

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

www.mceneryco.com



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 the street with landscape buffers.



THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

HAMMOND DEVELOPMENT SITE

List Pricing on Conceptual Plans

www.mceneryco.com

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

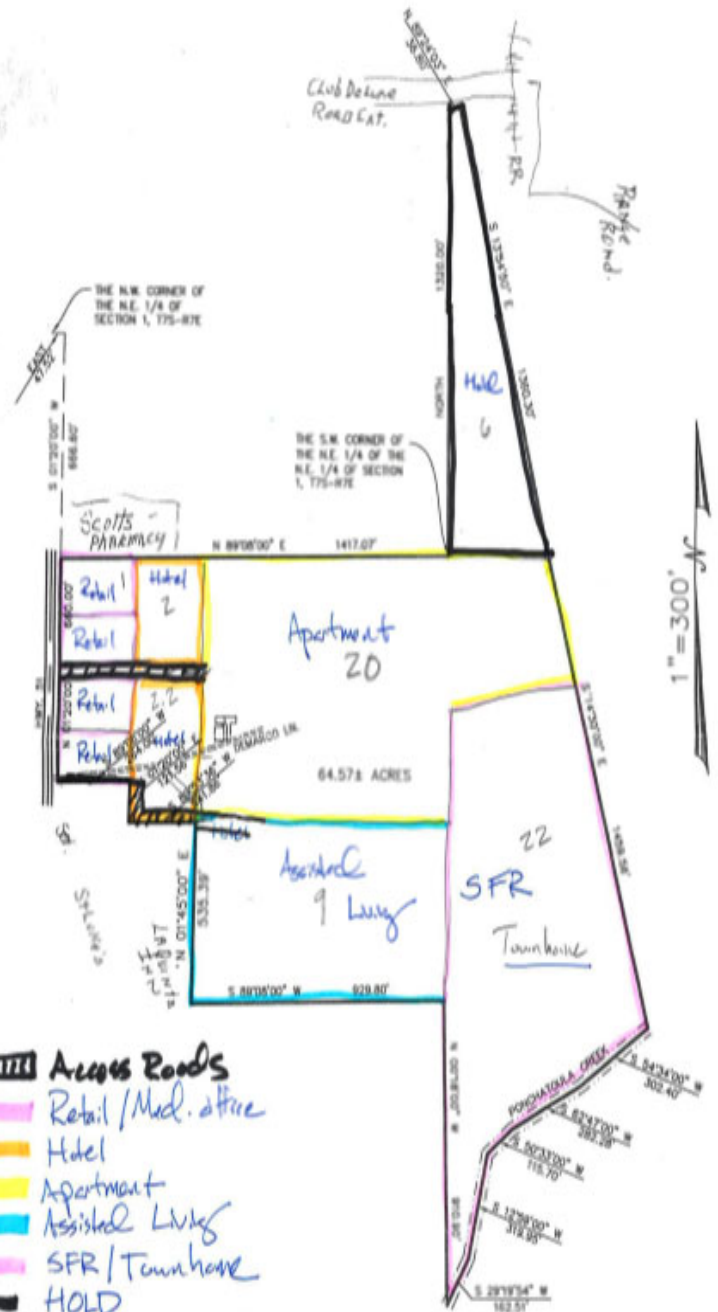
“The Hotel Site” - Orange

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

“The Senior Living Site” - Blue

\$6.00 per SF on nine (9) acres or \$2,352,240

CONCEPTUAL PLAN SUBJECT TO CHANGE



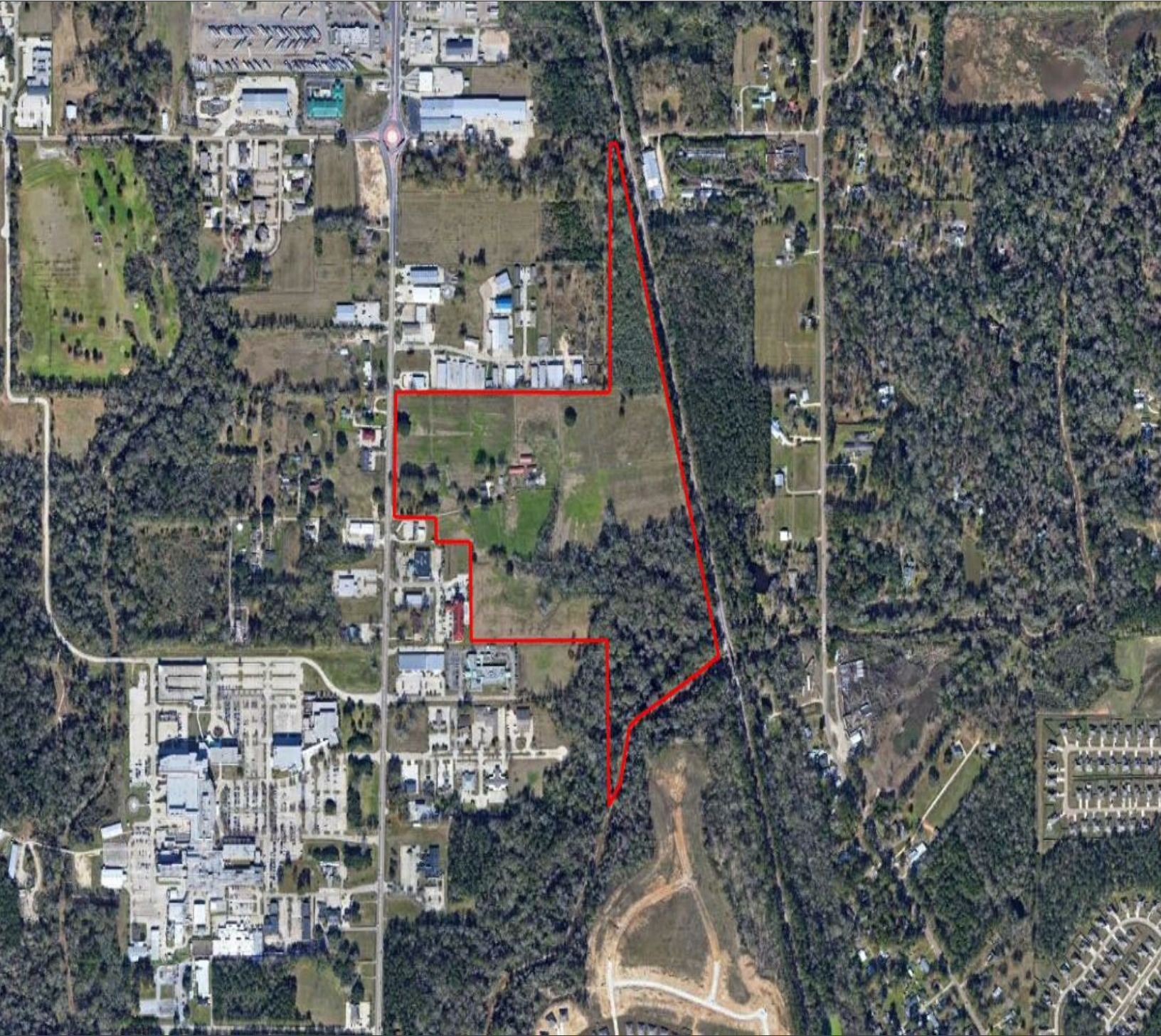
THE MCENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

HAMMOND DEVELOPMENT SITE

Site Boundaries (Approximate)

www.mceneryco.com



THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

HAMMOND DEVELOPMENT SITE

Neighborhood / Market Area Description—North Oaks

www.mceneryco.com

NORTH OAKS HOSPITAL



DeMarco Tract

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.



THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

HAMMOND DEVELOPMENT SITE

Neighborhood / Market Area Description—Southeastern Louisiana University

www.mceneryco.com



DeMarco Tract

Southeastern Louisiana University is a state-funded public university in Hammond, Louisiana, United States. It was founded in 1925 by Linus A. Sims, the principal of Hammond High School, as Hammond Junior College, located in a wing of the high school building. Sims succeeded in getting the campus moved to north Hammond in 1928, when it became known as Southeastern Louisiana College. It achieved university status in 1970. The current enrollment is approximately 14,500 students, including 247 international students from 50 nations. There are 15 athletic teams, and an overall very prosperous outlook. Southeastern is now the 2nd largest university in Louisiana, and a fantastic option for Louisiana students, and also students from all over the world. The Hammond Square Mall at Interstate 55 and I-12 is the most significant retail presence in the Hammond market. Excellent and durable marketplace, ready for scaled and new development!



THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

HAMMOND DEVELOPMENT SITE

General Site Views

www.mceneryco.com



THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana