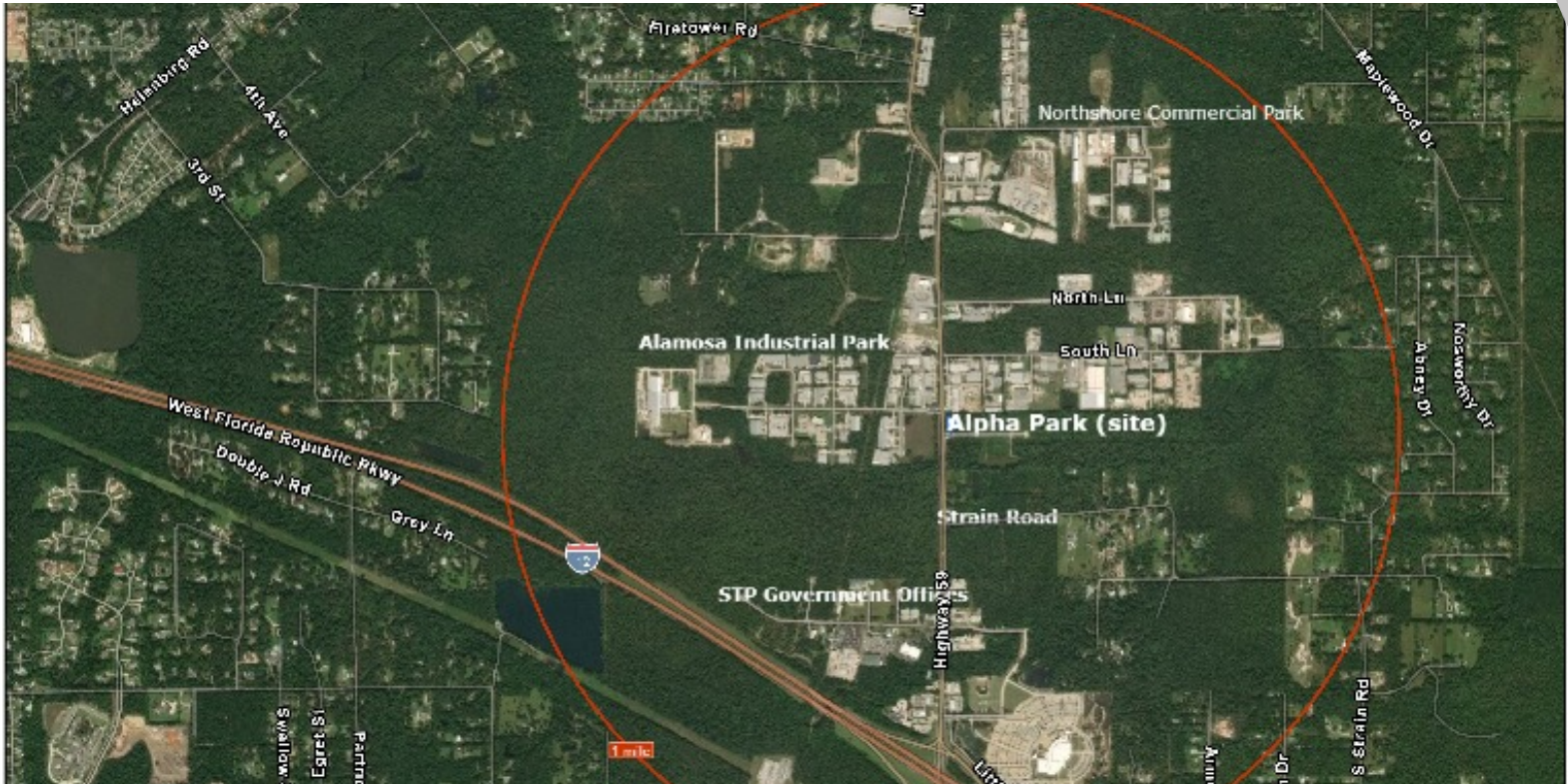


LAND FOR SALE

ALPHA INDUSTRIAL AND COMMERCIAL PARK

68470 Highway 59, Mandeville, LA 70471



SALE PRICE:	Entire Park: \$1,980,000
TOTAL ACREAGE:	13.0 +/- Acres, 23 Lots
AVAILABLE LOTS:	5 Commercial Lots (4.6 Acres) 18 Industrial Lots (8.60 Acres)
ZONING:	HC-2 And I-2
CROSS STREETS:	Alpha Blvd., Highway 59
DATE OF FLYER:	5/13/2021

