

HAMMOND DEVELOPMENT SITE | THE DEMARCO TRACT

East Side of Veterans Avenue (near North Oaks), Hammond, LA ~ 64.57 Acres

FOR SALE | CONTACT BROKER FOR PRICING

www.mceneryco.com



THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

Office: 504.274.2701 | 810 Union Street, 4th Floor, New Orleans, LA 70112 |

S. Parkerson McEnery

504.274.2664 direct

parke@mceneryco.com



Peter M. McEnery

504.274.2701 office

peter@mceneryco.com



HAMMOND DEVELOPMENT SITE

Location, Physical Description & Zoning Summary

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Location: East Side of Veterans Avenue (Just north of North Oaks Hospital), Hammond, LA 70403
Ping Address: 42170 Veterans Avenue, Hammond, LA 70403
Road Frontage: Approximately 660' along the east side of Veterans Avenue (Highway 51)
Approximate Total Area: ~64.57 acre development site (exact size to be confirmed by purchaser commissioned survey)

Conceptual Lots:

- Approximately one (1) acre along Veterans - "The Retail Site (see conceptual plan)
- Approximately twenty (20) acre parcel of land with future TBD easement access from Veterans - "The Apartment Site" (see conceptual plan)
- Approximately two (2) acre parcel of land with future TBD easement access from Veterans - "The Hotel Site" (see conceptual plan)
- Approximately nine (9) acre parcel of land with future TBD easement access from Veterans - "The Hotel Site" (see conceptual plan)

Zoning & Future Land Use: C-H, Commercial Highway District (Partially Zoned - majority of property is NOT zoned, unincorporated)

C-H—Commercial Highway (FUTURE LAND USE)

Goal: Provide for heavy commercial uses and large-scale shopping centers and as such, standards are designed to maintain and enhance appearance and to provide buffer between it and residential or lower-intensity commercial areas.

Range of Uses: Heavy commercial uses—motor vehicle dealership, medical clinic, retail & shopping center, etc.

Development Character: Height, mass and density of new development structured to ensure proper transitions to surrounding lower density commercial or residential neighborhoods. Provides parking access from



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List Pricing on Conceptual Plans

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Pricing: ~64.57 acre development site (exact size to be confirmed by purchaser commissioned survey)

Contact Broker for Pricing on Entire Tract

"The Retail Site" - Pink

\$12.00 per SF on one (1) acre or \$522,720

"The Apartment Site" - Yellow

\$4.00 per SF on twenty (20) acres or \$3,484,800

"The Hotel Site" - Orange

\$8.00 per SF on two (2) acres or \$696,960

"The Senior Living Site" - Blue

CONCEPTUAL PLAN SUBJECT TO CHANGE



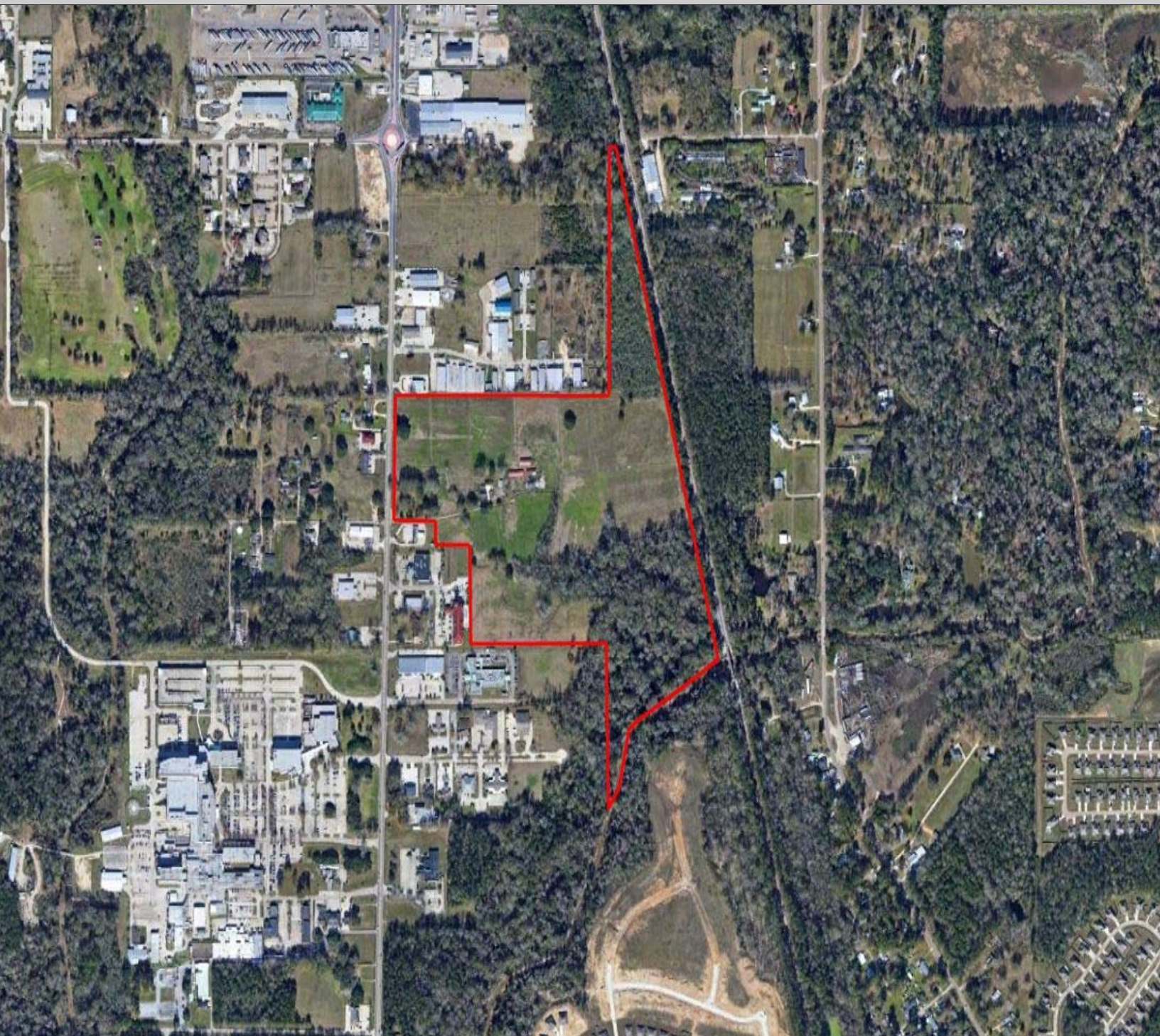
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Site Boundaries (Approximate)

