

820 ACRE DEVELOPMENT TRACT

# FOR SALE



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE



## PROPERTY DESCRIPTION:

Site consists of approximately 820 acres of heavily timbered land (mixed pine & hardwoods) with several pastures. Site fronts on the south side of Hwy. 22, approximately 7.5 miles east of downtown Ponchatoula. Over one mile of highway frontage. Easy access (less than 3 miles) from Interstate 12 via La. Hwy. 445. Northwest corner of the tract is at the intersection of Hwy. 445 and La. Hwy. 22.

There is also access in the rear southeast corner of the tract from Traino Road. Although the current owners rarely hunt, the property provides excellent cover and habitat for deer, turkeys and a variety of small game.

Potential for large lake sites and heavily wooded areas offer excellent potential for a variety of developments. Tract is ideal for residential and commercial development, private estate or multi-acre estate developments etc.

Two streams traverse the tract from north to south - - Cow Branch on the eastern side of the tract and P-Kaw-Shun Creek on the western side. The slope of the land provides natural drainage to both streams.

## [Aerial Video](#)

## PROPERTY SYNOPSIS

- COOPER FIELD
- Size: 820+/- ACRES
- Price: \$8,500 per acre
- Location: Ponchatoula, LA
- Frontage: Hwy. 22 / 5,340'
- Topography: Well-drained; Timberland; Pastures
- Access: Road / Trails throughout tract

**Larry Dietz, CCIM**  
Associate Broker  
225-766-0000 / Office  
225-315-7686 / Mobile

Larry@SR-CRE.com

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

Saurage Rotenberg Commercial Real Estate, LLC  
5135 Bluebonnet Blvd. Baton Rouge, La 70809  
(e) 225.766.0000 (f) 225.766.2229



Individual Member

**Property Photographs**



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE



**Property Photographs**



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE



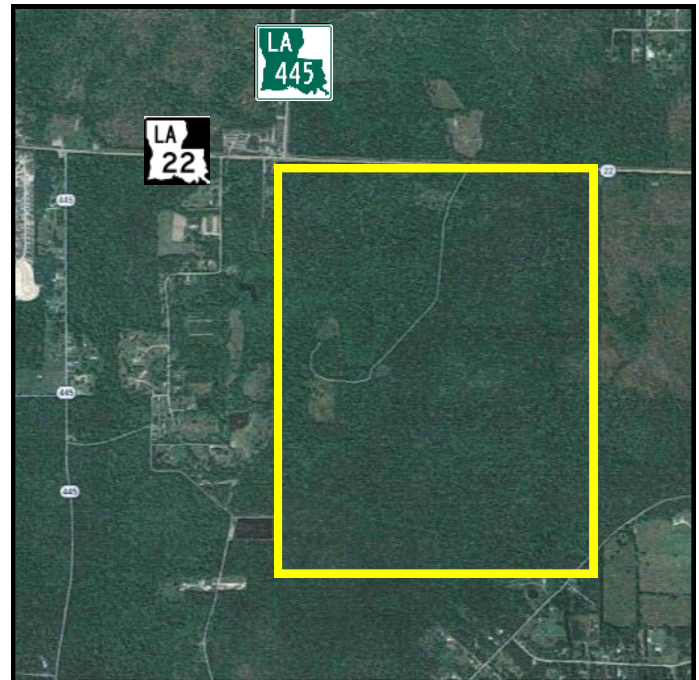


## AREA HIGHLIGHTS

**St. Tammany / Tangipahoa Growth Corridor — Proximity to Top Quality Schools — Easy Access to Interstates (2.8 miles to I-12) — New Orleans / Baton Rouge Access — 20 minutes to Southeastern Louisiana University — 9 miles from Archbishop Hannan High School — 5 miles from Ponchatoula High School — 2 miles from Champ Cooper Elementary / Junior High — 10 minutes from downtown Ponchatoula — 15 minutes from downtown Hammond**

