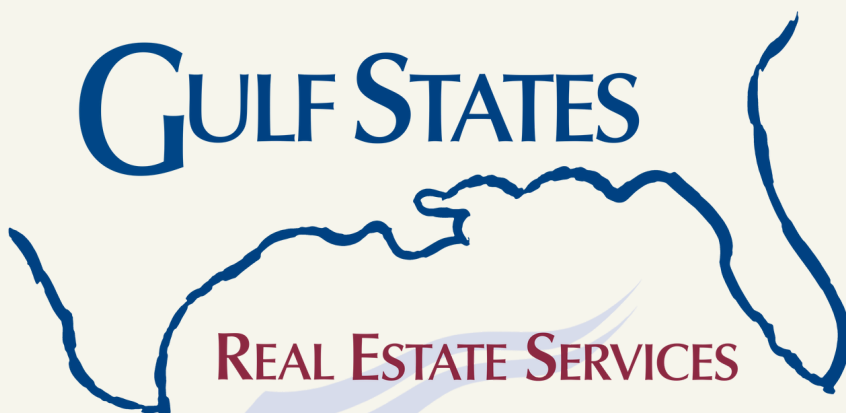


# FOR SALE, LEASE, OR BUILD TO SUIT

## 143 ACRES AVAILABLE



# GULF STATES



## REAL ESTATE SERVICES

### TURNING IDEAS INTO REALITY

#### FOR MORE INFORMATION:



109 NEW CAMELLIA BLVD  
COVINGTON, LA 70433



C: 985.969.0081  
O: 985.792.4385



[msaucier@gsres.com](mailto:msaucier@gsres.com)



