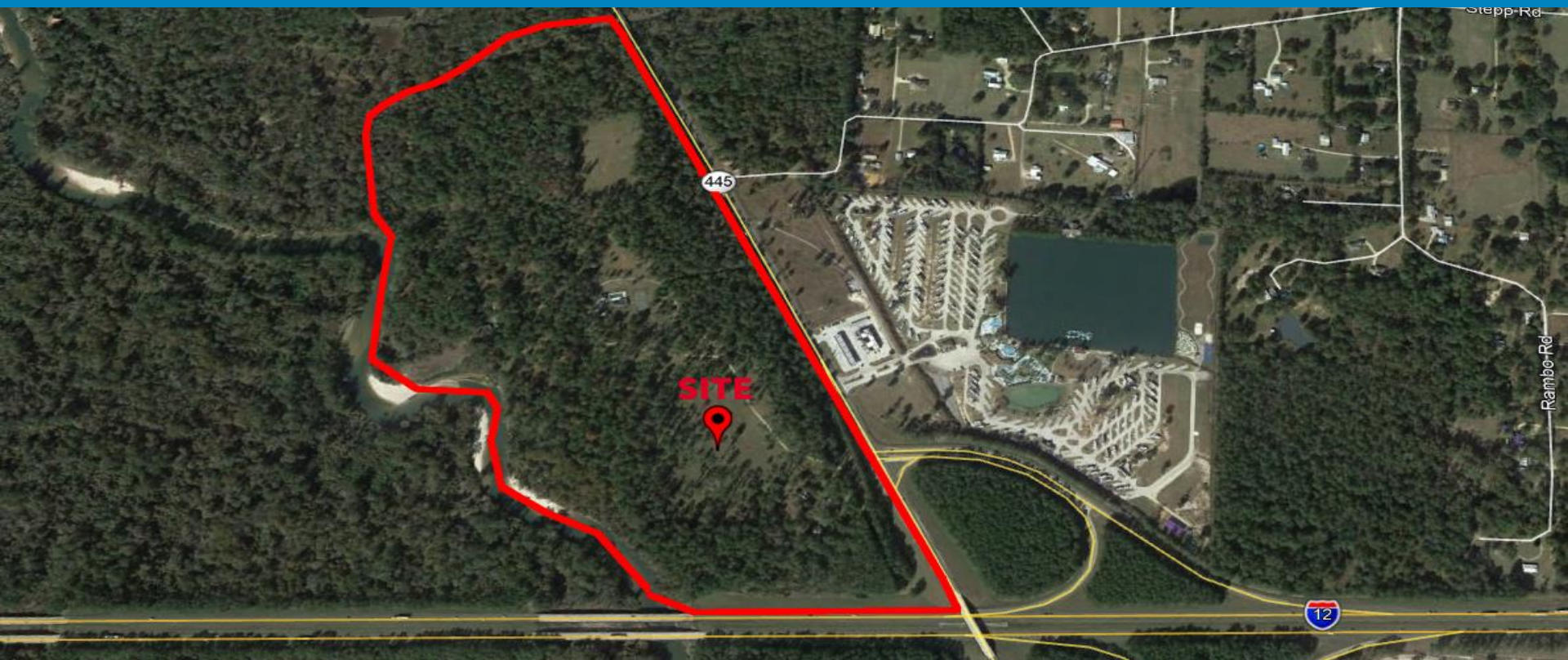




I-12 DEVELOPMENT SITE FOR SALE

43137 LA HIGHWAY 445 | PONCHATOULA, LA



OPPORTUNITY

This site is the only 100+ acre parcel of developable land fronting Interstate 12. It is ideally suited for distribution with direct access to the Interstate via Exit 47. Interstate 55 is 9.2 miles to the west.

LAND AREA

107 (+/-) Acres

ZONING

Unrestricted, Tangipahoa Parish

ADDITIONAL

Located in Tangipahoa Parish along the Tangipahoa River, this property forms the Northwest quadrant of I-12 and LA Hwy 445. The land is high and dry and partially cleared. Presently used as a weekend retreat with pool and tennis court. Ave. Daily Traffic Count on I-12 is 77,000.