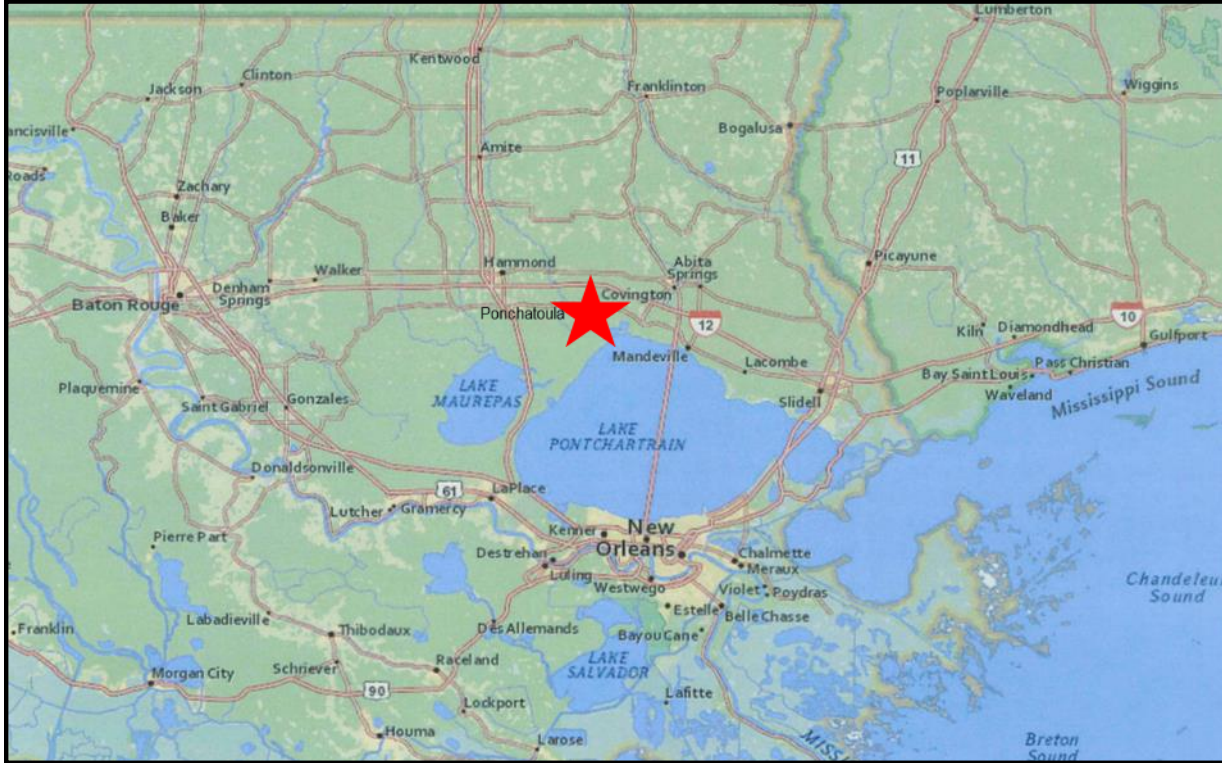
## TRAVEL

- Ponchatoula, La 10 minutes
- Southeastern Louisiana University 20 minutes
- New Orleans CBD: 1 Hr.
- Louis Armstrong N.O. Int'l Airport: 1 Hr.
- Baton Rouge CBD: 1 Hr.
- Baton Rouge Airport: 1 ¼ Hr.
- Metairie CBD: 40 Miles
- Covington, LA: 15 Miles
- Mandeville, LA: 16 Miles
- Atlanta, GA: 6 ¾ Hr.
- Houston, TX: 5 Hr.