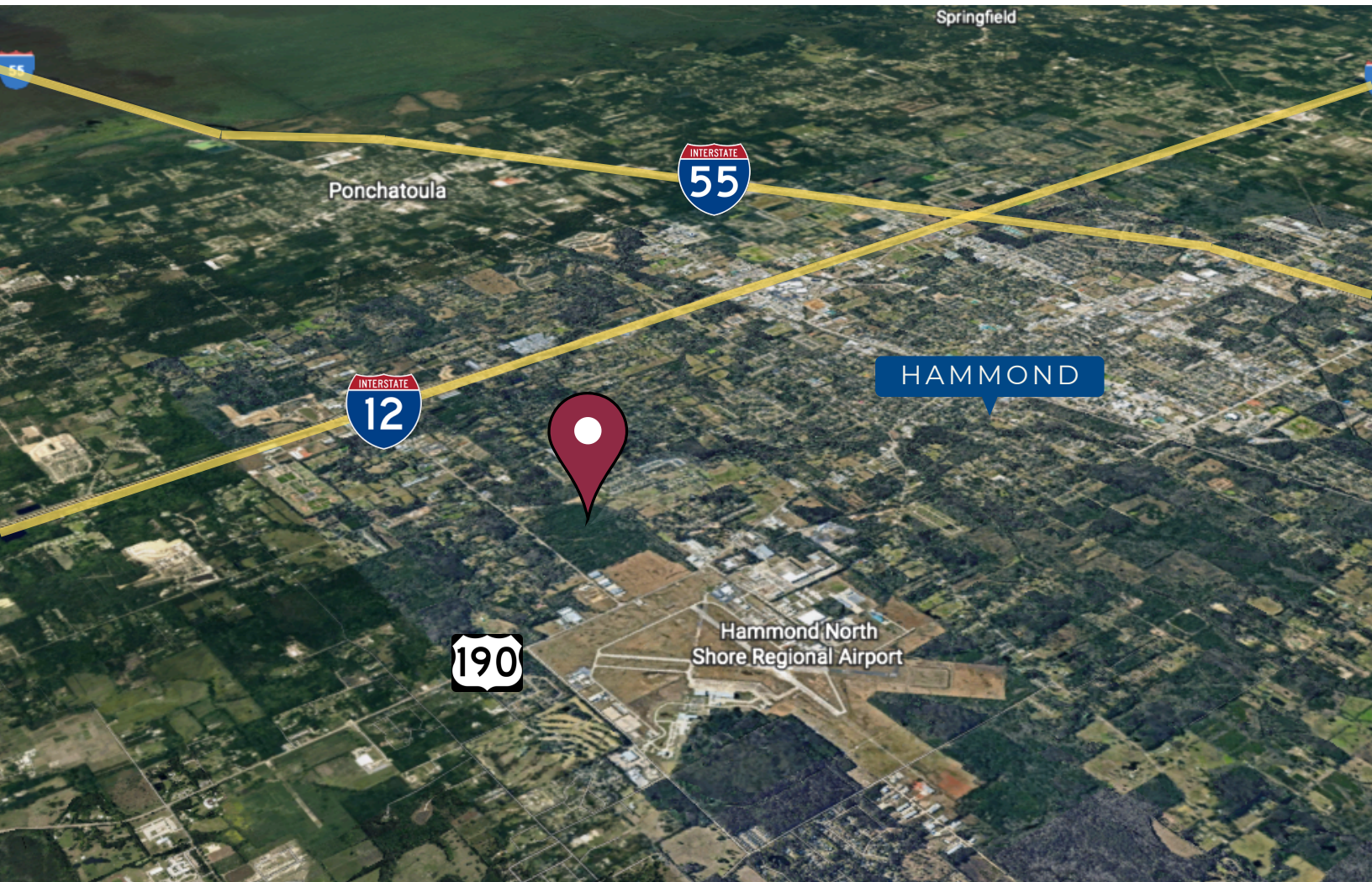
F: 985.792.4392



**LISTING BROKER**  
**MICHAEL SAUCIER**



# AERIAL PARCEL LOCATION



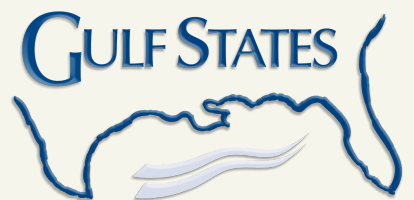
[www.gsres.com](http://www.gsres.com)



O: 985.792.4385 | F: 985.792.4392



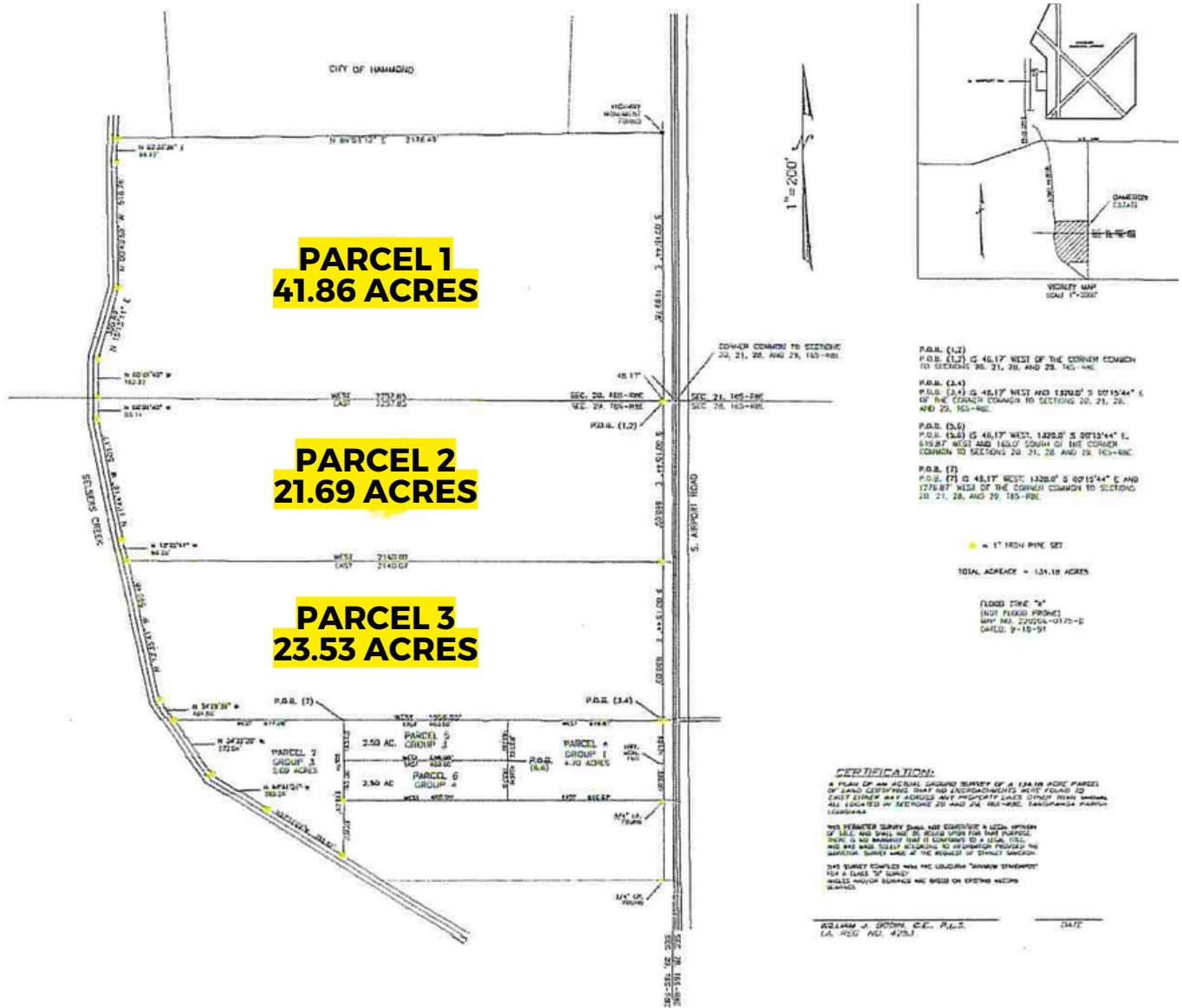
109 New Camellia Blvd, Covington, LA 70433







