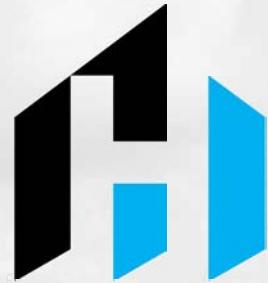




INDUSTRIAL | RESIDENTIAL | MIXED USE



FOR SALE, LEASE OR BUILD TO SUIT
HAMMOND HORIZON
PROPERTIES



GSRES.COM



109 NEW CAMELLIA BLVD
COVINGTON, LA 70433



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EXECUTIVE SUMMARY

Hammond Horizon Properties presents a unique opportunity for discerning buyers to acquire one or more tracts of prime real estate in Hammond, Louisiana's vibrant and growing community. This exclusive offering comprises three distinct tracts: the Northwest Tract, the Northeast Tract, and the South Tract, each boasting its unique features and potential. While these properties are marketed collectively as Hammond Horizon Properties for their complementary values, they are available for purchase or development separately, offering flexibility and choice to potential investors and end users.

Hammond Horizon Properties represents not just a purchase of land but an investment in a live, work, and play environment within a thriving regional community. The three tracts' diverse nature offers multiple development possibilities, catering to a broad spectrum of needs and visions. Whether for residential, multi-family, commercial, industrial, or mixed-use development, each tract within Hammond Horizon holds the potential for a significant return on investment.

Hammond is home to Southeastern Louisiana University, a growing four-year university with 14,300 students. It offers undergraduate and graduate programs and is closely affiliated with the Louisiana Technical College system, which offers customized workforce training.

