



# 3031 US 190 West

Hammond, Louisiana  
70403

For more information

**Andrew D'Ostilio**

O: 225 295 0800 | C: 225 678 8851  
andrewdos@latterblum.com

**Ty Gose, SIOR, CCIM**

O: 225 295 0800 | C: 225 297 7808  
ty@latterblum.com

**Michael Cashio, CCIM**

O: 225 295 0800 | C: 225 247 9812  
mcashio@latterblum.com

## Property Highlights

- +/- 2.58 Acres on Major Commercial Corridor
- Located less than 1/4 Mile from Exit 31 on Interstate 55
- Former Motel and Restaurant
- +/- 490' of Frontage on US Hwy 190
- Traffic Counts of +30,000 AADT
- Zoned C-H (Commercial Highway)
- Flood Zone X- Land is High and Dry

## Sale Price

\$1,700,000  
\$15.12/Sq. Ft.





### Property Overview

The subject property is approximately 2.58 acres of land located on US Hwy 190 in Hammond, LA. The subject was formerly a successful motel and restaurant. The concrete slab foundation from the original structure still remains intact. It is usable or it could be removed by a buyer. There is an additional +/- 5.8 acres of land available for purchase to rear of this property and adjacent to Lowe's.

With Commercial-Highway zoning, the property could be redeveloped for major retail, office, or hospitality uses that benefit from high traffic volumes or interstate exposure. There is approximately 490' of frontage on US Hwy 190, with annual average daily traffic counts of 30,000. There are no wetlands on the property and it sits high and dry in Flood Zone X. Utilities on site include electricity, sewage, gas, water and telephone.

Located in a busy commercial corridor, the property is surrounded by stores, hotels, and restaurants. Major retailers in the trade area include Lowe's, Walmart, Rouses Market, and Winn Dixie. Nearby hotels include the Hampton Inn, WoodSpring Suites, Super 8 by Wyndham, and Comfort Inn. Sit-down and quick-service-restaurants include Cracker Barrel, Waffle House, McDonald's, Chili's, Buffalo Wild Wings, and Starbucks.

The subject is less than 1/4 mile from Exit 31 of Interstate 55 and two miles from the I-55/I-12 connector. Interstate 55 runs from north to south connecting Chicago to LaPlace, LA (New Orleans MSA). Interstate 12 runs from Baton Rouge, LA to Slidell, LA, connecting with Interstate 10 which is the southernmost cross-country interstate in the country.

The city of Hammond is located less than an hour away from both New Orleans, and Baton Rouge, the state capital. Hammond is home to Southeastern Louisiana University and multiple technical colleges. Existing industries and a low cost of living make the city of Hammond an ideal place to live and work.