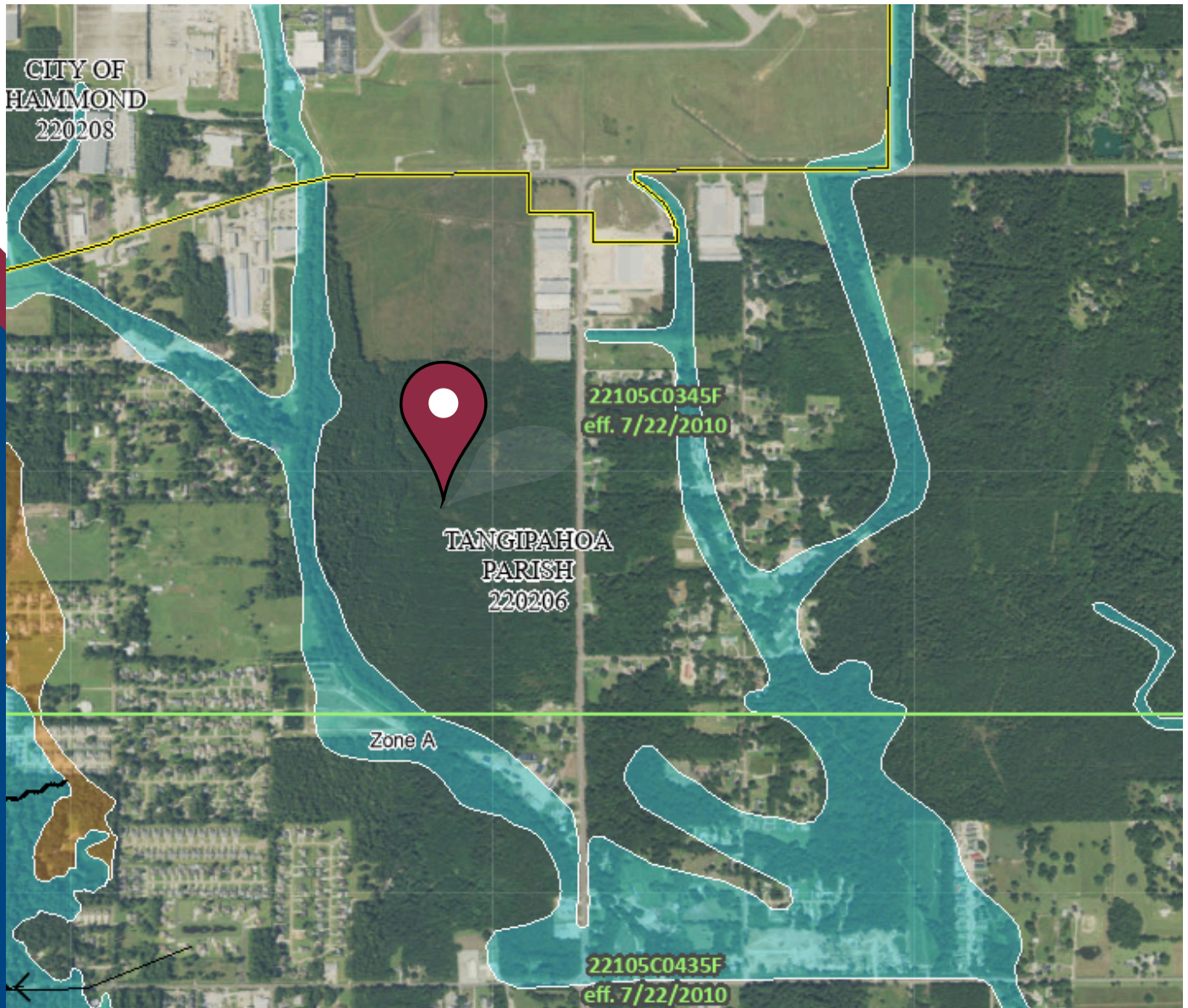
# SURVEY OF 143 ACRE PARCEL





# FLOOD MAPS

## 143 ACRE PARCEL







## AIRPORTS

Hammond Northshore Regional Airport (HDC)	Charter	2 Miles
Louis Armstrong New Orleans International Airport (MSY)	Commercial International Freight Charter	39 Miles
Baton Rouge Metropolitan (BTR)	Commercial Freight Charter	43 Miles