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EXECUTIVE SUMMARY

Areas Served

Tangipahoa Parish,
& St. Tammany Parish

Region

Greater New Orleans,
& Baton Rouge

Property Type

Industrial, Commercial,
Residential & Multi-Family

Terms

For Sale, For Lease,
or Built-to-Suit

Gross Land Area

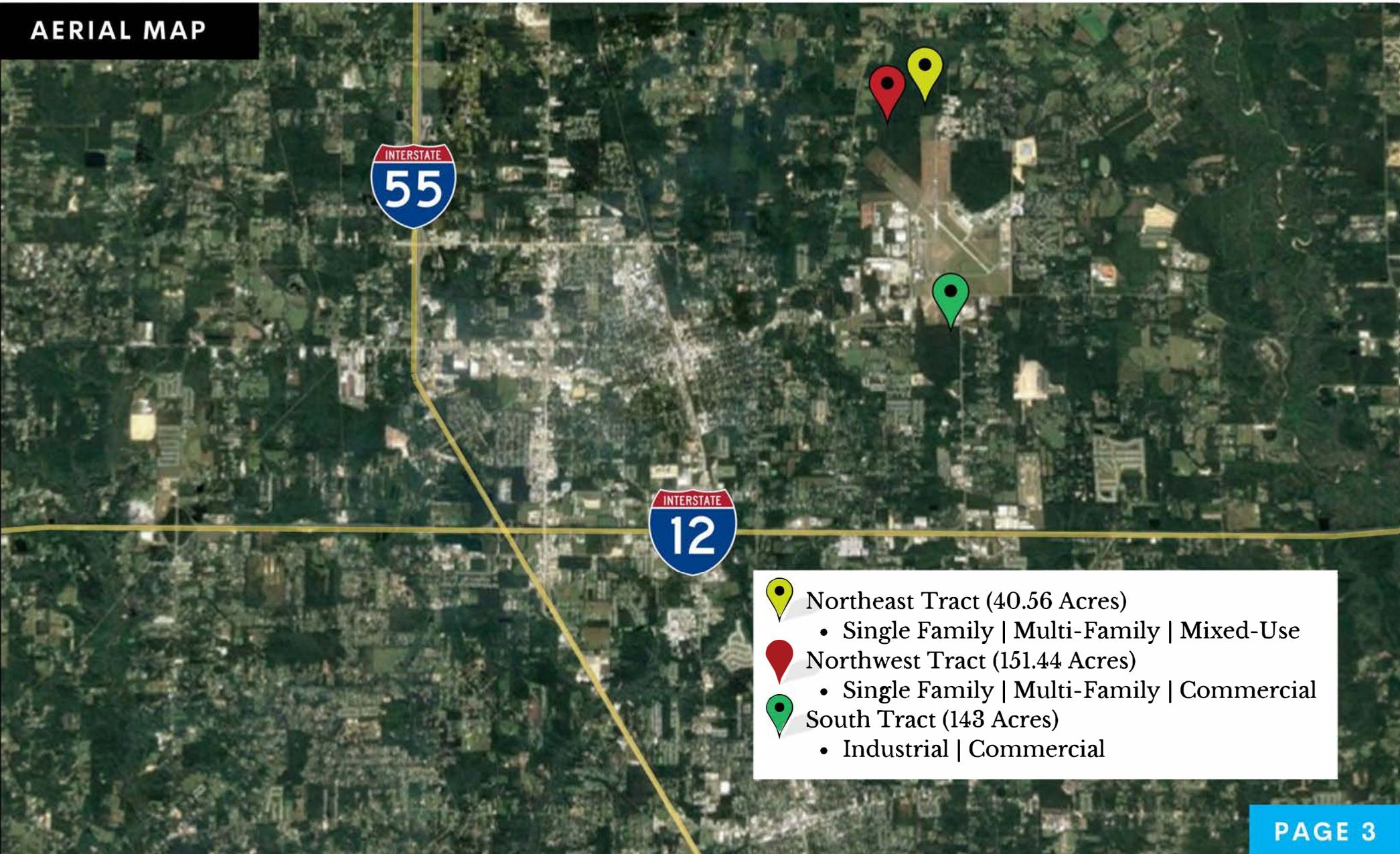
335 Acres

**Maximum
Contiguous Acreage**

192 Acres

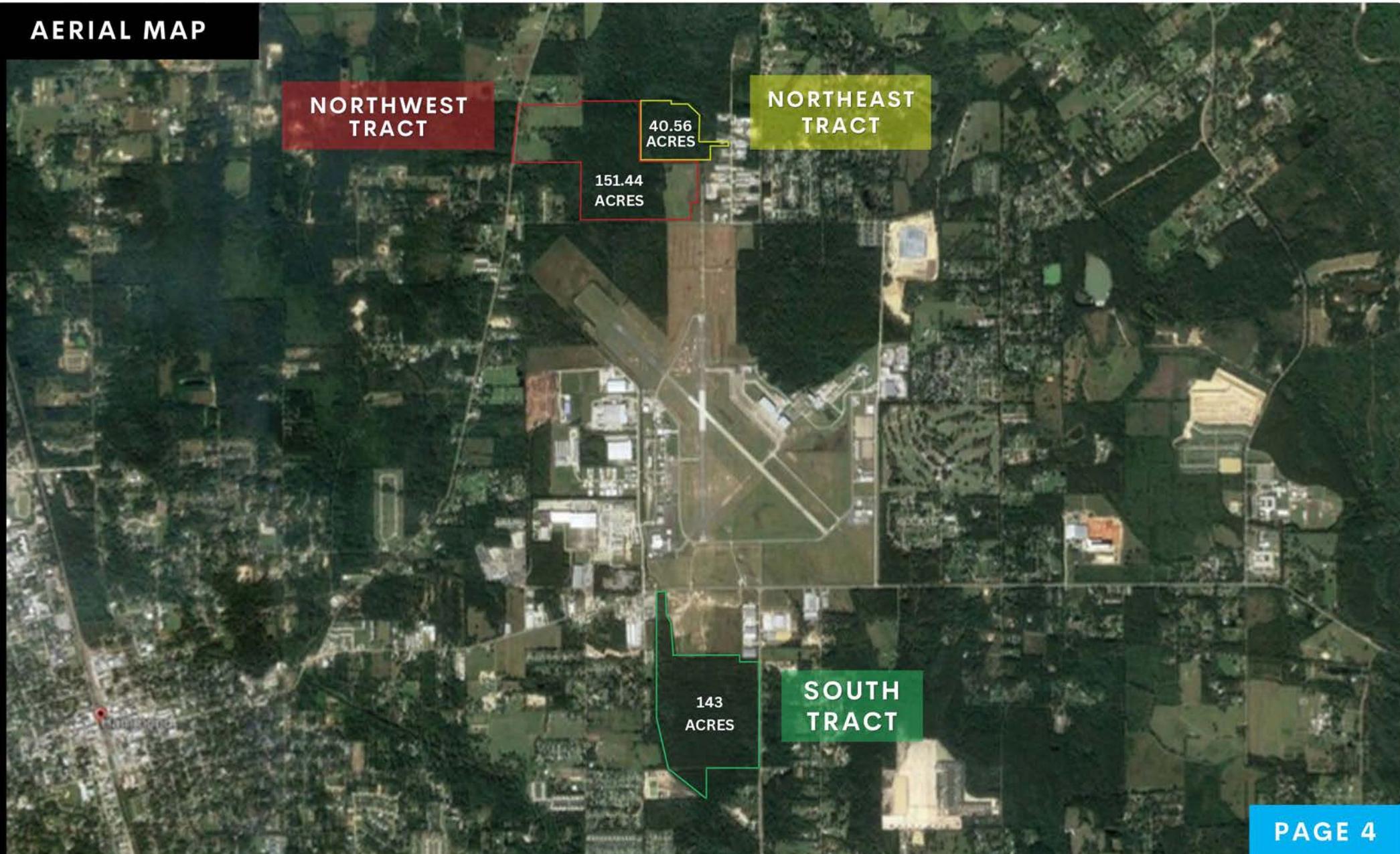


AERIAL MAP



- **Northeast Tract (40.56 Acres)**
 - Single Family | Multi-Family | Mixed-Use
- **Northwest Tract (151.44 Acres)**
 - Single Family | Multi-Family | Commercial
- **South Tract (143 Acres)**
 - Industrial | Commercial

AERIAL MAP



NORTHEAST TRACT

HIGHLIGHTS

Property Type	Mixed-Use, Residential, Multi-Family
Terms	For Sale, For Lease, or Built-to-Suit
Flood Zone	X
Gross Land Area	40.56 Acres
Land Split Available	Yes
Minimum Available Acreage	5 Acres
Maximum Contiguous Acreage	192 Acres

OVERVIEW

The Northeast Parcel, spanning 40.56 acres, alongside the adjacent 151.44-acre Northwest Parcel, offers a combined 192 acres ripe for multifamily or light industrial development. The property is currently located within the City of Hammond Industrial Park. Its strategic location ensures easy access to essential amenities and infrastructure, making it a prime choice within the Hammond Horizon Properties for developers and investors focused on enhancing the multifamily and industrial fabric of the area.



NORTHWEST TRACT

HIGHLIGHTS

Property Type	Mixed-Used, Residential, Multi-Family
Terms	For Sale, For Lease, or Built-to-Suit
Flood Zone	X
Gross Land Area	151.44 Acres
Land Split Available	Yes
Minimum Acreage Available	Up to 10 Acres
Maximum Contiguous Acreage	192 Acres