**+/-490' of Frontage**



Facing West

# Neighborhood Map



Walmart

chili's

McDonald's


LOWE'S

RaceTrac

+30,000 AADT

Facing East

Additional Acreage Available



+/- 5.8  
Acres  
Available

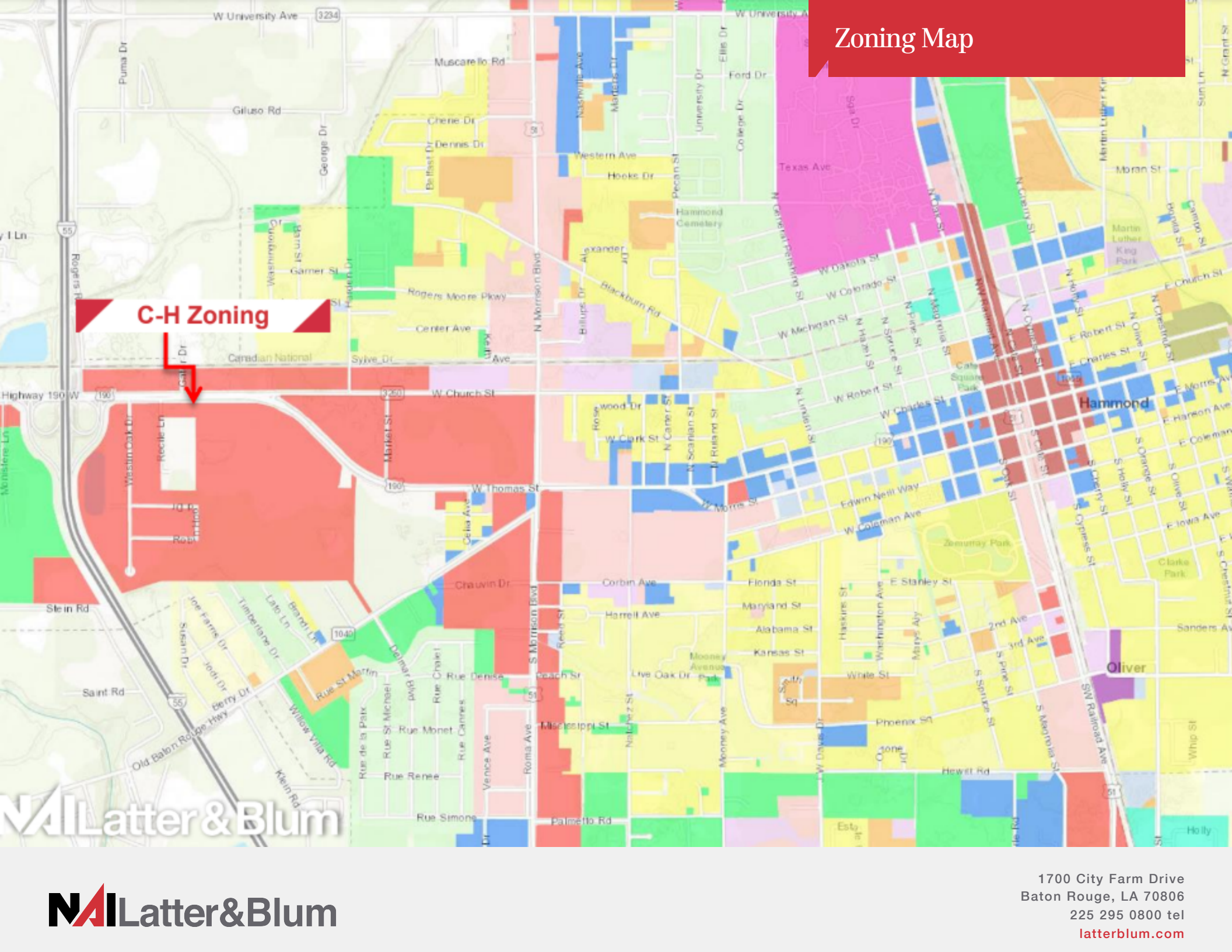