## MAJOR ROADWAYS

I-12	Interstate	4.2 Miles
I-55	Interstate	5.2 Miles
LA - 443	Highway	0 Miles
LA - 1064	Highway	0.6 Miles
US - 190	Highway	2 Miles
US - 51	Highway	4.5 Miles

## NAVIGABLE WATERWAYS

Natalbany River	Shallow	12 Miles
Lake Maurepas	Shallow	14 Miles

## WATER PORTS

Port Manchac	Shallow	15 Miles
Port of South Louisiana	Deep	36.6 Miles
Port of New Orleans	Deep	40 Miles
Port of South Louisiana	Deep	45 Miles
Greater Baton Rouge Port	Deep	47 Miles

## INTERMODAL

Port Manchac	Truck Port Rail	15 Miles
--------------	-----------------	----------



# MARKET ACCESS

<b>Interstates</b>	10, 12, 55, 59
<b>U.S. Highways</b>	51, 190
<b>Railways</b>	Canadian National Illinois Central
<b>Motor Freight</b>	15 major freight lines Terminal facilities are available
<b>Airports</b>	Hammond Municipal (local) New Orleans International Airport (40 miles) Baton Rouge Metro Airport (50 miles)
<b>Navigable Waterways/Ports</b>	South Tangipahoa Parish Port - 9ft (local) Port of New Orleans - 45ft (57 miles) Port of Greater Baton Rouge - 45ft (50 miles)
<b>Distance to Major Cities (in miles, from center of parish)</b>	Atlanta, GA - 500 Birmingham, AL - 391 Chicago, IL - 840 Dallas, TX - 479 Denver, CO - 1,150 Houston, TX - 333 Kansas City, MO - 740 Memphis, TN - 335 Minneapolis, MN - 1,180 Nashville, TN - 550 New Orleans, LA - 57