OVERVIEW

This 151.44-acre North West Tract, combined with the adjacent 40.56-acre North East Tract, offers a total of 192 contiguous acres ready for development. Its gentle topography perfectly suits residential development, commercial projects, or mixed-use communities with multi-family potential. Its proximity to major roads, the Hammond Northshore Regional Airport, and interstates boost both accessibility and visibility, enhancing its appeal as a prime development location.



SOUTH TRACT

HIGHLIGHTS

Property Type	Industrial and Commercial
Terms	For Sale, For Lease or Built-to-Suit
Flood Zone	X
Gross Land Area	143 Acres
Land Split Available	Yes
Minimum Available Acreage	5 Acres
Major Road Frontage	2,600 Feet

OVERVIEW

Spanning 143 acres, the South Tract is notable for its strategic positioning and potential for development, particularly for commercial and industrial projects. Located less than 2 miles from Interstate 12, its easy access to crucial infrastructure and main roads enhances its value within the Hammond Horizon Properties portfolio, making it an attractive option for various development initiatives.



The land parcels in Hammond, Louisiana, are strategically located to offer significant advantages for development. Their proximity to major transportation routes, including interstates and highways, makes them easily accessible and ideal for both commercial and residential projects. Additionally, Hammond's location near larger cities, yet still retaining a sense of community, provides a balance of urban accessibility and suburban comfort. This blend of connectivity and community appeal makes these parcels particularly attractive for a range of development initiatives.