# Zoning Map

**C-H Zoning**

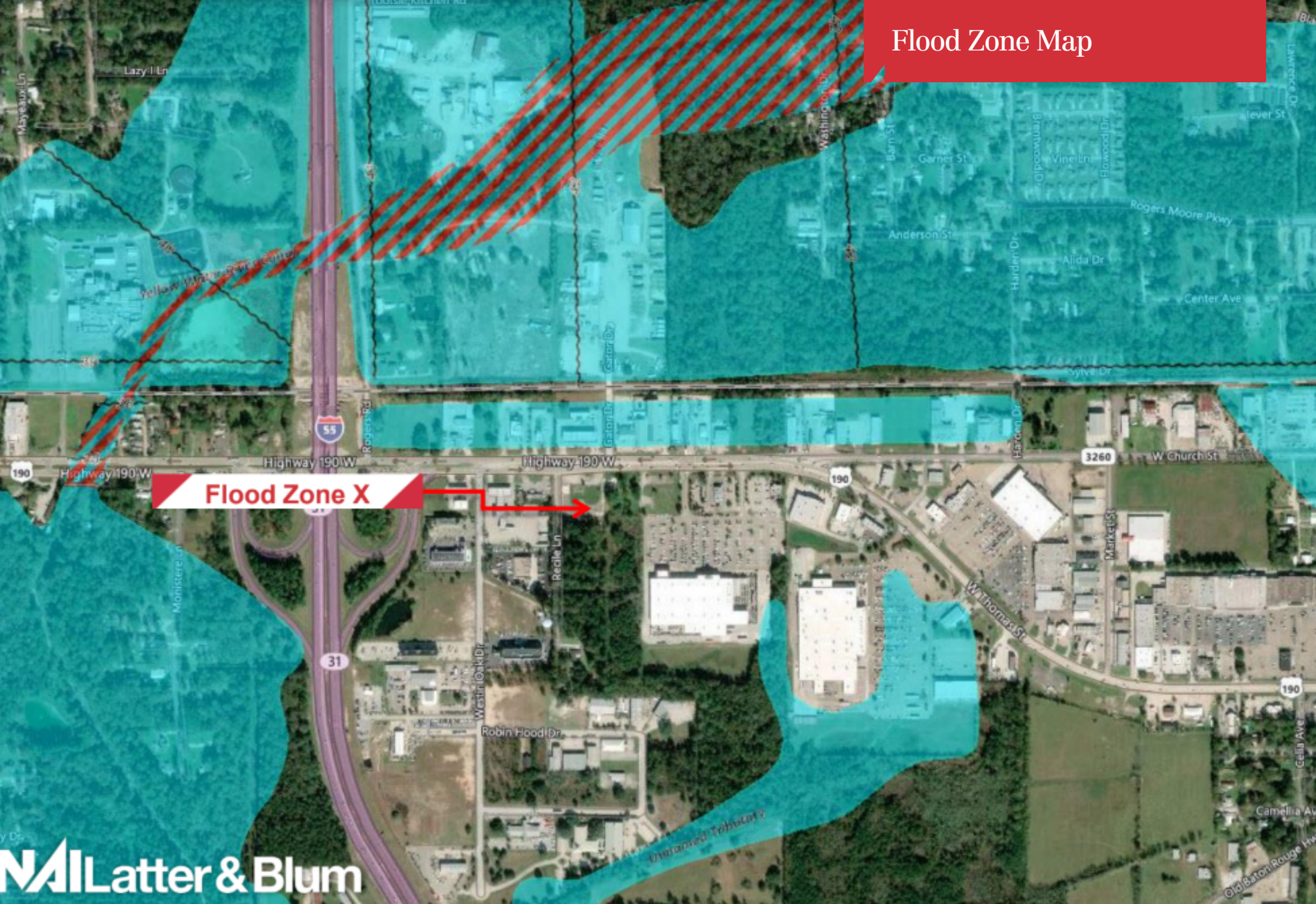
**NAI** Latter & Blum

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1700 City Farm Drive  
Baton Rouge, LA 70806  
225 295 0800 tel  
[latterblum.com](http://latterblum.com)