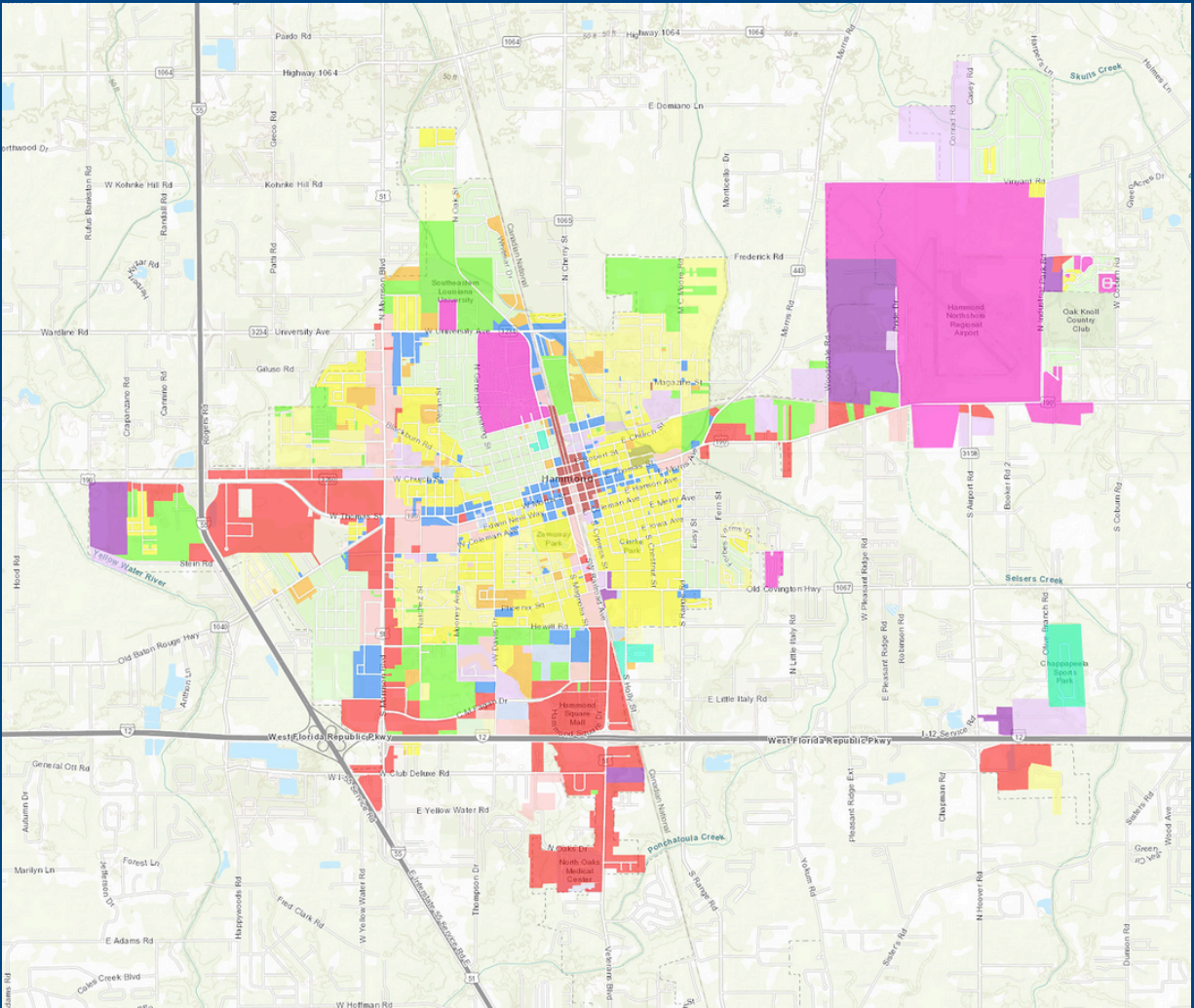


Driving Distances (miles)	
Baton Rouge	45
Lafayette	100
Lake Charles	171
Monroe	272
New Orleans	58
Shreveport	308

TANGIPATOURISM  
*Tourism*



# CITY OF HAMMOND ZONING MAP



## Zoning

RS-11.A Single Family Residential-Agriculture



RS-11 Single Family Residential



RS-8 Single Family Residential



RS-5 Single Family Residential



RS-3 Multi-Family Residential



RM-3 Multi-Family Residential



RM-2 Multi-Family Residential



RP Residential Preservation



C-H Commercial Highway



C-N Commercial Neighborhood



C-R Commercial Restricted



MX-CBD Mixed Use Central Business District



MX-N Mixed Use Neighborhood



MX-C Mixed Use Commercial



SC School Church



I Institutional



I-L Light Industrial



I-H Heavy Industrial



PUD Planned Unit Development



S-1 Southeastern Louisiana University



S-2 Hammond Airport





# DEMOGRAPHICS

## 60 MINUTE DRIVE TIME

### 2020 Census Summary

Graham Site  
Drive time of 60 minutes



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

#### 2010-2020 ANNUAL GROWTH RATE



**0.68%**  
Population



**2.42%**  
Group Quarters



**0.95%**  
Households



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

#### KEY FACTS

**1,588,599**  
Total Population

**698,494**  
Housing Units

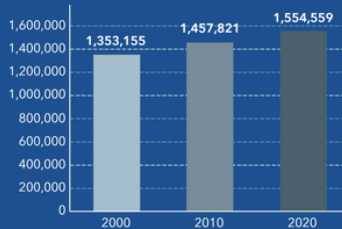
**337.9**  
Population  
Density

**2.47**  
Average  
Household Size

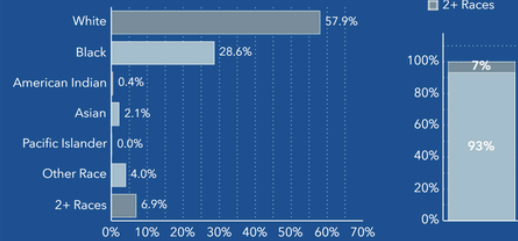
**629,875**  
Total Households

**64.6**  
Diversity Index

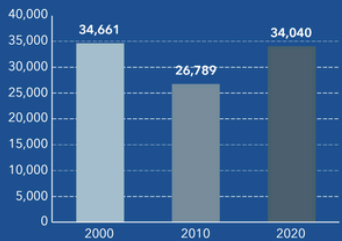
#### HOUSEHOLD POPULATION



#### TOTAL POPULATION BY RACE



#### GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	362,693	1,225,906
1 Race	327,881	1,151,124
White	180,075	740,286
Black	118,661	336,140
American Indian/Alaska Native	1,562	4,690
Asian	7,144	26,839
Pacific Islander	91	383
Some Other Race	20,349	42,785
2 or More Races	34,811	74,782

Households by Size	Number	Percent
Total Households	629,875	-
1-Person Household	185,299	29%
2-Person Household	202,234	32%
3-Person Household	102,864	16%
4-Person Household	80,230	13%
5-Person Household	36,870	6%
6-Person Household	14,277	2%
7+ Person Household	8,103	1%
Average Household Size	2.47	-

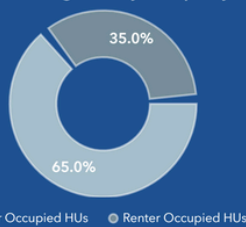
#### Households by Type



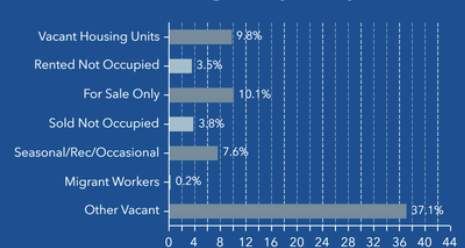
■ Married Couple (42%)  
 ■ Cohabiting Couple (7%)  
 ■ Male Householder: No Spouse (20%)  
 ■ Female Householder: No Spouse (32%)