PROPERTY OVERVIEW

Shovel Ready site with 5 Commercial HC-2 lots facing Hwy 59 with 2 Hwy entrances, 18 Industrial I-2 lots fronting Alpha Blvd, FULLY MITIGATED with concrete Alpha Blvd in place.

Expandable 10,000 gpd subsurface treatment plant presently permitted for up to 2500 gpd for all 23 lots. Two Highway Entrances Available. Underground utilities and water with gas and communications at Hwy 59. Property also includes a 1.05 acre detention pond on Southside. Everything in place for quick and easy development. More property available to East of site.

PROPERTY FEATURES

- 5 Commercial Lots facing Highway 59, 18 Industrial Lots fronting Alpha Blvd.
- Property has been FULLY MITIGATED
- Subsurface expandable sewer treatment plant
- Water and concrete roadway in place
- Underground utilities
- Gas and phone available at roadway

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM
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LA #Licensed In LA

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Each Office Independently Owned and Operated kwcommercial.com

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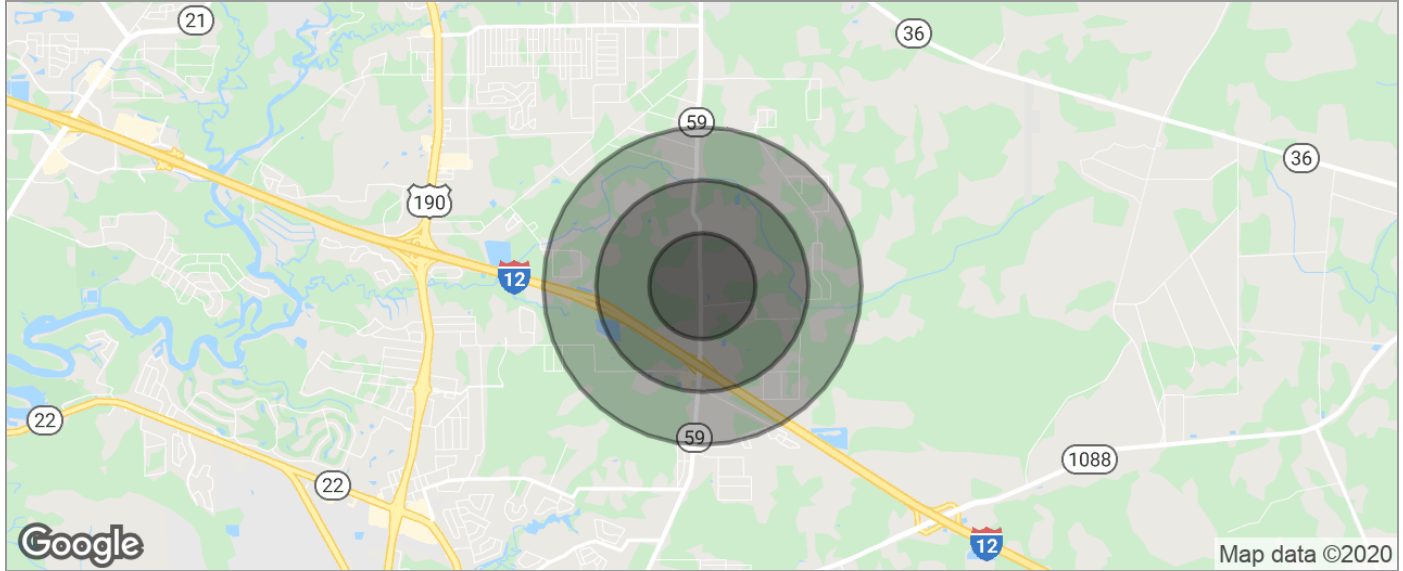
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ALPHA INDUSTRIAL AND COMMERCIAL PARK

