

I-12 Frontage Land at Pumpkin Center Rd

Rock Rd Hammond, LA 70403

PROPERTY SUMMARY



Property Description

25.76-acre tract located at the I-12 and Pumpkin Center Rd exit. High-visibility site with $\pm 1000'$ of frontage on I-12. Located in Flood Zone X. One of the last remaining parcels of its type.

Property Highlights

- 25.76 Acres in Total
- Mostly Cleared Land
- Flood Zone X
- Visible to $\pm 70,000$ Vehicles Per Day
- Located Directly Off of the Pumpkin Center Rd and I-12 Exit
- Access Via Rock Rd

Bryant Butler

225.237.3343
bbutler@beaibox.com

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Location Description

Located in the Southwest Quadrant of the Interstate 12 and Pumpkin Center Rd Interchange in Hammond, LA.

Offering Summary

Lot Size: 25.76 Acres

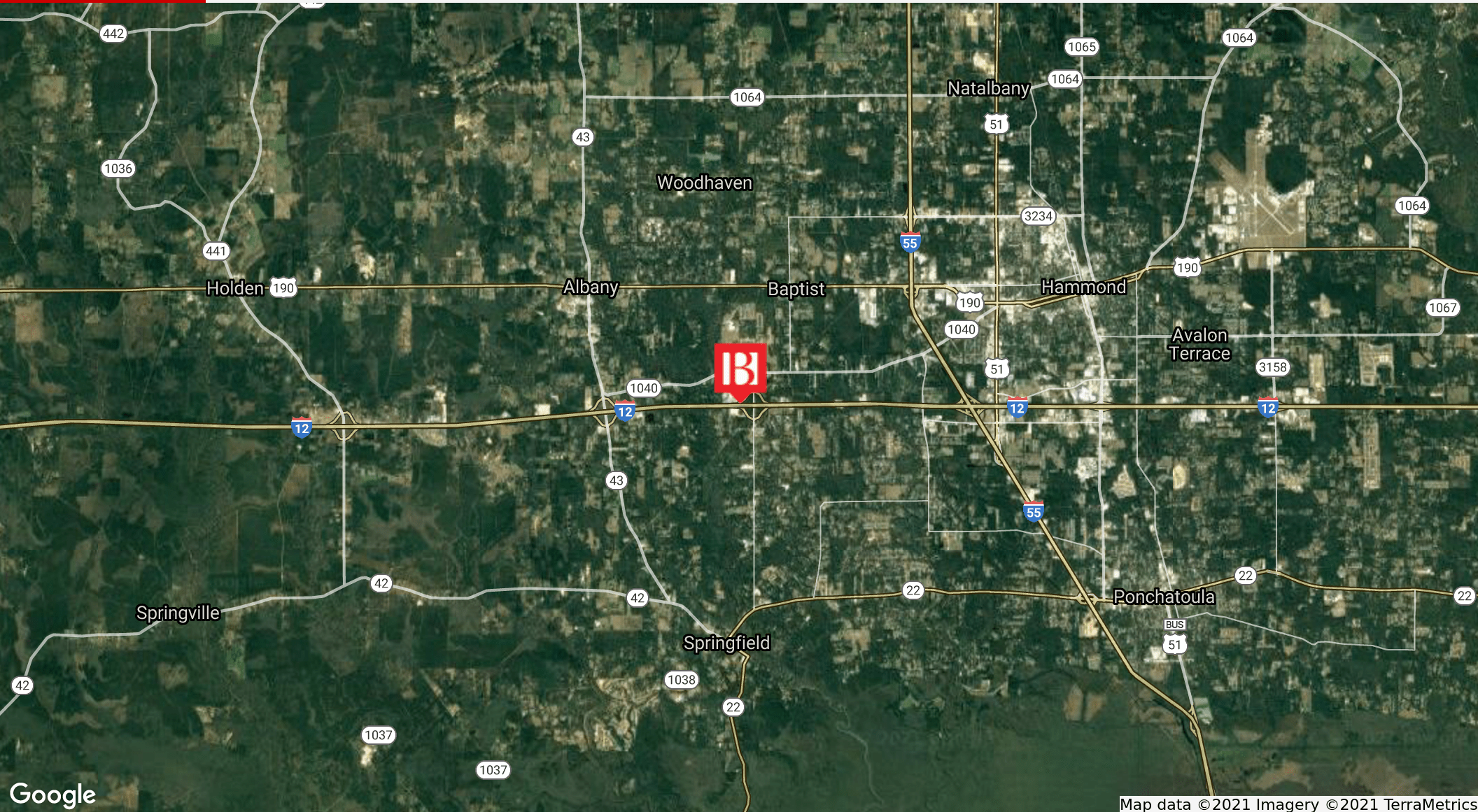
Demographics	1 Mile	5 Miles	10 Miles
Total Households	719	11,205	31,636
Total Population	2,009	30,339	84,265
Average HH Income	\$67,262	\$55,402	\$53,886