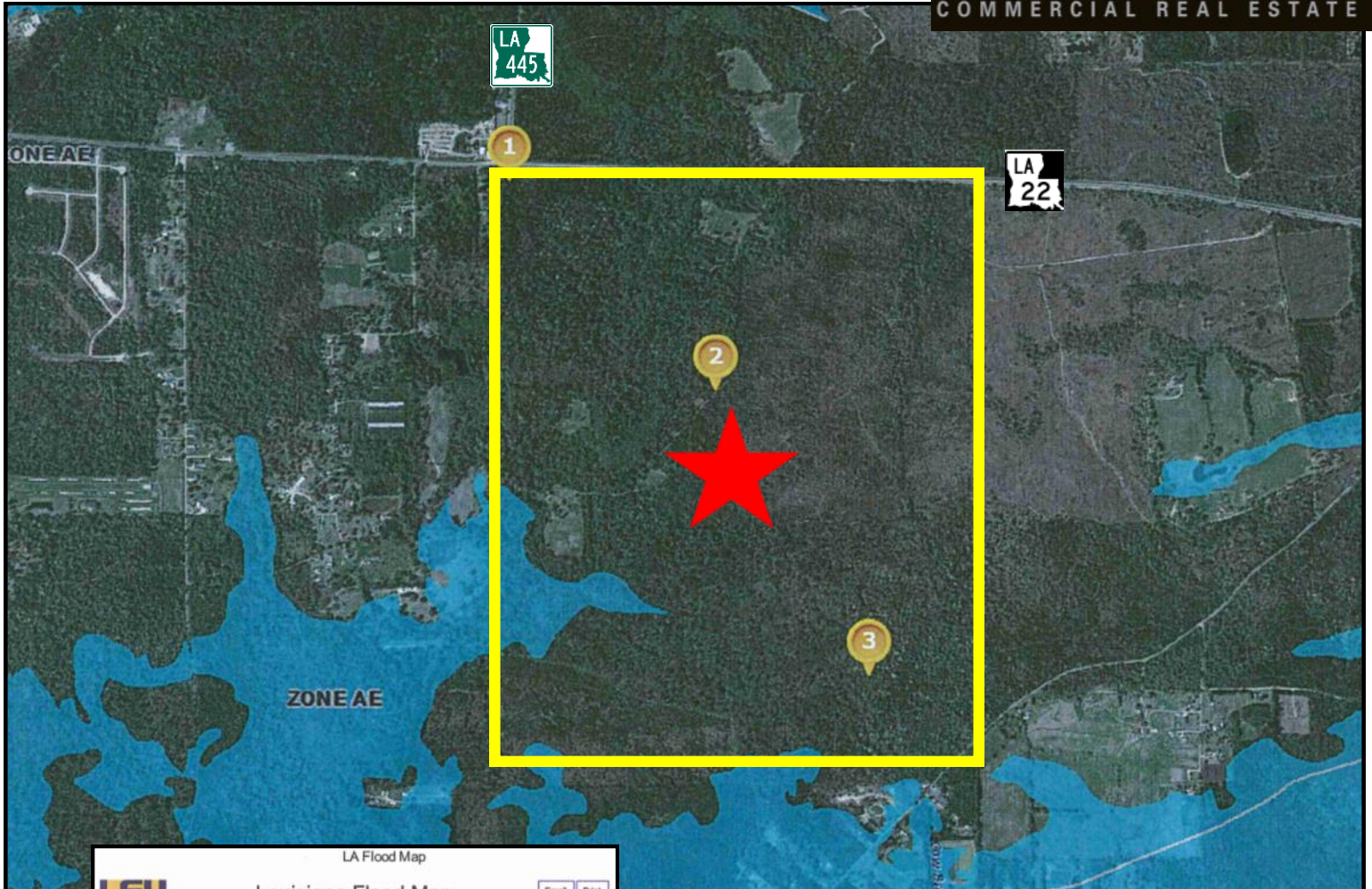


## Property Location





## Flood Zone Map



LA Flood Map

LSU AgCenter Louisiana Flood Map Cooper Field

Visible Layers

- Effective FRM (07/22/2010)
- Bing Aerial

Point Coordinates

Point #	Lat., Long.
1	30.4421, -90.3111
2	30.4357, -90.3038
3	30.4271, -90.2984

Flood information in this table is from the: Effective FRM (07/22/2010)

Point	Panel ID	Flood Zone	BFE	Ground Elevation	BWS(13)
1	2210SC0460F 7/22/2010	X	out	19.4	100-109 mph
2	2210SC0470F 7/22/2010	X	out	15.5	100-109 mph
3	2210SC0470F 7/22/2010	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	out	12.6	100-109 mph

1. Ground Elevation is provided by USGS' elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79789213498231E+206).  
2. BWS is provided by the LSU AgCenter's basic web service developed for the 2012 IRC building codes.