68470 Highway 59, Mandeville, LA 70471



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	91	598	2,557
MEDIAN AGE	37.8	36.3	34.9
MEDIAN AGE (MALE)	36.8	35.8	34.2
MEDIAN AGE (FEMALE)	38.6	36.7	36.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	32	218	965
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$79,026	\$84,563	\$78,247
AVERAGE HOUSE VALUE		\$293,664	\$290,793
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	74.7%	83.4%	88.9%
% BLACK	20.9%	13.5%	8.3%
% ASIAN	0.0%	0.5%	0.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.4%
% OTHER	2.2%	1.2%	1.3%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	7.7%	4.7%	3.9%

* Demographic data derived from 2010 US Census

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Business Summary

Alpha Blvd 3
 Alpha Blvd, Mandeville, Louisiana, 70471
 Rings: 1, 3, 5 mile radii

Prepared by Lizby Eustis
 Latitude: 30.42419
 Longitude: -90.04005

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	297		1,184		4,543							
Total Employees:	2,750		12,070		39,507							
Total Residential Population:	731		24,984		74,909							
Employee/Residential Population Ratio (per 100 Residents)	376		48		53							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	8	2.7%	43	1.6%	29	2.4%	159	1.3%	95	2.1%	807	2.0%
Construction	42	14.1%	289	10.5%	115	9.7%	641	5.3%	315	6.9%	1,556	3.9%
Manufacturing	12	4.0%	84	3.1%	33	2.8%	263	2.2%	96	2.1%	898	2.3%
Transportation	5	1.7%	54	2.0%	23	1.9%	434	3.6%	91	2.0%	919	2.3%
Communication	3	1.0%	16	0.6%	9	0.8%	63	0.5%	33	0.7%	174	0.4%
Utility	1	0.3%	3	0.1%	5	0.4%	62	0.5%	12	0.3%	163	0.4%
Wholesale Trade	33	11.1%	384	14.0%	68	5.7%	663	5.5%	166	3.7%	1,723	4.4%
Retail Trade Summary	44	14.8%	345	12.5%	205	17.3%	2,930	24.3%	898	19.8%	10,284	26.0%
Home Improvement	7	2.4%	69	2.5%	19	1.6%	419	3.5%	57	1.3%	726	1.8%
General Merchandise Stores	1	0.3%	4	0.1%	4	0.3%	594	4.9%	30	0.7%	891	2.3%
Food Stores	4	1.3%	23	0.8%	24	2.0%	244	2.0%	87	1.9%	1,552	3.9%
Auto Dealers, Gas Stations, Auto Aftermarket	6	2.0%	38	1.4%	21	1.8%	266	2.2%	89	2.0%	988	2.5%
Apparel & Accessory Stores	1	0.3%	2	0.1%	6	0.5%	17	0.1%	76	1.7%	492	1.2%
Furniture & Home Furnishings	7	2.4%	37	1.3%	24	2.0%	120	1.0%	74	1.6%	352	0.9%
Eating & Drinking Places	10	3.4%	132	4.8%	60	5.1%	1,008	8.4%	267	5.9%	4,095	10.4%
Miscellaneous Retail	8	2.7%	40	1.5%	47	4.0%	263	2.2%	218	4.8%	1,190	3.0%
Finance, Insurance, Real Estate Summary	16	5.4%	78	2.8%	109	9.2%	583	4.8%	557	12.3%	3,513	8.9%
Banks, Savings & Lending Institutions	2	0.7%	4	0.1%	23	1.9%	145	1.2%	100	2.2%	649	1.6%
Securities Brokers	3	1.0%	15	0.5%	20	1.7%	120	1.0%	101	2.2%	441	1.1%
Insurance Carriers & Agents	4	1.3%	19	0.7%	25	2.1%	96	0.8%	150	3.3%	969	2.5%
Real Estate, Holding, Other Investment Offices	7	2.4%	40	1.5%	41	3.5%	222	1.8%	206	4.5%	1,455	3.7%
Services Summary	86	29.0%	955	34.7%	467	39.4%	5,665	46.9%	1,761	38.8%	16,994	43.0%
Hotels & Lodging	2	0.7%	13	0.5%	7	0.6%	179	1.5%	27	0.6%	472	1.2%
Automotive Services	6	2.0%	26	0.9%	36	3.0%	161	1.3%	106	2.3%	603	1.5%
Motion Pictures & Amusements	2	0.7%	6	0.2%	22	1.9%	136	1.1%	96	2.1%	575	1.5%
Health Services	15	5.1%	179	6.5%	118	10.0%	2,516	20.8%	334	7.4%	5,452	13.8%
Legal Services	3	1.0%	14	0.5%	18	1.5%	96	0.8%	141	3.1%	666	1.7%
Education Institutions & Libraries	3	1.0%	102	3.7%	18	1.5%	627	5.2%	81	1.8%	2,568	6.5%
Other Services	56	18.9%	614	22.3%	246	20.8%	1,951	16.2%	977	21.5%	6,657	16.9%
Government	24	8.1%	496	18.0%	31	2.6%	600	5.0%	100	2.2%	2,413	6.1%
Unclassified Establishments	24	8.1%	3	0.1%	91	7.7%	7	0.1%	417	9.2%	62	0.2%
Totals	297	100.0%	2,750	100.0%	1,184	100.0%	12,070	100.0%	4,543	100.0%	39,507	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

