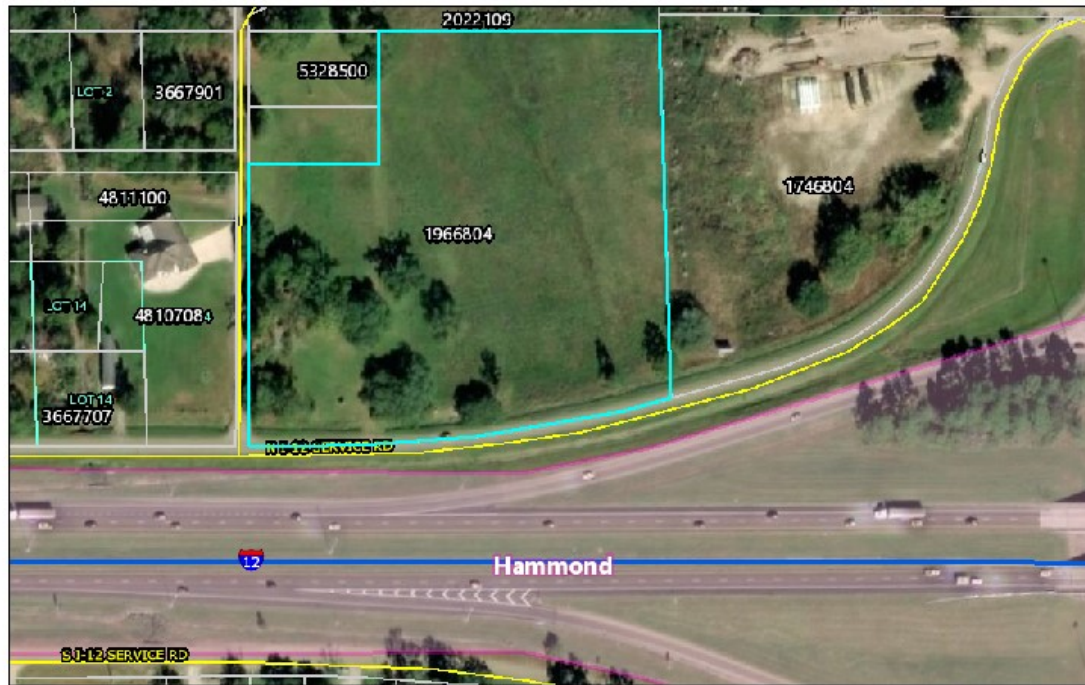


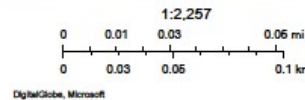
N I-12 Service Road

8.39 Acres - I12 Service Rd



10/18/2018, 3:13:15 PM

Grefmap
 Tangipahoa
 St. Helena
 St. Tammany
 Washington
 Livingston
 St. John
 St. Charles
 Jefferson
 Pike
 Arnite
 Lots
 Parcels
 Streets (911)
 0
 1
 Municipalities
 Minor Collector
 Local Street



Web AppBuilder for ArcGIS
DigitalGlobe, Microsoft

- ◇ Size—8.39 Acres
- ◇ Flood Zone X
- ◇ This site is located in the Northwest quadrant of I12 and Hwy 3158 (Airport Road). It is approximately 8.39 acres. Location would be ideal for a hotel site, office building. Location is near the new 90 acre Chappapeela Sports Park, Cypress Pointe Surgical Hospital/medical facility. Great visibility.

PROPERTY CONTACT

Jim Lark, CCIM, CRS

Direct—985.626.9920

Cell/Text—504.669.7413

jlark@airmail.net

Licensed in Louisiana

www.JimLarkProperties.com



Demographics

	<u>1 mile</u>	<u>5 miles</u>
Population	1494	45658
Median Income	\$59,526	\$56,402

