

### FOR SALE

Ideal location for commercial development such as service, manufacturing, etc. Site is located 2 blocks from US Highway 51 (S. Morrison Blvd.), less than 1 mile to I-55 and Highway 190, and less than 2.5 miles to I-12. Property is located in one of the fastest growing areas of Tangipahoa Parish featuring an array of commercial and industrial projects either completed, underway, or in the permitting process.



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#### PROPERTY INFORMATION

- Type: Vacant Land
- Zoning: B-2 & R-4
- Utilities: Available to Site

#### SIZE / CONFIGURATION

- +/- 0.57 Acre

#### TRAFFIC COUNT (ADT 2010)

- S Morrison Blvd east of site: 24,769
- W Thomas St north of site: 25,082

#### PRICE

##### Owner financing available

- \$73,246
- \$2.95 PSF

#### 2013 DEMOGRAPHICS

##### Population:

- 6,318 (1 mile)
- 30,836 (3 mile)
- 55,120 (5 mile)

##### Average Household Income:

- \$43,807 (1 mile)
- \$50,503 (3 mile)
- \$55,453 (5 mile)

\*Estimates by SitesUSA 9/13