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

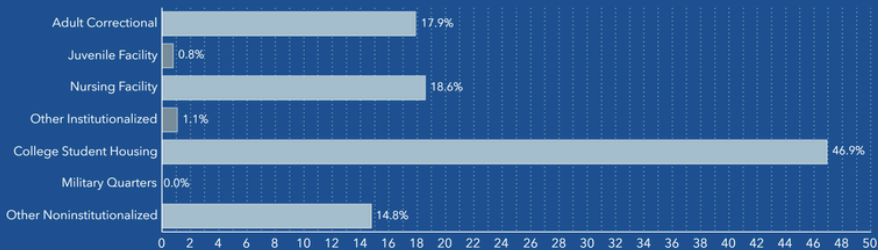
#### Total Housing Units by Occupancy



#### Total Housing Units by Vacancy



#### Group Quarters Population



# DEMOGRAPHICS

## 60 MINUTE DRIVE TIME

### Key Facts

Graham Site  
Drive time of 60 minutes

#### KEY FACTS

1,614,457

Population



2.5

Average  
Household Size

38.1

Median Age

\$58,224

Median Household  
Income

#### EDUCATION

10.1%

No High School  
Diploma



29.3%  
High School  
Graduate



27.1%  
Some College/  
Associate's Degree



33.6%  
Bachelor's/Grad/  
Prof Degree

#### BUSINESS



75,383

Total Businesses



831,146

Total Employees

#### EMPLOYMENT



62.4%

White Collar



21.2%

Blue Collar



16.5%

Services

5.4%

Unemployment  
Rate

#### INCOME



\$58,224

Median Household  
Income



\$36,184

Per Capita Income



\$121,370

Median Net Worth

#### 2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.6%)

The smallest group: \$150,000 - \$199,999 (7.4%)

Indicator ▲	Value	Diff	
<\$15,000	12.5%	-2.2%	
\$15,000 - \$24,999	8.5%	-2.6%	
\$25,000 - \$34,999	8.9%	+1.8%	
\$35,000 - \$49,999	12.7%	+0.2%	
\$50,000 - \$74,999	17.6%	-3.6%	
\$75,000 - \$99,999	11.2%	-1.2%	
\$100,000 - \$149,999	13.5%	+1.3%	
\$150,000 - \$199,999	7.4%	+2.8%	
\$200,000+	7.7%	+3.4%	

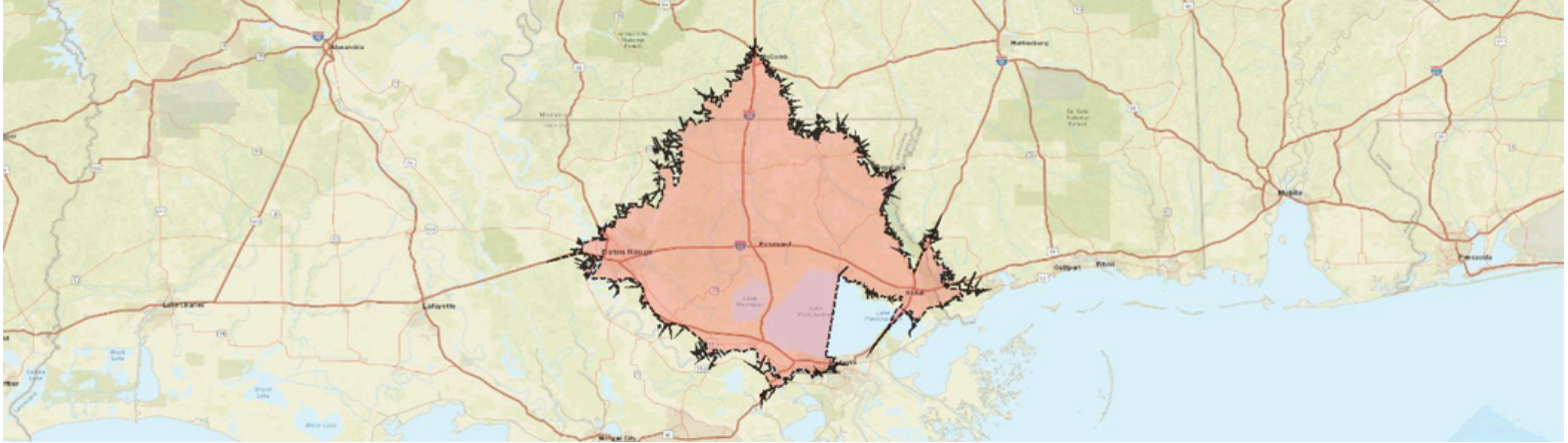
Bars show deviation from Tangipahoa Parish