May 28, 2020



Business Summary

Alpha Blvd 3
 Alpha Blvd, Mandeville, Louisiana, 70471
 Rings: 1, 3, 5 mile radii

Prepared by Lizby Eustis
 Latitude: 30.42419
 Longitude: -90.04005

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.3%	3	0.1%	2	0.2%	6	0.0%	8	0.2%	26	0.1%
Mining	0	0.0%	0	0.0%	2	0.2%	33	0.3%	19	0.4%	288	0.7%
Utilities	0	0.0%	0	0.0%	2	0.2%	33	0.3%	9	0.2%	128	0.3%
Construction	42	14.1%	289	10.5%	120	10.1%	671	5.6%	335	7.4%	1,712	4.3%
Manufacturing	12	4.0%	84	3.1%	39	3.3%	311	2.6%	112	2.5%	1,026	2.6%
Wholesale Trade	32	10.8%	382	13.9%	66	5.6%	657	5.4%	164	3.6%	1,714	4.3%
Retail Trade	33	11.1%	211	7.7%	138	11.7%	1,871	15.5%	600	13.2%	5,988	15.2%
Motor Vehicle & Parts Dealers	3	1.0%	14	0.5%	16	1.4%	227	1.9%	74	1.6%	899	2.3%
Furniture & Home Furnishings Stores	5	1.7%	32	1.2%	13	1.1%	66	0.5%	41	0.9%	215	0.5%
Electronics & Appliance Stores	2	0.7%	4	0.1%	8	0.7%	27	0.2%	23	0.5%	83	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	7	2.4%	69	2.5%	18	1.5%	415	3.4%	56	1.2%	722	1.8%
Food & Beverage Stores	3	1.0%	13	0.5%	19	1.6%	203	1.7%	62	1.4%	1,341	3.4%
Health & Personal Care Stores	2	0.7%	14	0.5%	18	1.5%	127	1.1%	62	1.4%	513	1.3%
Gasoline Stations	3	1.0%	24	0.9%	5	0.4%	39	0.3%	15	0.3%	89	0.2%
Clothing & Clothing Accessories Stores	1	0.3%	2	0.1%	8	0.7%	22	0.2%	95	2.1%	566	1.4%
Sport Goods, Hobby, Book, & Music Stores	2	0.7%	2	0.1%	7	0.6%	30	0.2%	28	0.6%	173	0.4%
General Merchandise Stores	1	0.3%	4	0.1%	4	0.3%	594	4.9%	30	0.7%	891	2.3%
Miscellaneous Store Retailers	5	1.7%	34	1.2%	19	1.6%	115	1.0%	102	2.2%	457	1.2%
Nonstore Retailers	0	0.0%	0	0.0%	3	0.3%	6	0.0%	12	0.3%	40	0.1%
Transportation & Warehousing	3	1.0%	39	1.4%	14	1.2%	380	3.1%	57	1.3%	820	2.1%
Information	5	1.7%	22	0.8%	20	1.7%	149	1.2%	71	1.6%	469	1.2%