IDEAL USES

Distribution, truck stop, mobile home, vehicle, camper sales, solar farm or retail center.

SALE PRICE

\$141,570 per acre

Max J. Derbes, Inc.
REALTORS ■

CONTACT
BERT DUVIC, CCIM, SIOR

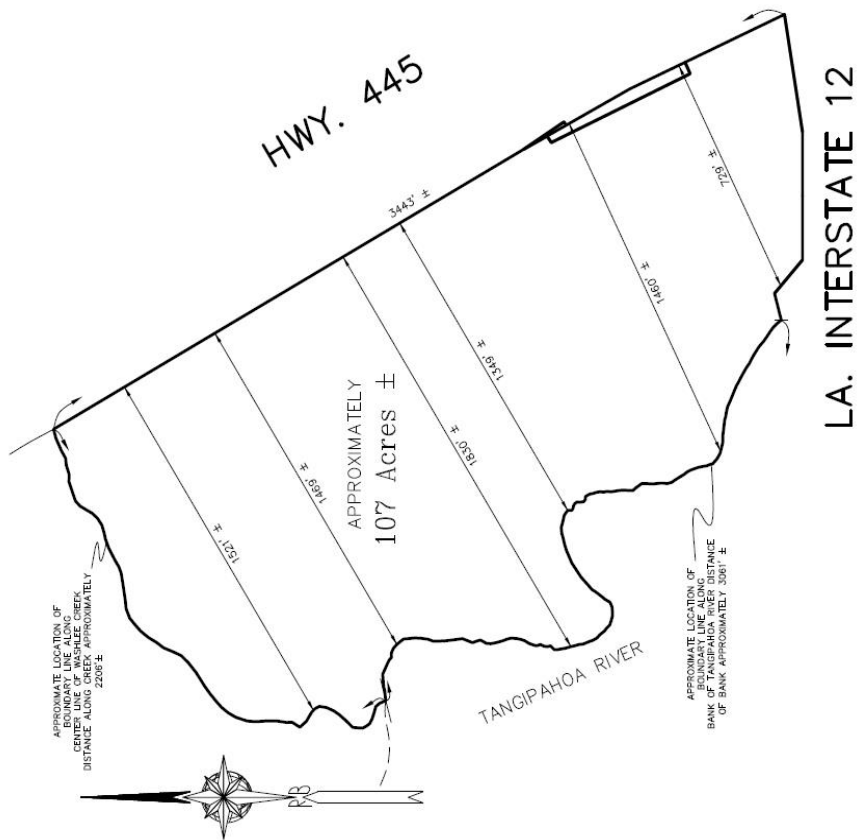
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bertd@maxderbes.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





SITE



Sketch of
A 100± ACRE PARCEL OF LAND SITUATED IN
SEC. 31, 38, & 40 T-6-S R-9-E
& SEC. 46 T-6-S R-8-E
TANGIPAHOA PARISH, LOUISIANA

NOT A BOUNDARY SURVEY

NOT SURVEYED IN ACCORDANCE WITH THE LOUISIANA
"APPLICABLE STANDARDS FOR PROPERTY BOUNDARY
SURVEYS"

SKETCH

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Geodetic • Forensic • Consultants

228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
E-MAIL: info@brown-surveys.com

Date: JUNE 18, 2019
Survey No. 19325
Project No. (GRS)

Scale: 1" = 500' ±
Drawn By: J.E.D.
Revised:

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REALTORS ■

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A regional map of the New Orleans area. The map shows Lake Pontchartrain in the center, with the Mississippi River to the west. Major highways are marked with shields: I-10, I-110, I-12, I-55, I-59, I-610, and I-47. Cities labeled include Baton Rouge, Hammond, Covington, Slidell, Kenner, and New Orleans. A red pin labeled "SITE" is located north of Lake Pontchartrain, near Hammond. Other labels include "Picayune", "Hammond", "Covington", "Slidell", "Kenner", "New Orleans", "Lake Borgne", and "Lake Pontchartrain". Road numbers like 1, 16, 63, 73, 42, 61, 51, 1090, 607, 11, 90, 48, 18, 3127, 3046, and 139 are also visible.