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri



# WORKFORCE

## 60 MINUTE DRIVE TIME

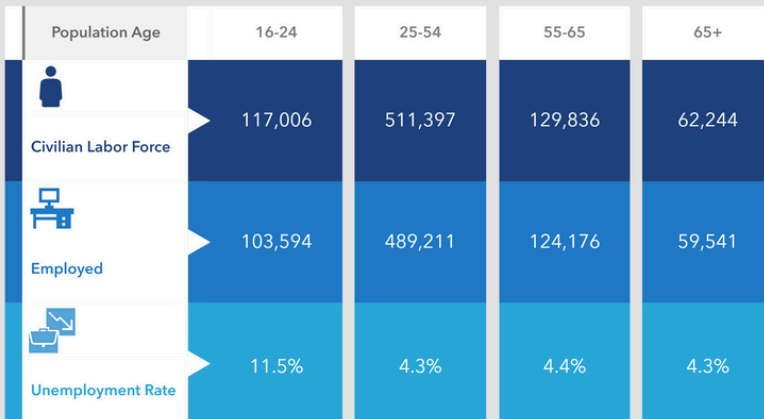


### Civilian Labor Force Profile

Graham Site  
Drive time of 60 minutes

This infographic provides a set of key employment and labor force indicators based on a snapshot for July 1, 2023. Data sources leveraged to produce these estimates include the American Community Survey and Current Population Survey as well as the Local Area Unemployment Statistics, Occupational Employment Statistics, and Current Employment Statistics programs. Adjustments have been made to reflect the impact of the COVID-19 pandemic.

To learn more about data sources, methodologies and models, visit : <https://links.esri.com/esri-demographics/united-states>



#### Labor Force



820,483

Civilian Population Age 16+ in Labor Force

#### Labor Force Measures



94.6%

Employment-Population Ratio



63.3%

Labor Force Participation Rate

#### Daytime Population



786,160

Workers



844,265

Residents



#### Occupational Classifications

21.2%

Blue Collar

62.4%

White Collar

16.5%

Services

43,961

Unemployed Population

#### Key Facts and Demographics

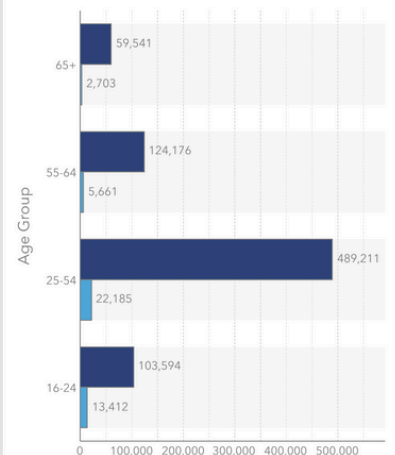
##### Value

##### Index

Median Household Income	\$58,224	80
Median Disposable Income	\$50,838	86
Median Home Value	\$241,941	78
Median Net Worth	\$121,370	77
Median Age	38.1	97
Child Dependency Ratio	36.1	101
Age Dependency Ratio	63.9	98
Senior Dependency Ratio	27.8	95