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Neighborhood / Market Area Description—North Oaks

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NORTH OAKS HOSPITAL



North Oaks Health System is one of Louisiana's largest and most progressive community hospital organizations and is strategically based between New Orleans and Baton Rouge. The footprint of facilities in Tangipahoa and Livingston parishes include an acute care hospital, a rehabilitation hospital, two outpatient diagnostic & treatment centers, an outpatient surgery center, two outpatient rehabilitation clinics, a hospice agency and a growing physician group for primary and specialty care. Hammond is the largest city in Tangipahoa Parish and is situated less than an hour from both New Orleans and Baton Rouge. The city has become known as the “Crossroads of the South” because of its access to key north-south and east-west interstates, Interstate 12 and Interstate 55, that provide the best direct routes to Los Angeles, Jacksonville, Chicago and the many large metros in Between.

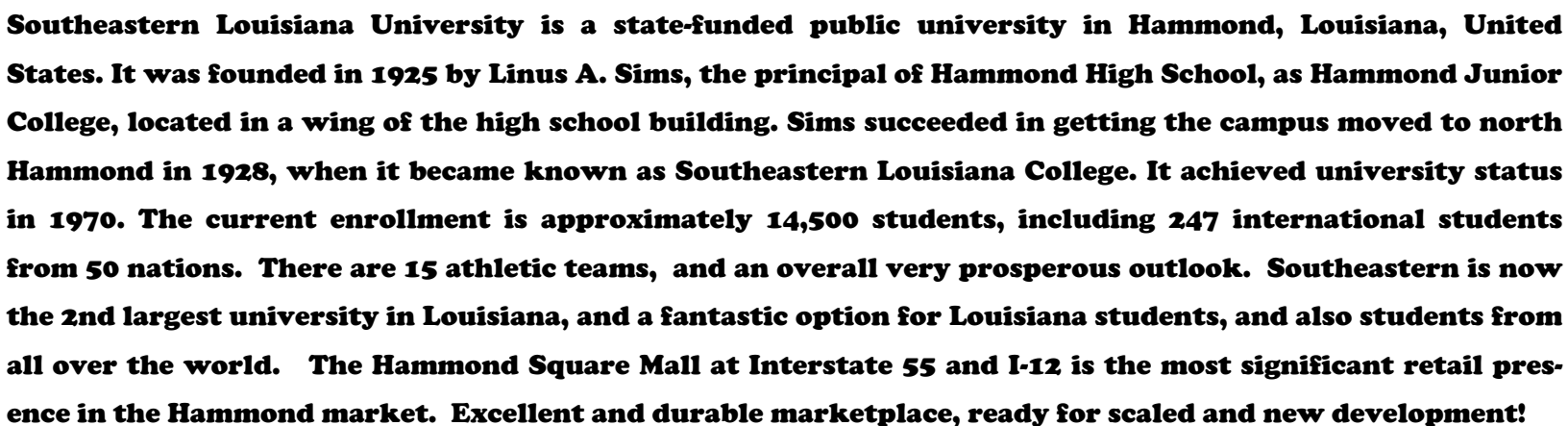


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General Site Views

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