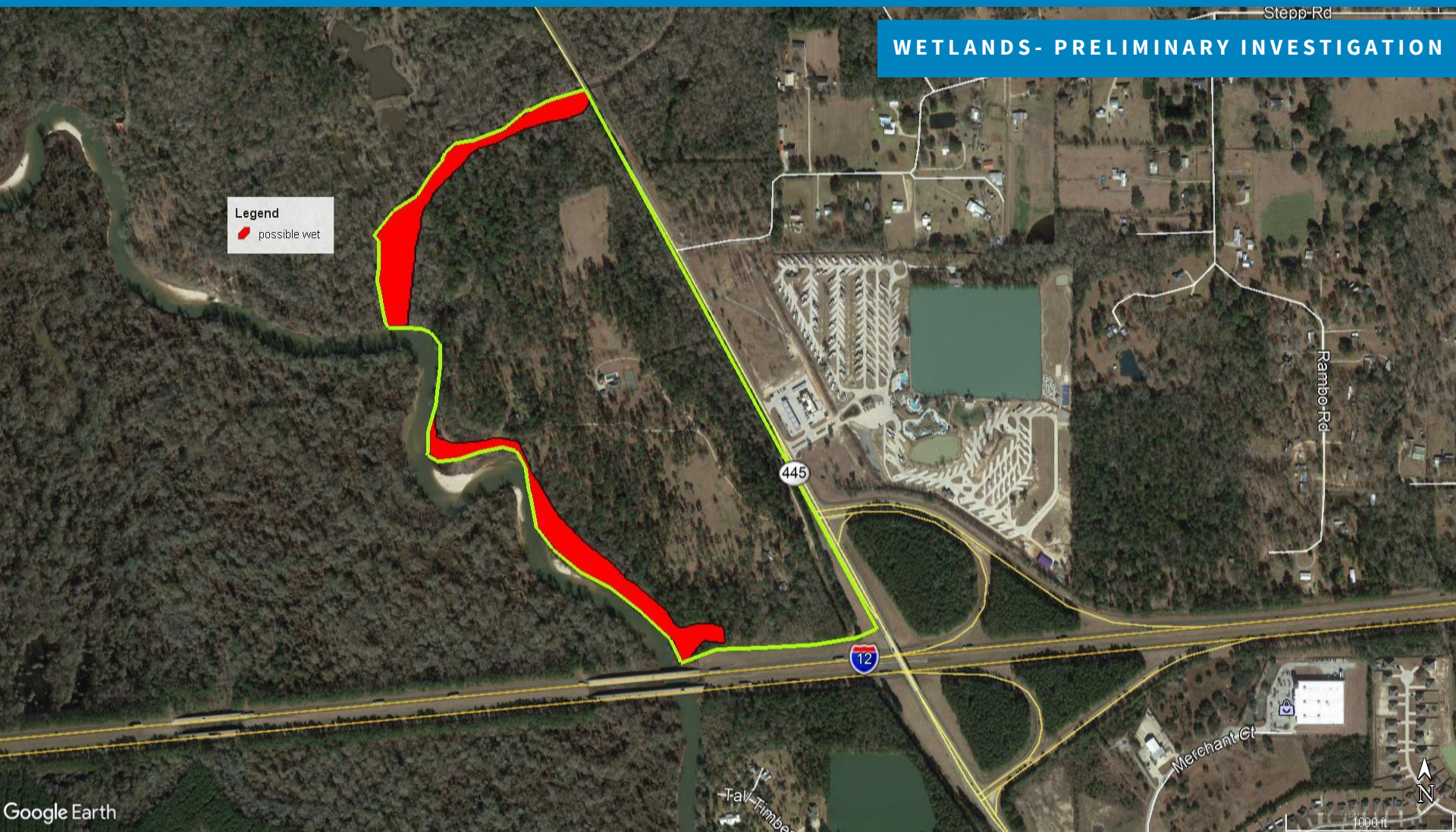
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DEMOGRAPHICS