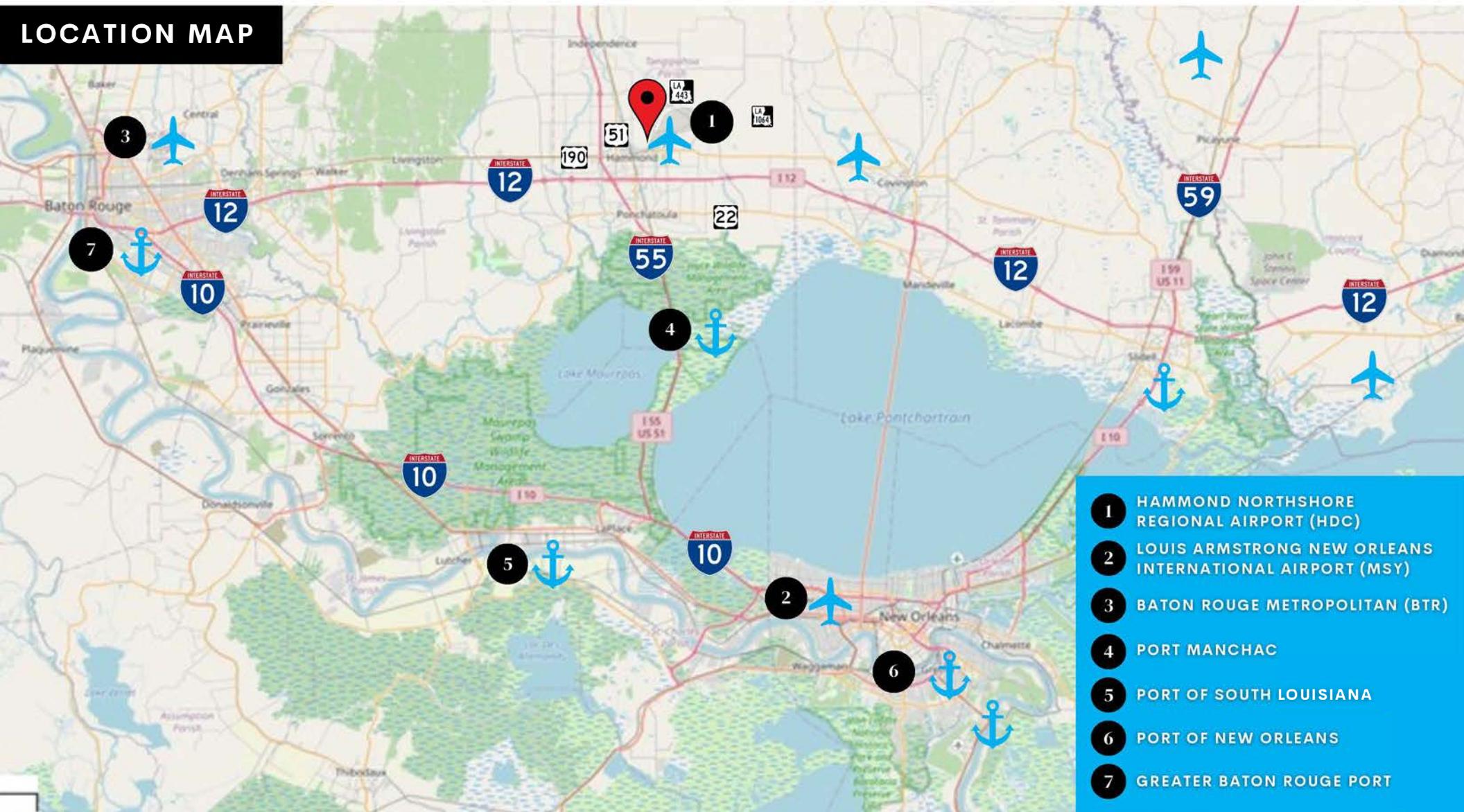
AIRPORTS		
Hammond Northshore Regional Airport (HDC)	Charter	1 Miles
Louis Armstrong New Orleans International Airport (MSY)	Commercial International Freight Charter	39 Miles
Baton Rouge Metropolitan (BTR)	Commercial Freight Charter	43 Miles

MAJOR ROADWAYS		
I-12	Interstate	2 Miles
I-55	Interstate	5 Miles
LA - 443	Highway	0 Miles
LA - 1064	Highway	1 Mile
US - 190	Highway	1 Mile
US - 51	Highway	4 Miles

WATER PORTS		
Port Manchac	Shallow	4½ Miles
Port of South Louisiana	Deep	46 Miles
Port of New Orleans	Deep	46 Miles
Port of South Louisiana	Deep	46 Miles
Greater Baton Rouge Port	Deep	4½ Miles

NAVIGABLE WATERWAYS		
Natalbany River	Shallow	1½ Miles
Lake Maurepas	Shallow	1½ Miles
INTERMODAL		
Port Manchac	Truck Port Rail	15 Miles