# Flood Zone Map



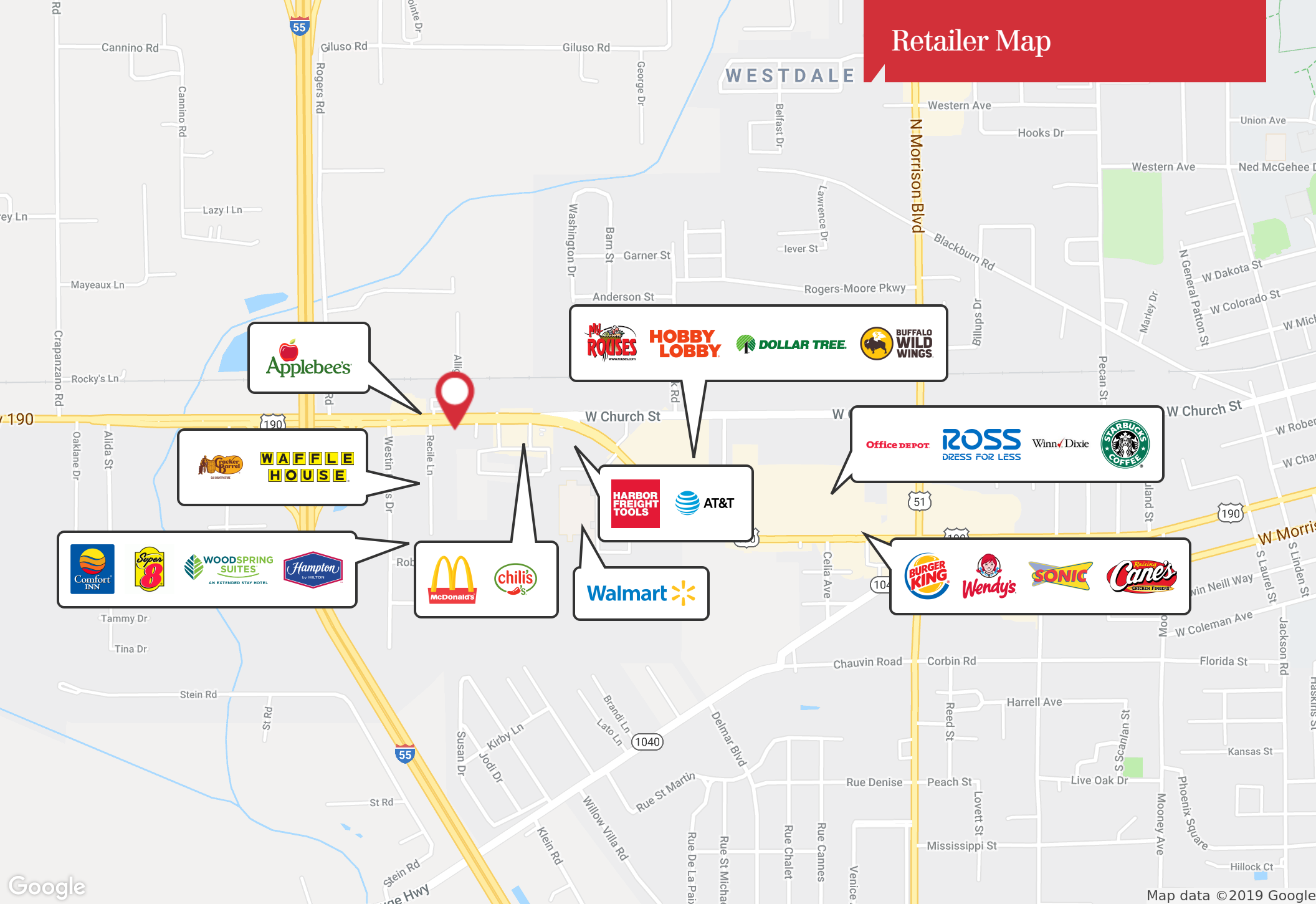
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# Retailer Map



Google

Map data © 2019 Google

## KEY FACTS

137,753

Population



Average Household Size

35.9

Median Age

\$44,416

Median Household Income

## EDUCATION

17%

No High School Diploma



36%

High School Graduate



26%

Some College



21%

Bachelor's/Grad/Prof Degree

## BUSINESS



4,532

Total Businesses



57,286

Total Employees

## EMPLOYMENT



White Collar

58%



Blue Collar

26%



Services

16%



Unemployment Rate

## INCOME



\$44,416

Median Household Income



\$23,649

Per Capita Income



\$71,776

Median Net Worth

## Households By Income

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

The smallest group: \$200,000+ (2.4%)

Indicator	Value	Difference
<\$15,000	14.5%	0
\$15,000 - \$24,999	14.0%	0
\$25,000 - \$34,999	12.6%	0
\$35,000 - \$49,999	12.9%	0
\$50,000 - \$74,999	17.6%	0
\$75,000 - \$99,999	10.8%	0
\$100,000 - \$149,999	10.5%	0
\$150,000 - \$199,999	4.8%	0
\$200,000+	2.4%	0

Bars show deviation from Tangipahoa Parish