Traffic Counts more than 56,000/day

**List Price—\$2,375,000/
\$6.50 per sq.ft.**

N I-12 Service Road

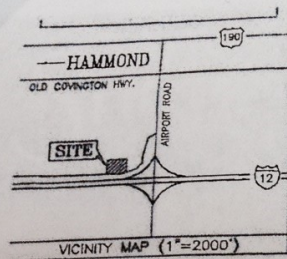
Site Plan

8.39 Acres on N. I-12 Service Road, Hammond



N I-12 Service Road

Survey



- = 1" IRON PIPE SET
- ⊙ = FOUND MARKER

DESCRIPTION OF PROPERTY
 BEGIN AT A POINT WHICH IS THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 32, T6S-R8E; THENCE PROCEED S 03°53'03" E 514.15'; THENCE S 71°21'37" W 130.80'; THENCE S 83°28'04" W 422.41'; THENCE S 89°35'00" W 107.14'; THENCE N 00°23'19" W 602.39'; THENCE N 89°53'11" E 620.00'; RETURNING TO THE P.O.B., CONTAINING 8.39 ACRES, ALL LOCATED IN SECTION 32, T6S-R8E, TANGIPAHOA PARISH, LOUISIANA.

APRIL 14, 2008
 A PLAN OF AN ACTUAL GROUND SURVEY OF A 8.39 ACRE PARCEL OF LAND, SHOWING IMPROVEMENTS THEREON, CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 32, T6S-R8E, TANGIPAHOA PARISH, LOUISIANA.

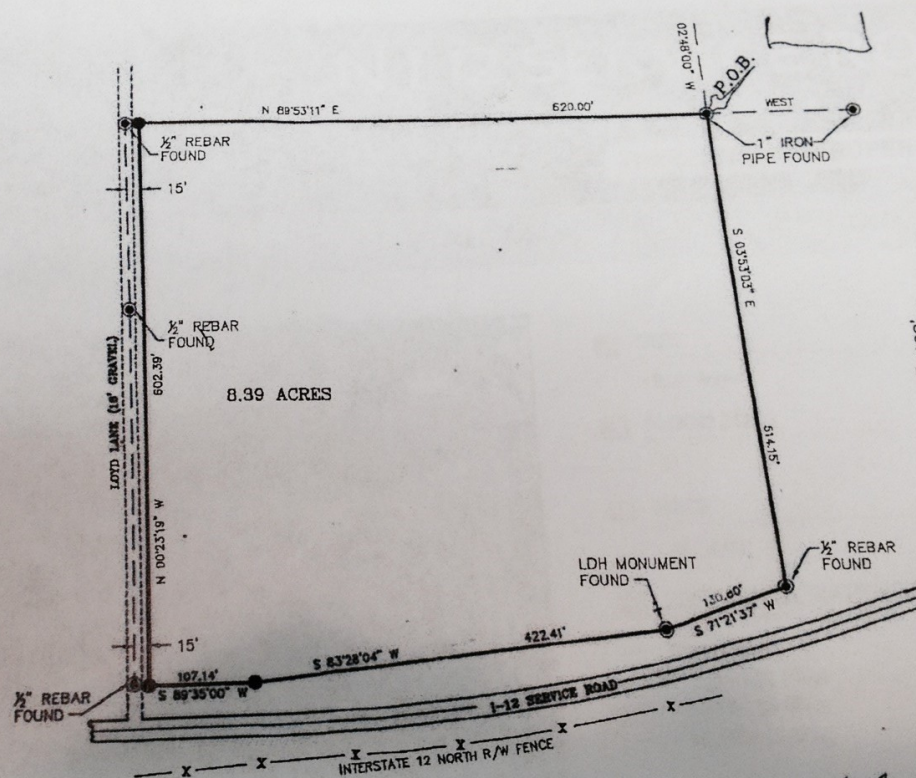
THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED THE SURVEYOR. SURVEY MADE AT THE REQUEST OF KEVIN STONE AND MARK DIAMOND.

HIS SURVEY COMPLIES WITH THE LOUISIANA "MINIMUM STANDARDS" OR A CLASS "D" SURVEY.

SURVEY FOR:

KEVIN STONE AND
 MARK DIAMOND

FLOOD ZONE "X"
 (NOT FLOOD PRONE)
 MAP NO. 220206-0225-E
 DATED: 8-23-00



William J. Bodin, Jr.
BODIN AND WEBB, INC.
 ENGINEERS & SURVEYORS
 1024 S. CYPRESS ST.
 HAMMOND, LA 70403