Prepared by Bert Duvic CCIM, SIOR, Max J Derbes Inc
Jun 15, 2020 on LACDB

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**Demographics, Labor/Workforce, and
Consumer Expenditures**
Tangipahoa County, LA



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 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	20.35%

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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	9%
Age 5 to 10	10,192	8%
Age 10 to 15	9,719	7%
Age 15 to 20	9,209	7%
Age 20 to 25	9,027	7%
Age 25 to 30	9,219	7%
Age 30 to 35	9,292	7%
Age 35 to 40	9,031	7%
Age 40 to 45	8,321	6%
Age 45 to 50	8,226	6%
Age 50 to 55	7,781	6%
Age 55 to 60	7,340	6%
Age 60 to 65	6,634	5%
Age 65 and over	15,920	12%
Total Population	132,660	
Median Age	42.2	

Median Age (Male)

2010 Census	32.4
-------------	------

Median Age (Female)

2010 Census	34.9
-------------	------

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

High School Graduate (or GED)	27,541	55%
Some College, No Degree	15,330	31%
Associate or Bachelor's Degree	1,966	4%
Master's Degree	3,064	6%
Professional School Degree	851	2%
Doctorate Degree	780	2%
Total High School Graduates Age 25+	49,732	



DEMOGRAPHICS

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Population Age 5+ by Language at Home (2010 Census)



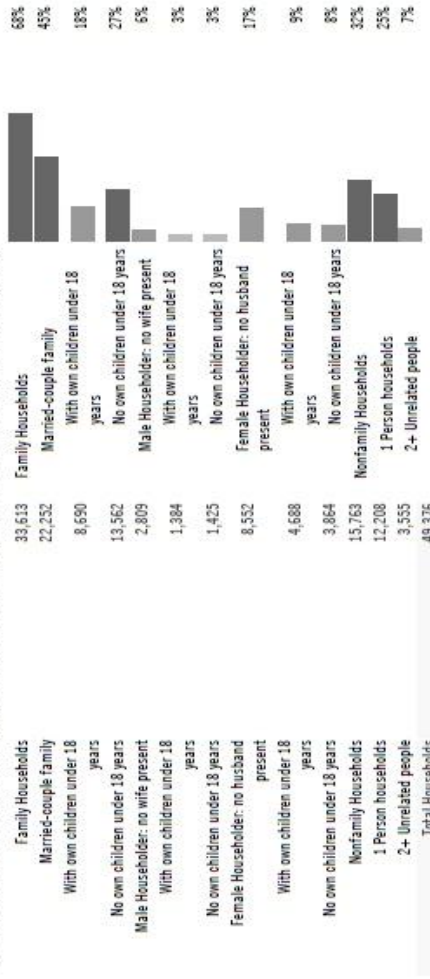
Households

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 Presence of Children (2018 Estimate)





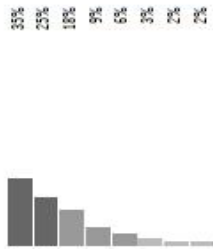
DEMOGRAPHICS

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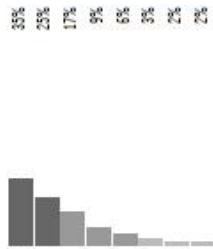
Households by Household Income (2018 Estimate)

Less than \$25,000	17,217
\$25,000 to \$49,999	12,485
\$50,000 to \$74,999	8,642
\$75,000 to \$99,999	4,672
\$100,000 to \$124,999	3,178
\$125,000 to \$149,999	1,371
\$150,000 to \$199,999	1,103
\$200,000 or more	758
Total Households	49,376
Average Household Income	\$51,328
Median Household Income	\$42,846



Households by Household Income (2023 Projection)

Less than \$25,000	18,093
\$25,000 to \$49,999	13,062
\$50,000 to \$74,999	9,039
\$75,000 to \$99,999	4,883
\$100,000 to \$124,999	3,329
\$125,000 to \$149,999	1,436
\$150,000 to \$199,999	1,152
\$200,000 or more	795
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