Finance & Insurance	8	2.7%	38	1.4%	69	5.8%	367	3.0%	355	7.8%	2,071	5.2%
Central Bank/Credit Intermediation & Related Activities	2	0.7%	4	0.1%	24	2.0%	151	1.3%	102	2.2%	657	1.7%
Securities, Commodity Contracts & Other Financial	3	1.0%	15	0.5%	20	1.7%	120	1.0%	103	2.3%	445	1.1%
Insurance Carriers & Related Activities; Funds, Trusts &	4	1.3%	19	0.7%	25	2.1%	96	0.8%	150	3.3%	969	2.5%
Real Estate, Rental & Leasing	5	1.7%	29	1.1%	43	3.6%	260	2.2%	214	4.7%	1,518	3.8%
Professional, Scientific & Tech Services	31	10.4%	318	11.6%	115	9.7%	762	6.3%	541	11.9%	3,423	8.7%
Legal Services	3	1.0%	14	0.5%	21	1.8%	103	0.9%	168	3.7%	763	1.9%
Management of Companies & Enterprises	4	1.3%	28	1.0%	7	0.6%	44	0.4%	23	0.5%	107	0.3%
Administrative & Support & Waste Management & Remediation	11	3.7%	124	4.5%	50	4.2%	580	4.8%	161	3.5%	1,176	3.0%
Educational Services	5	1.7%	156	5.7%	28	2.4%	715	5.9%	113	2.5%	2,781	7.0%
Health Care & Social Assistance	18	6.1%	209	7.6%	136	11.5%	2,772	23.0%	413	9.1%	6,414	16.2%
Arts, Entertainment & Recreation	6	2.0%	22	0.8%	20	1.7%	143	1.2%	74	1.6%	466	1.2%
Accommodation & Food Services	11	3.7%	146	5.3%	69	5.8%	1,191	9.9%	296	6.5%	4,582	11.6%
Accommodation	2	0.7%	13	0.5%	7	0.6%	179	1.5%	27	0.6%	472	1.2%
Food Services & Drinking Places	10	3.4%	132	4.8%	61	5.2%	1,012	8.4%	270	5.9%	4,110	10.4%
Other Services (except Public Administration)	23	7.7%	152	5.5%	123	10.4%	519	4.3%	463	10.2%	2,326	5.9%
Automotive Repair & Maintenance	6	2.0%	26	0.9%	33	2.8%	118	1.0%	86	1.9%	445	1.1%
Public Administration	24	8.1%	496	18.0%	31	2.6%	600	5.0%	100	2.2%	2,413	6.1%
Unclassified Establishments	24	8.1%	3	0.1%	91	7.7%	7	0.1%	416	9.2%	59	0.1%
Total	297	100.0%	2,750	100.0%	1,184	100.0%	12,070	100.0%	4,543	100.0%	39,507	100.0%