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LOCATION MAP



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ADDITIONAL PHOTOS



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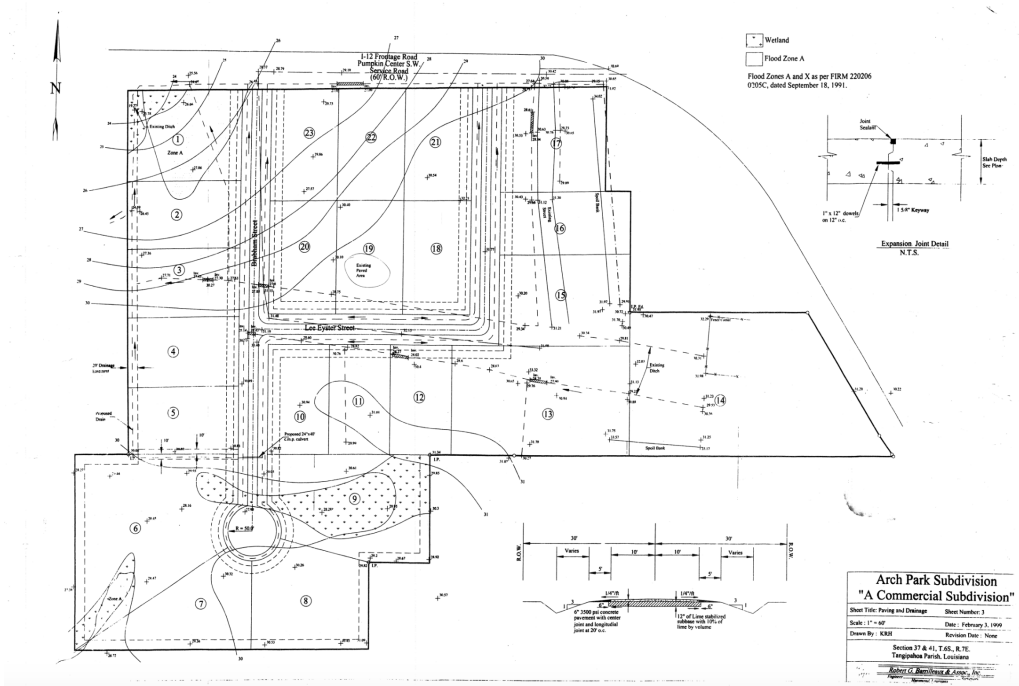
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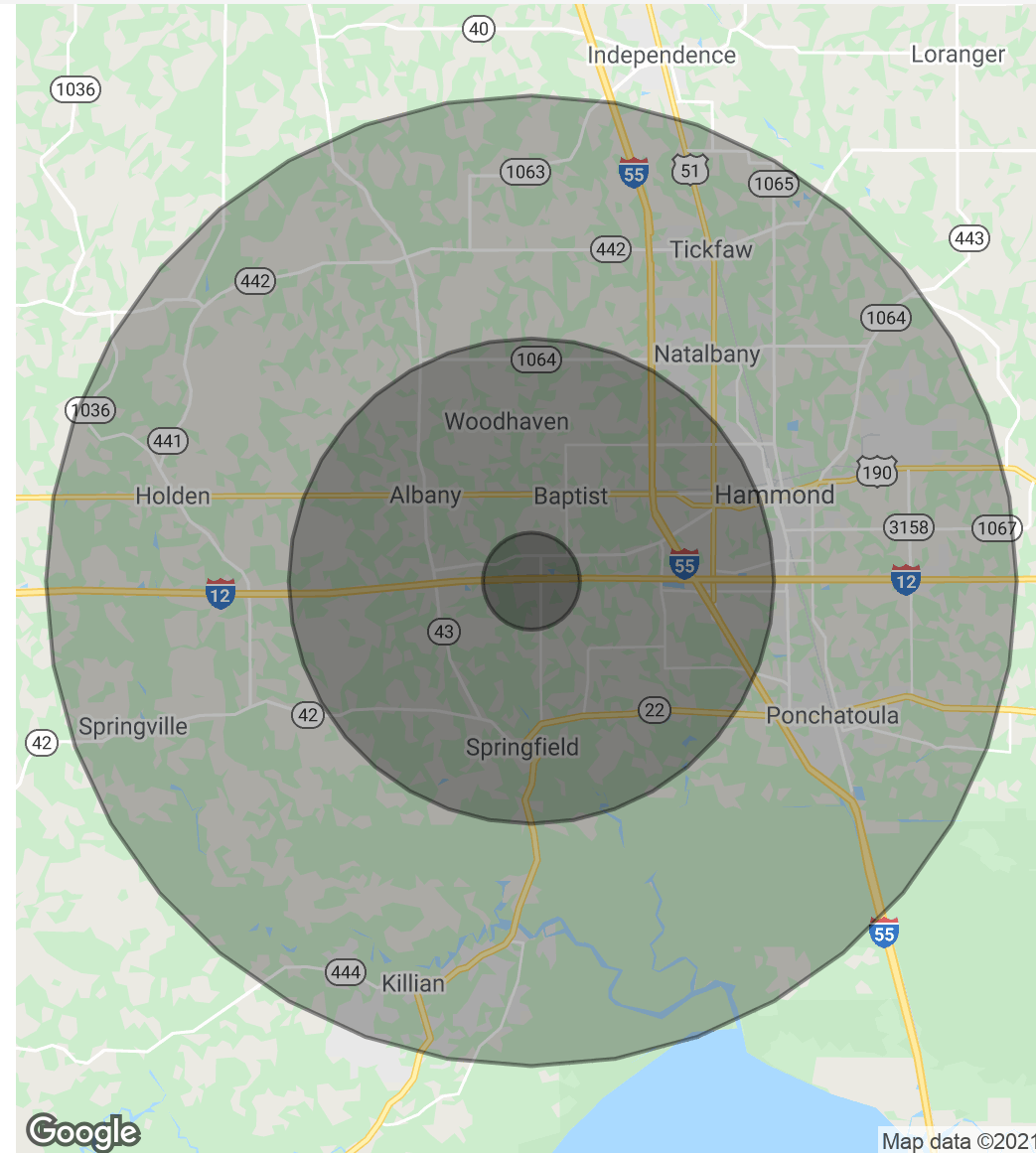
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	2,009	30,339	84,265
Average Age	35.4	34.3	33.5
Average Age (Male)	34.2	32.9	32.4
Average Age (Female)	37.2	35.1	34.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	719	11,205	31,636
# Of Persons Per HH	2.8	2.7	2.7
Average HH Income	\$67,262	\$55,402	\$53,886
Average House Value	\$202,459	\$177,566	\$163,599

* Demographic data derived from 2010 US Census



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