LOCATION MAP



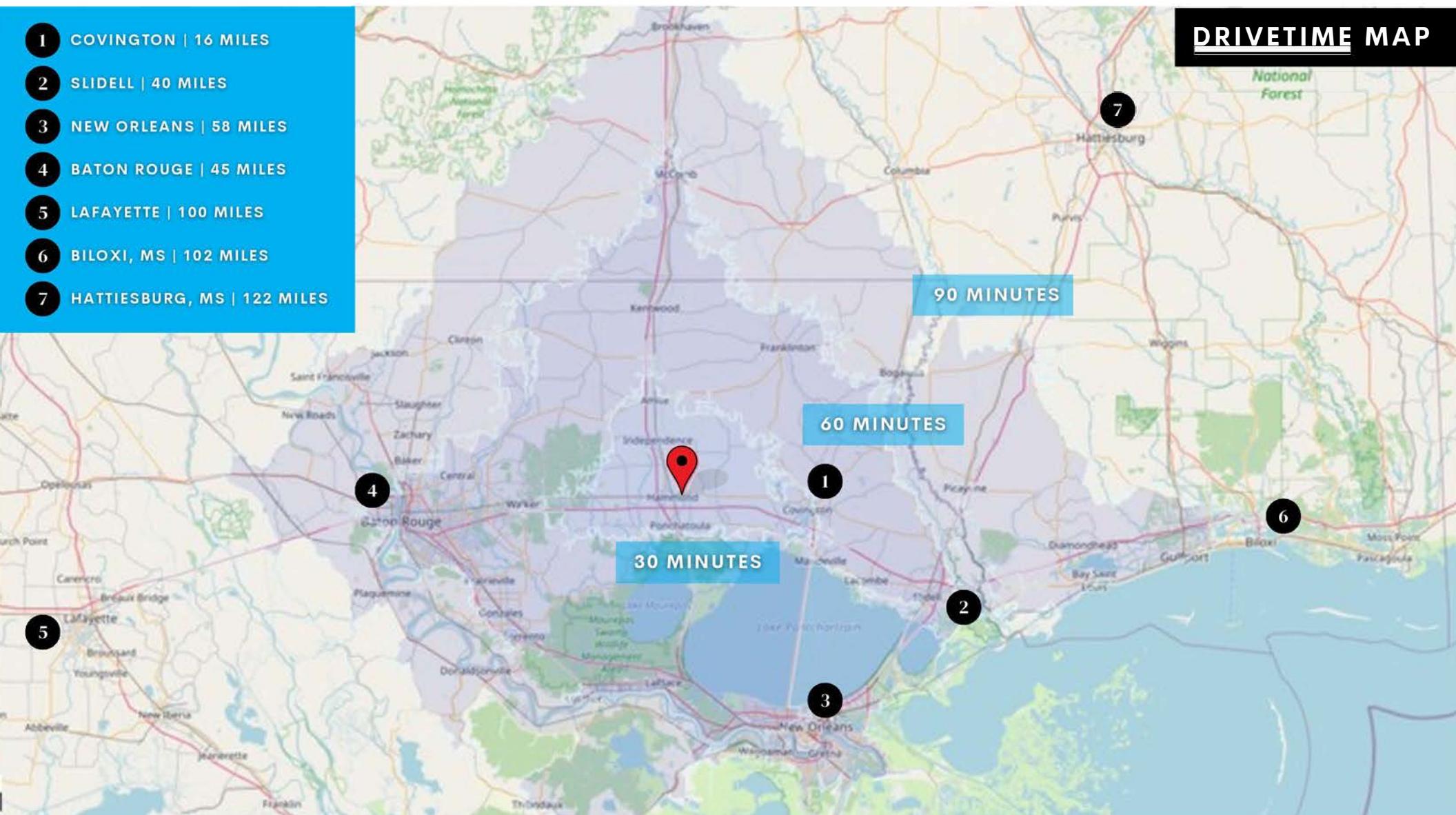
Interstates	10, 12, 55, 59
U.S. Highways	51, 190
Railways	Canadian National Illinois Central
Motor Freight	15 Major Freight Lines Terminal Facilities are Available
Airports	Hammond Northshore Regional Airport (1 Mile) New Orleans International Airport (39 miles) Baton Rouge Metro Airport (43 miles)
Navigable Waterways/Ports	South Tangipahoa Parish Port - 9ft (local) Port of New Orleans - 45ft (40 miles) Port of Greater Baton Rouge - 45ft (47 miles)
Distance to Major Cities (In Miles, From Center of Parish)	Atlanta, GA - 500 Birmingham, AL - 391 Chicago, IL - 840 Dallas, TX - 479 Denver, CO - 1,150 Houston, TX - 333 Kansas City, MO - 740 Memphis, TN - 335 Minneapolis, MN - 1,180 Nashville, TN - 550 New Orleans, LA - 57