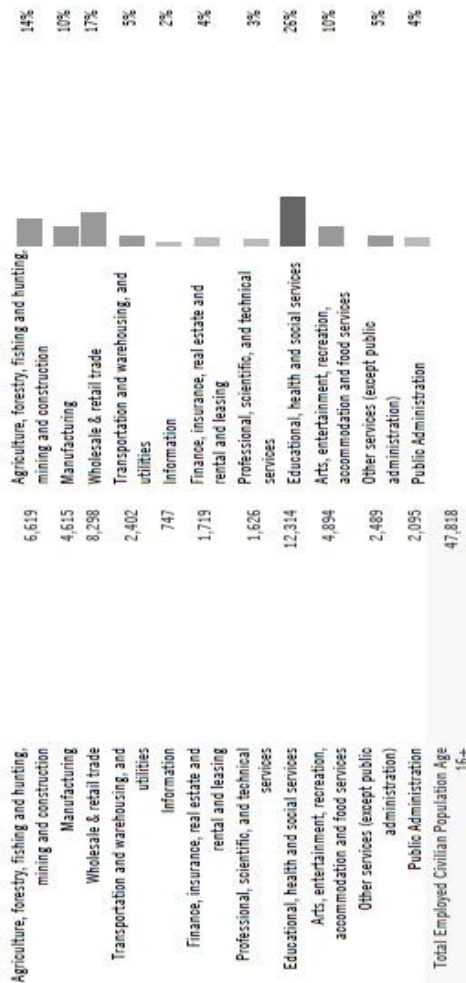
2010 Census	10.6%
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Population Age 16+ By Employment Status (2010 Census)

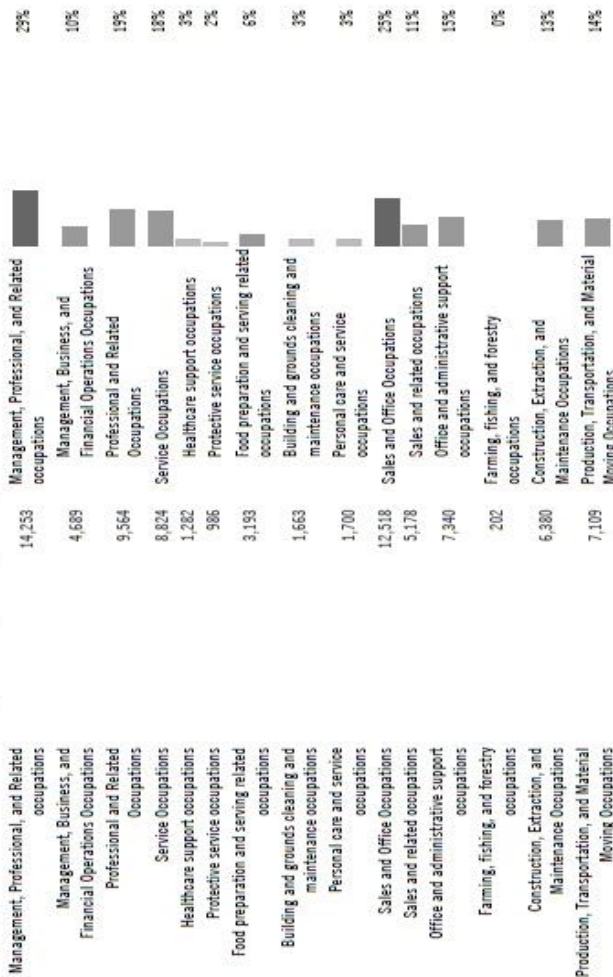
Labor Force	55,125
Civilian, Employed	49,286
Civilian, Unemployed	5,839
Not in Labor Force	36,095
Total Population Age 16+	91,220



Employed Civilian Population Age 16+ by Industry (2010 Census)



Employed Civilian Population Age 16+ by Occupation (2010 Census)



Workers Age 16+ by Transportation to Work (2010 Census)

Total Workers Age 16+ 48,026



DEMOGRAPHICS

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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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