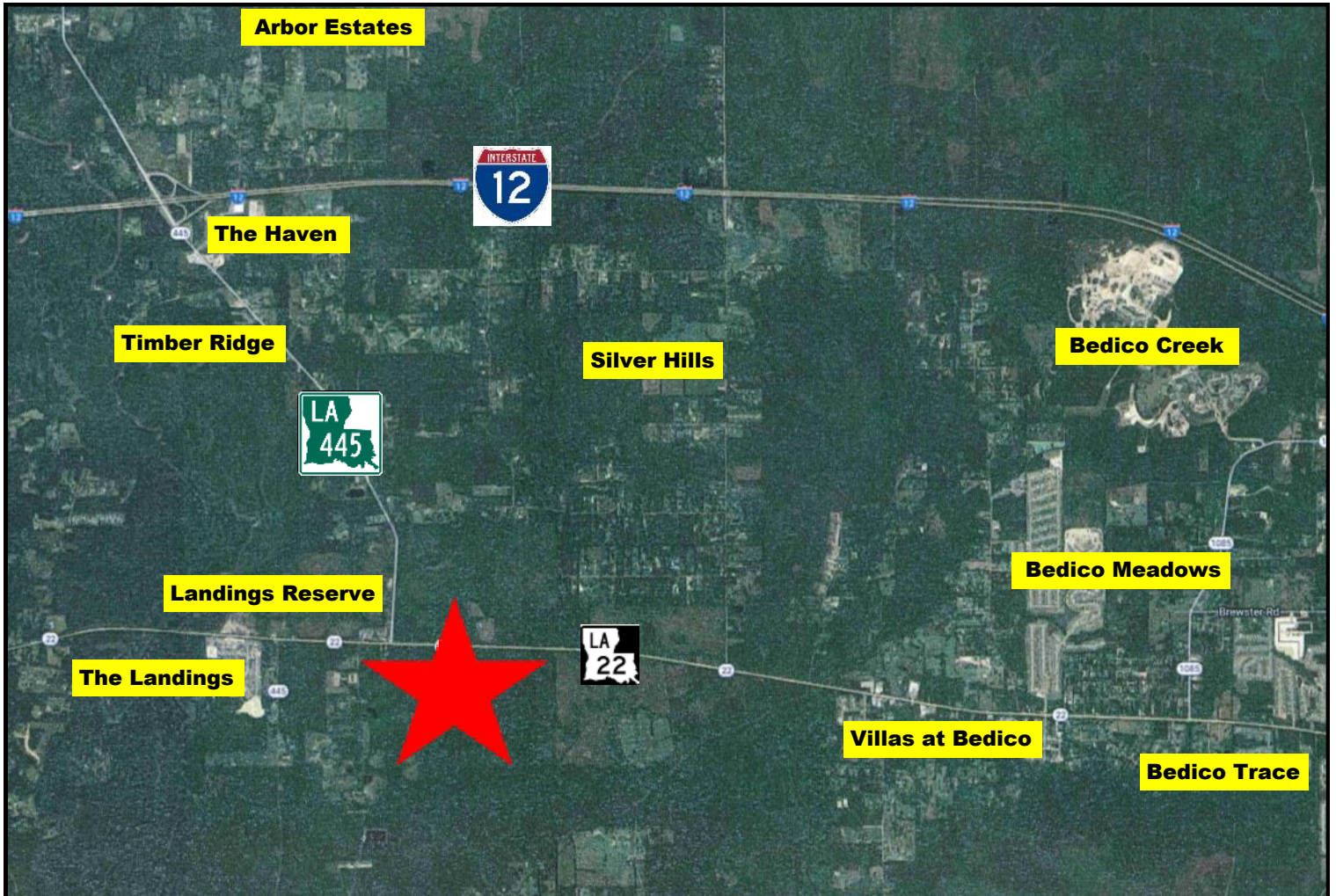
Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FRM or DFIRM.

**As shown above nearly all of the tract is in Flood Zone “X” (defined as Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains).**

**Additional details can be provided; however all must be confirmed by a qualified engineer.**



## Tangipahoa Parish Growth



## RESIDENTIAL DEVELOPMENT

The Southern portion of Tangipahoa has been experiencing on-going growth in residential / commercial development. In various stages of development there are at least 3,175+ residential lots currently planned or under construction.

Hwy. 22, in particular, is the primary growth corridor from St. Tammany / Covington-Madisonville area. Currently planned or under development in Covington-Madisonville area are approximately 715+/- residential lots.



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE



## POTENTIAL USES

**Private Estate — Multi-Acre Estate Development — Residential Development  
Planned Unit Development — Commercial Development — Golf Course Community**

# Larry Dietz, CCIM

**Associate Broker**

**225-766-0000 / Office**

**225-315-7686 / Mobile**

Larry@SR-CRE.com

www.sauragerotenberg.com

Saurage Rotenberg Commercial Real Estate, LLC  
5135 Bluebonnet Blvd. Baton Rouge, La 70809  
(e) 225.766.0000 (f) 225.766.2229



Individual Member