#### Employment/Unemployment

■ Employed ■ Unemployed

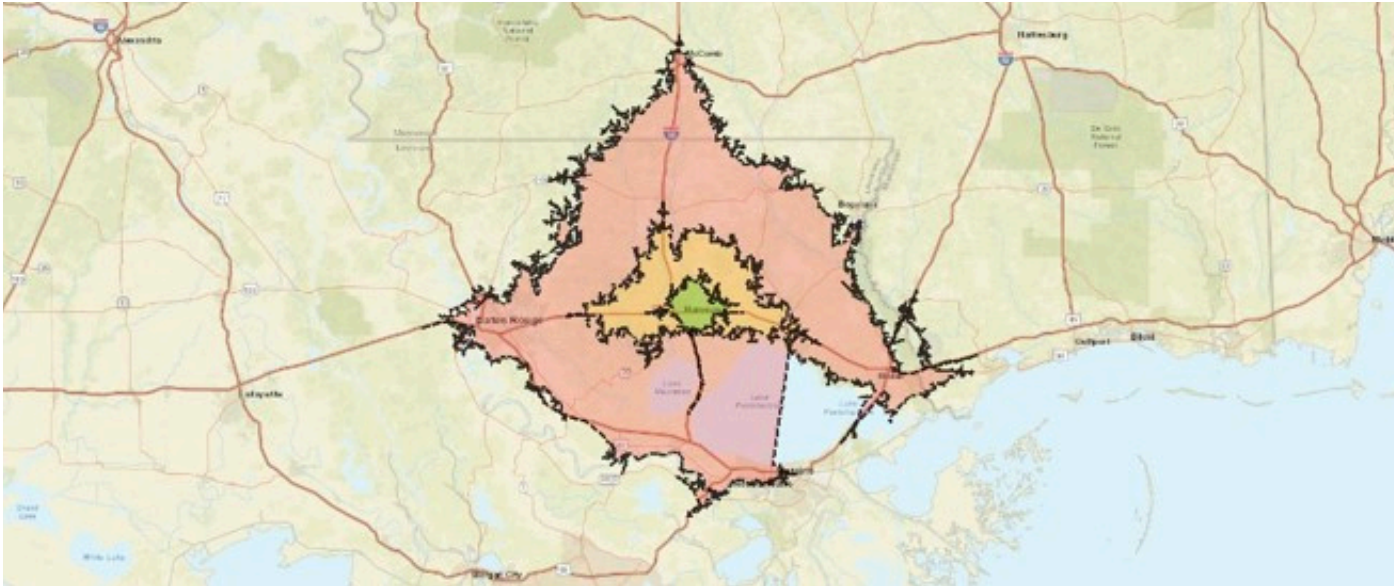


esri

THE  
SCIENCE  
OF  
WHERE™

# WORKFORCE

15 | 30 | 60 MINUTE DRIVE TIME



## Report Areas:

Drive-Time: Drive-Time: Drive-Time:  
15 minutes 30 minutes 60 minutes

## 2023 Educational Attainment (Esri)

2023 Population Age 25+: Less than 9th Grade (Esri)	1934	6140	29612
2023 Population Age 25+: 9-12th Grade/No Diploma (Esri)	2454	10925	65230
2023 Population Age 25+: High School Diploma (Esri)	10103	34581	234612
2023 Population Age 25+: GED/Alternative Credential (Esri)	1900	7342	48001
2023 Population Age 25+: Some College/No Degree (Esri)	6366	24060	187887
2023 Population Age 25+: Associate's Degree (Esri)	2950	10257	71220
2023 Population Age 25+: Bachelor's Degree (Esri)	6586	26819	205736
2023 Population Age 25+: Graduate/Professional Degree (Esri)	2441	13035	113781
2023 Educational Attainment Base (Pop 25+)(Esri)	34734	133159	956079

Source: Esri Geoenrichment Service

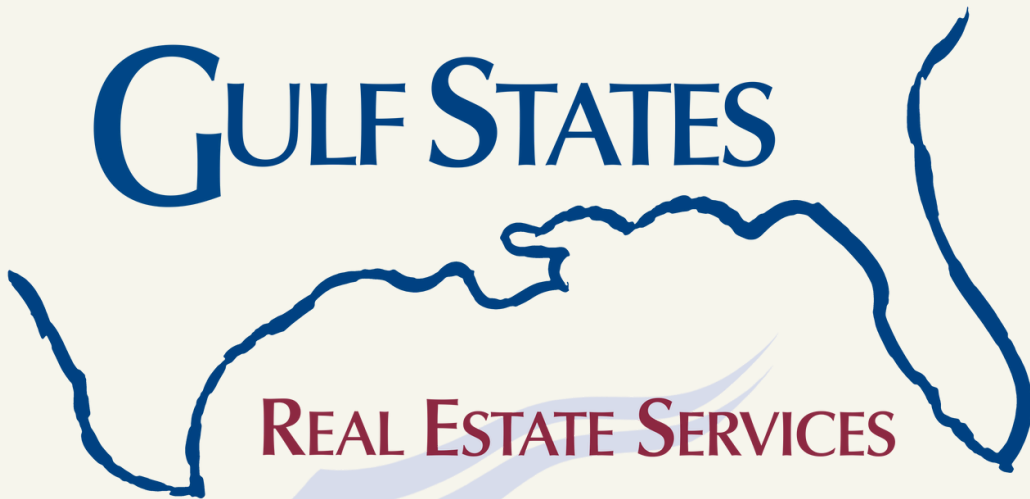
Esri and the Esri Logo are licensed trademarks of Environmental Systems Research Institute, Inc.



Entergy Corporation and its subsidiaries, including Entergy Services, LLC, Entergy Arkansas, LLC, Entergy Louisiana, LLC, Entergy Mississippi, LLC, Entergy New Orleans, LLC, Entergy Texas, Inc., (collectively, the "Entergy Companies") are not licensed to market any real property. Information about these properties is provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties



# GULF STATES



## REAL ESTATE SERVICES

### TURNING IDEAS INTO REALITY

Gulf States is a full-service brokerage capable of handling all aspects of real estate transactions. This includes the capacity to manage entire projects from start to finish. In conjunction with development, construction, and property management divisions your company's needs and goals will be achieved with the attention to detail and the superior service it deserves.

Over 35 years of industry experience allows for unparalleled knowledge in local area markets, municipalities, and an outstanding ability to take your business to the next level.

 [www.gsres.com](http://www.gsres.com)

 O: 985.792.4385 | F: 985.792.4392

 109 New Camellia Blvd, Covington, LA 70433