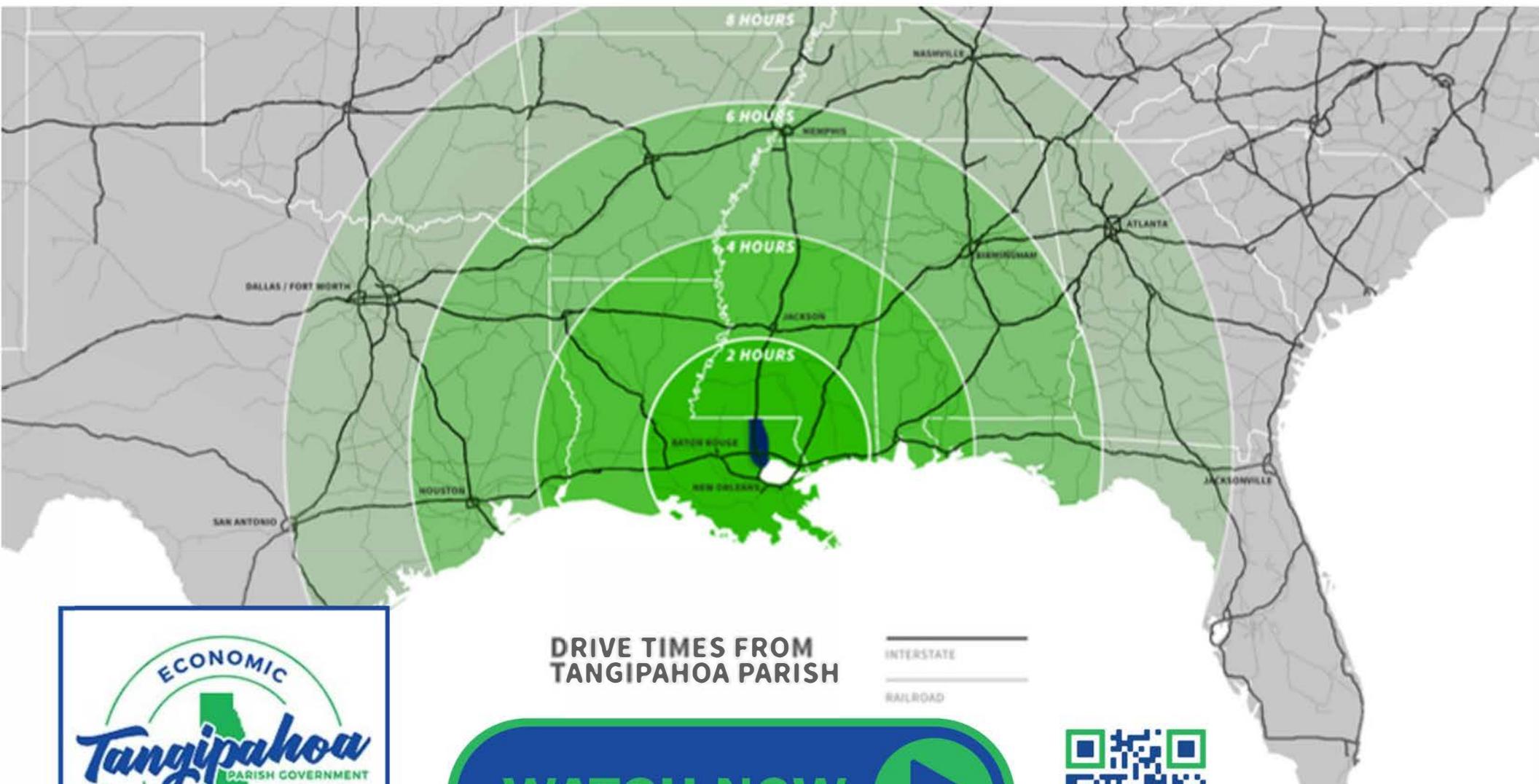
Driving Distances (miles)	
Baton Rouge	45
Lafayette	100
Lake Charles	171
Monroe	272
New Orleans	58
Shreveport	308



- 1 COVINGTON | 16 MILES
- 2 SLIDELL | 40 MILES
- 3 NEW ORLEANS | 58 MILES
- 4 BATON ROUGE | 45 MILES
- 5 LAFAYETTE | 100 MILES
- 6 BILOXI, MS | 102 MILES
- 7 HATTIESBURG, MS | 122 MILES

DRIVETIME MAP





WATCH NOW



Tangipahoa Parish is nestled in southeastern Louisiana, characterized by its picturesque landscapes that blend urban centers with expansive rural farmlands. It is strategically located north of Lake Pontchartrain, offering a mix of natural beauty and convenient access to the Greater New Orleans, Greater Baton Rouge and southern region of the United States.



ECONOMY

- Cost of Living: 14% Lower than National Average
- Jobs: Primarily Education & Healthcare.
- Business: Variety in Retail and Services.



