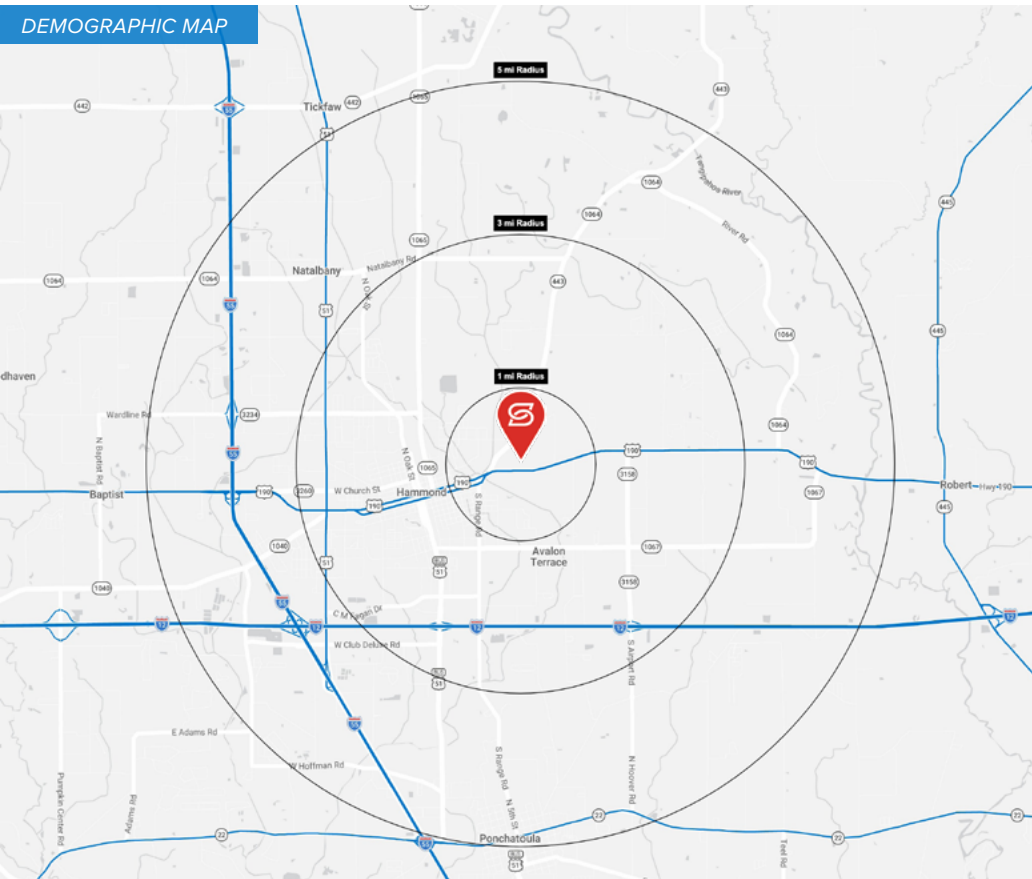
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2025 DEMOGRAPHICS



POPULATION

1 MI

3,701

3MI

27,620

5MI

57,446



AVG. HH INCOME

1 MI

\$83,932

3MI

71,665

5MI

81,817



HOUSEHOLDS

1 MI

1,588

3MI

10,695

5MI

22,517

Information from: Downtown Development District of New Orleans (2024)