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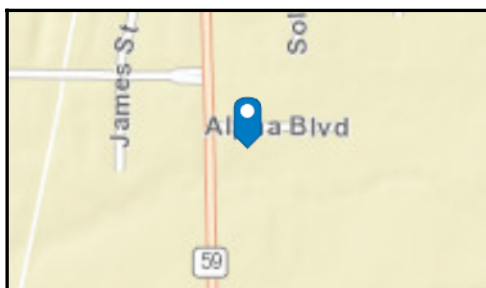
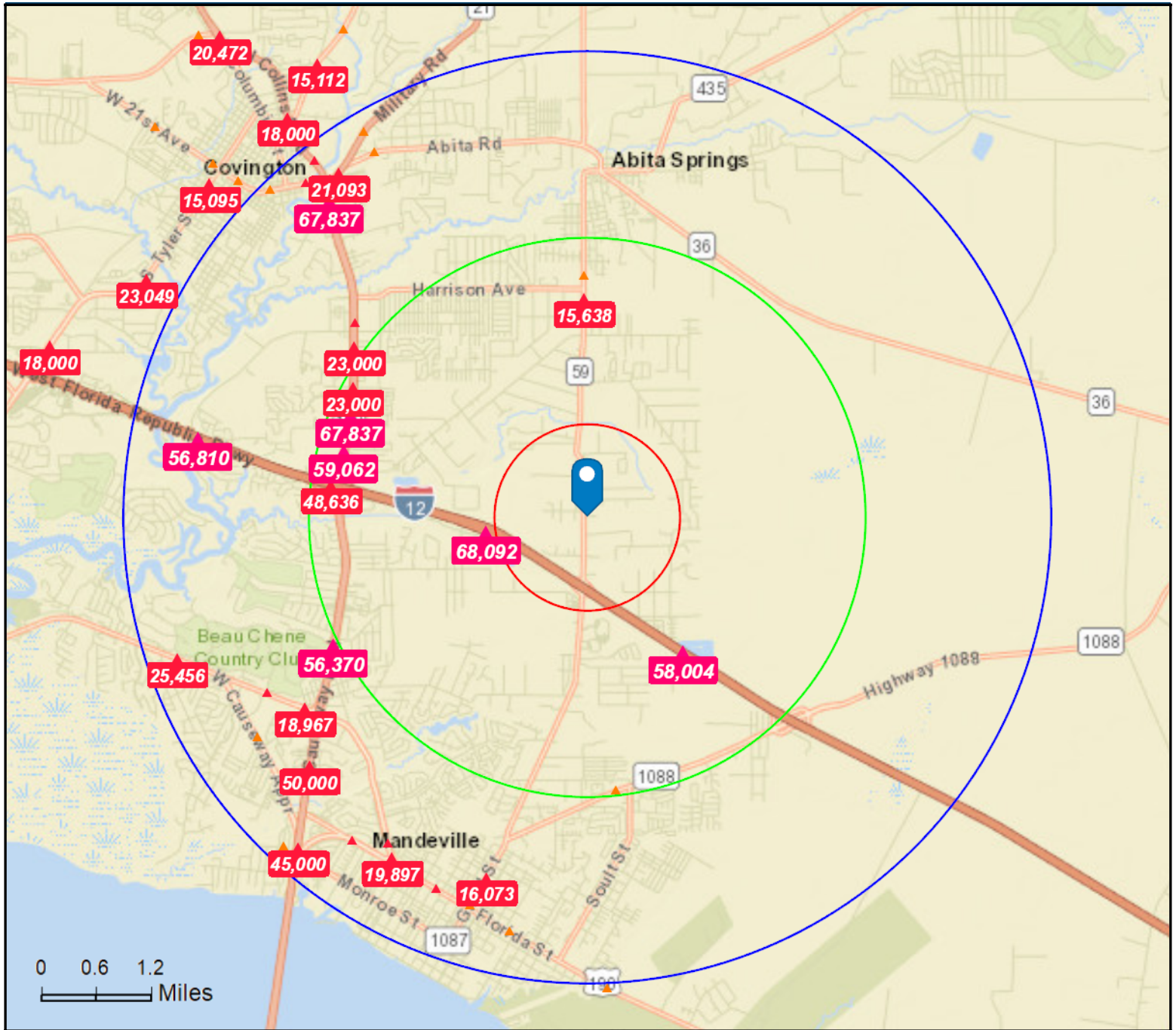
May 28, 2020



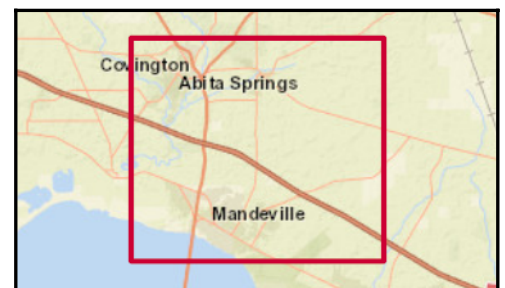
Traffic Count Map

Alpha Blvd 3
Alpha Blvd, Mandeville, Louisiana, 70471
Rings: 1, 3, 5 mile radii

Prepared by Lizby Eustis
Latitude: 30.42419
Longitude: -90.04005



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2019).

May 28, 2020