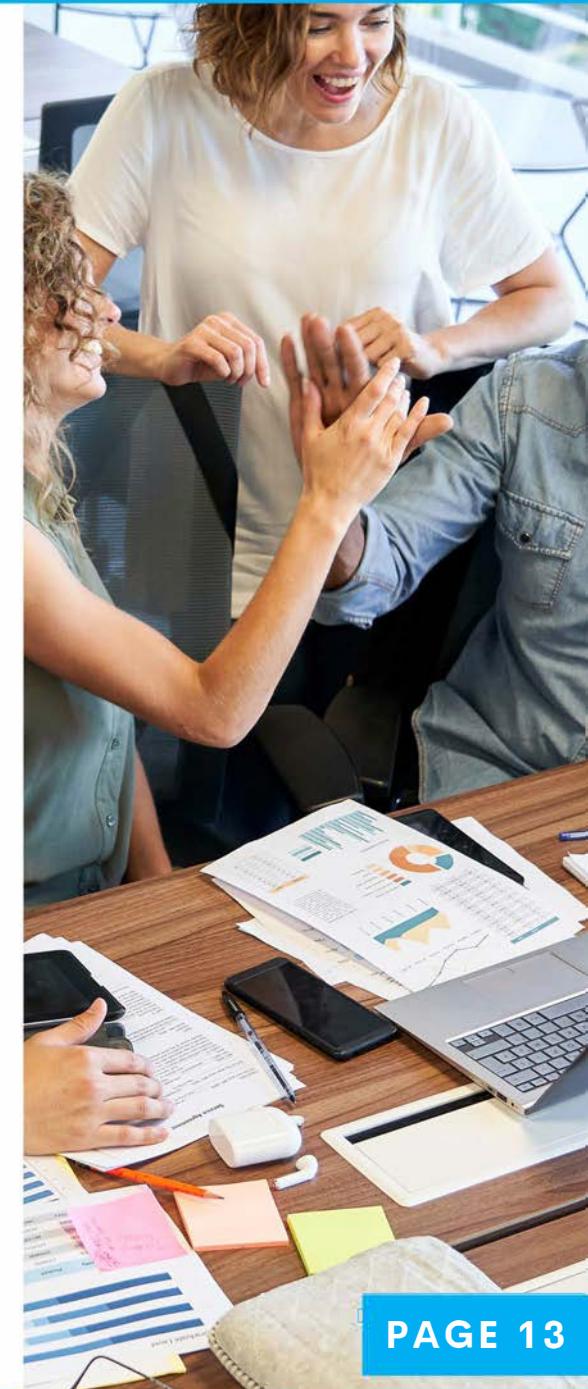
REAL ESTATE

- Residential Sales Price 52% Lower than National Average
- Median Sales Price: \$227K December 2023.
- Commercial & Residential Opportunities.



DEMOGRAPHICS

- Population: 4.36% Annual Growth Rate.
- Culture: Strong Community Feel with Local Events.
- Location: Residents Enjoy Both Urban and Rural Lifestyles.



INDUSTRIAL SECTOR

Hammond, Louisiana, stands as an ideal hub for regional offices, distribution centers, and substantial manufacturing operations, witnessing significant expansion in industrial distribution and warehousing over the past three years. This surge is supported by the area's population growth and skilled workforce, contributing to the region's booming commercial and industrial landscape. Recently, notable companies like Medline, Wayfair, and Carvana have established operations in Hammond, drawn by its pro-business environment, strategic connectivity to key distribution routes, access to a talented labor pool and educational institutions, and a robust median income level. These factors collectively position Hammond as an attractive location for last-mile distribution services and manufacturing entities.

NOTABLE COMPANIES IN AREA



CARVANA



**Graham
Packaging**



3 MILE 5 MILE 15 MILE

MEDIAN AGE
33.3 33.9 37.4

AVG. HOUSEHOLD INCOME
\$81,688 \$77,747 \$90,554

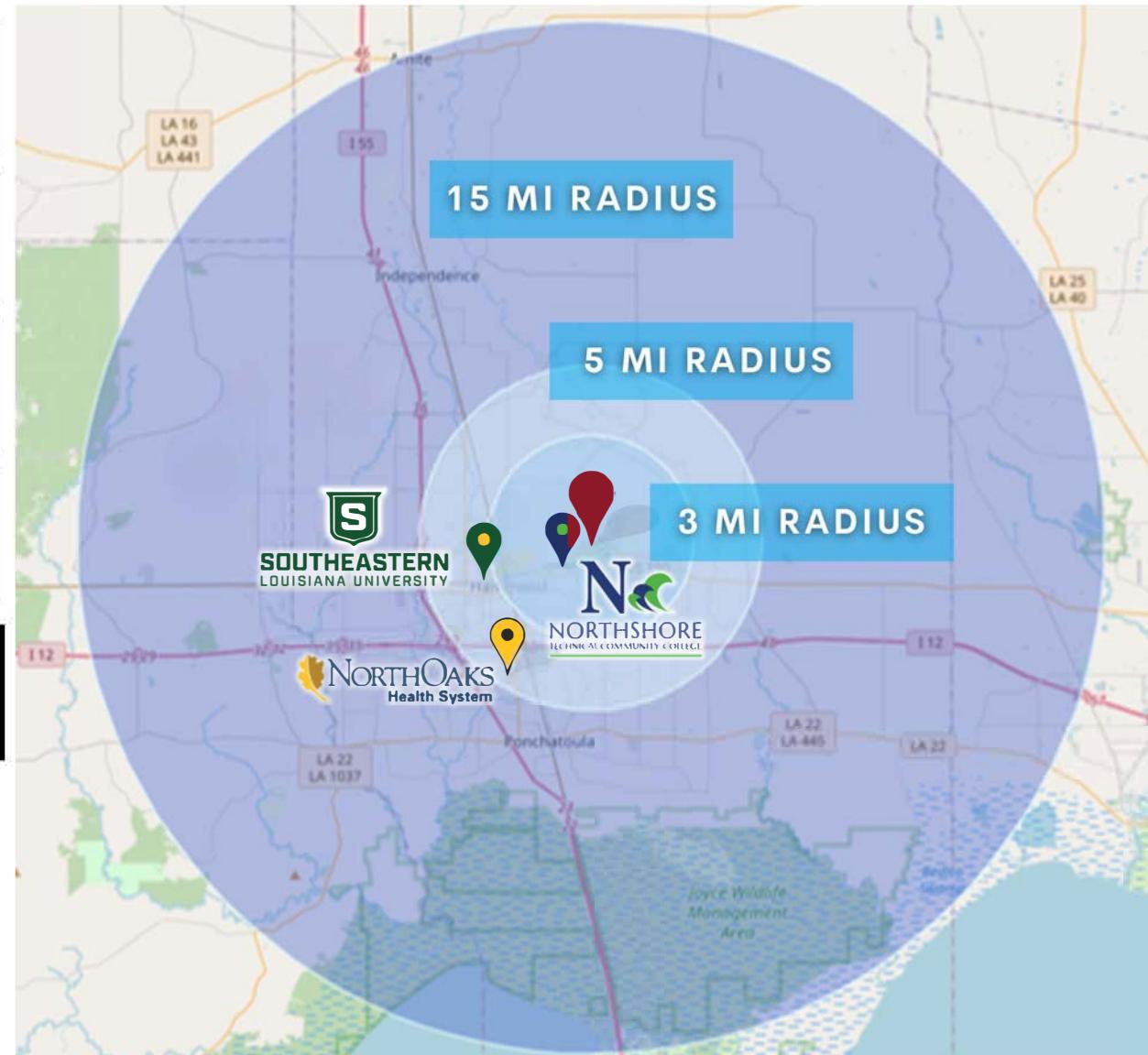
HOUSEHOLD SIZE AVG.
2.41 2.37 2.51

MEDIAN HOME VALUE
\$225,537 \$217,440 \$221,963

% HIGHER EDUCATION
57.3 53.7 53

The demographics of Hammond, Louisiana, are a crucial aspect for buyers of large tracts of land, investors, and developers. The city's steady population growth indicates a promising future for residential and commercial development. The median age of residents suggests a youthful and dynamic community.

Hammond's expanding population and economic potential make it a lucrative location for long-term investments and development projects. These demographic trends offer valuable insights for strategic planning in real estate and community development.





DISCOVERING **HAMMOND, LOUISIANA**

BLEND OF CULTURE
AND COMMUNITY



Hammond, Louisiana, offers a unique lifestyle that blends small-town charm with cultural richness. It's a place where community values are strong, and residents enjoy a relaxed pace of life. The city boasts a vibrant cultural scene, with local festivals, art shows, and a thriving music community. There's a strong emphasis on outdoor activities, given its scenic surroundings,

and it's not uncommon to find residents enjoying nearby parks and recreational areas. The local cuisine, influenced by both traditional Southern flavors and more diverse culinary traditions, adds to the city's appeal. Hammond's lifestyle is characterized by a warm, welcoming atmosphere and a strong sense of community.

Video Assets



HAMMOND
QUALITY OF LIFE



NORTHSORE
QUALITY OF LIFE

WATCH NOW



GULF STATES

REAL ESTATE SERVICES

TURNING IDEAS INTO REALITY

About Us

At Gulf States Real Estate Services, we pride ourselves on being a foremost authority in the real estate industry across the Gulf region. Our comprehensive portfolio demonstrates our unwavering commitment to excellence, innovation, and client satisfaction, positioning us as the preferred partner for diverse real estate needs. Our range of services caters to every aspect of the real estate market, from property development and management to brokerage and investment advisory, making us a one-stop solution for clients seeking expertise and reliability.



Services

Brokerage
Development
Construction

EXECUTIVE SUMMARY

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