



INDUSTRIAL DEVELOPMENT SITE FOR SALE

42763 LA HIGHWAY 445 | PONCHATOULA, LA



OPPORTUNITY

This 23.6 acre site is ready for development and is ideally suited for manufacturing and distribution, with direct access to the Interstate via Exit 47. Interstate 55 is 9.2 miles to the west.

LAND AREA

23.6 (+/-) Acres

ZONING

Unrestricted, Tangipahoa Parish

ADDITIONAL

Located in Tangipahoa Parish on LA. Hwy 445 ¼ mil south of I-12 in Ponchatoula, LA. The site is fully mitigated and cleared. Access to the site will be via a shared drive just south of the Louisiana Sportsman's Paradise convenience store. There are 2 adjoining tracts of 20+ acres which can be assembled if needed.

IDEAL USES

Distribution, mobile home, equipment & camper sales, solar farm or industrial uses. The site is deed restricted against petroleum sales/distribution.

SALE PRICE

\$119,790 per acre

Max J. Derbes, Inc.
REALTORS ■

CONTACT
BERT DUVIC, CCIM, SIOR

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bertd@maxderbes.com

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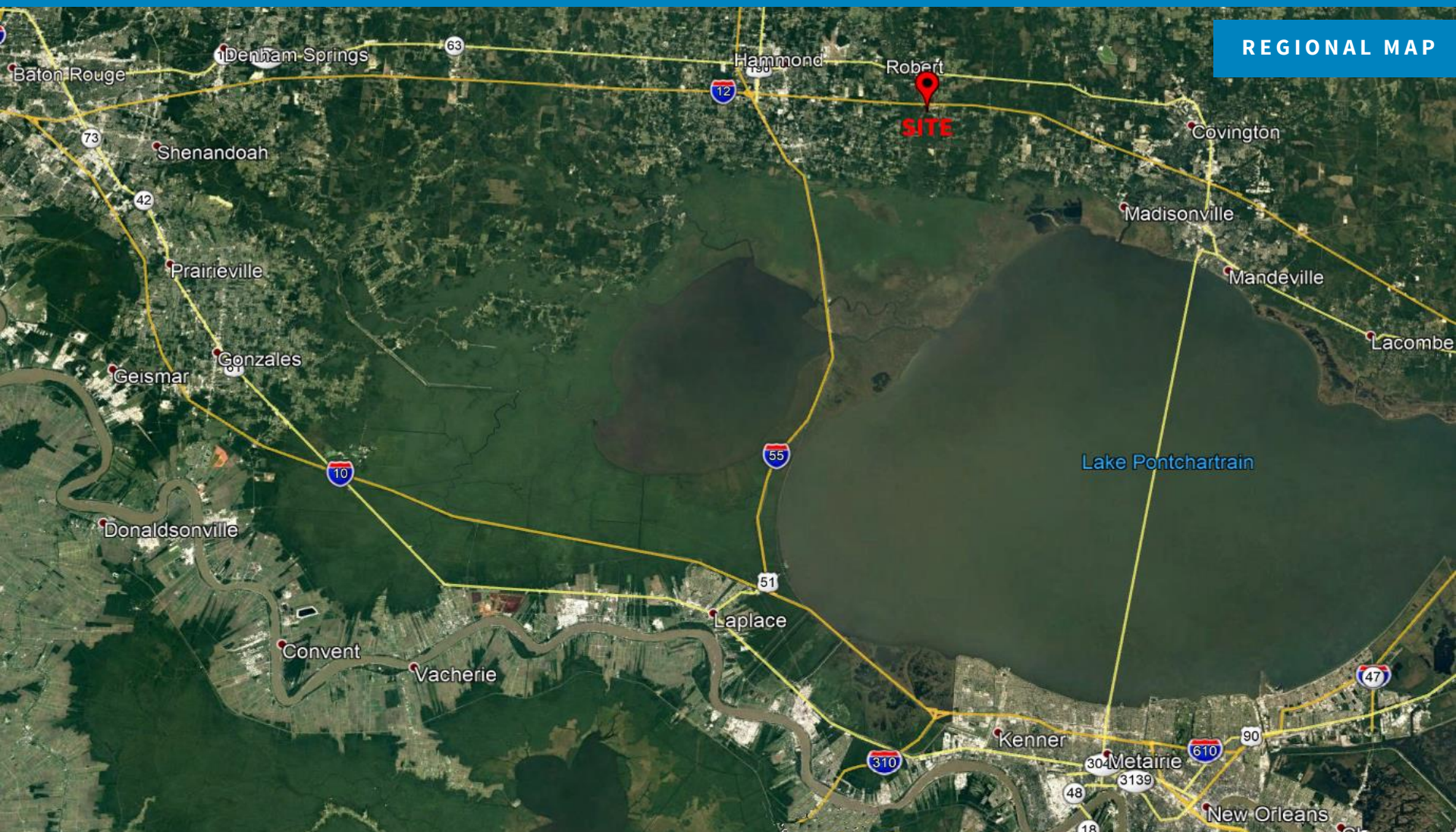




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REGIONAL MAP



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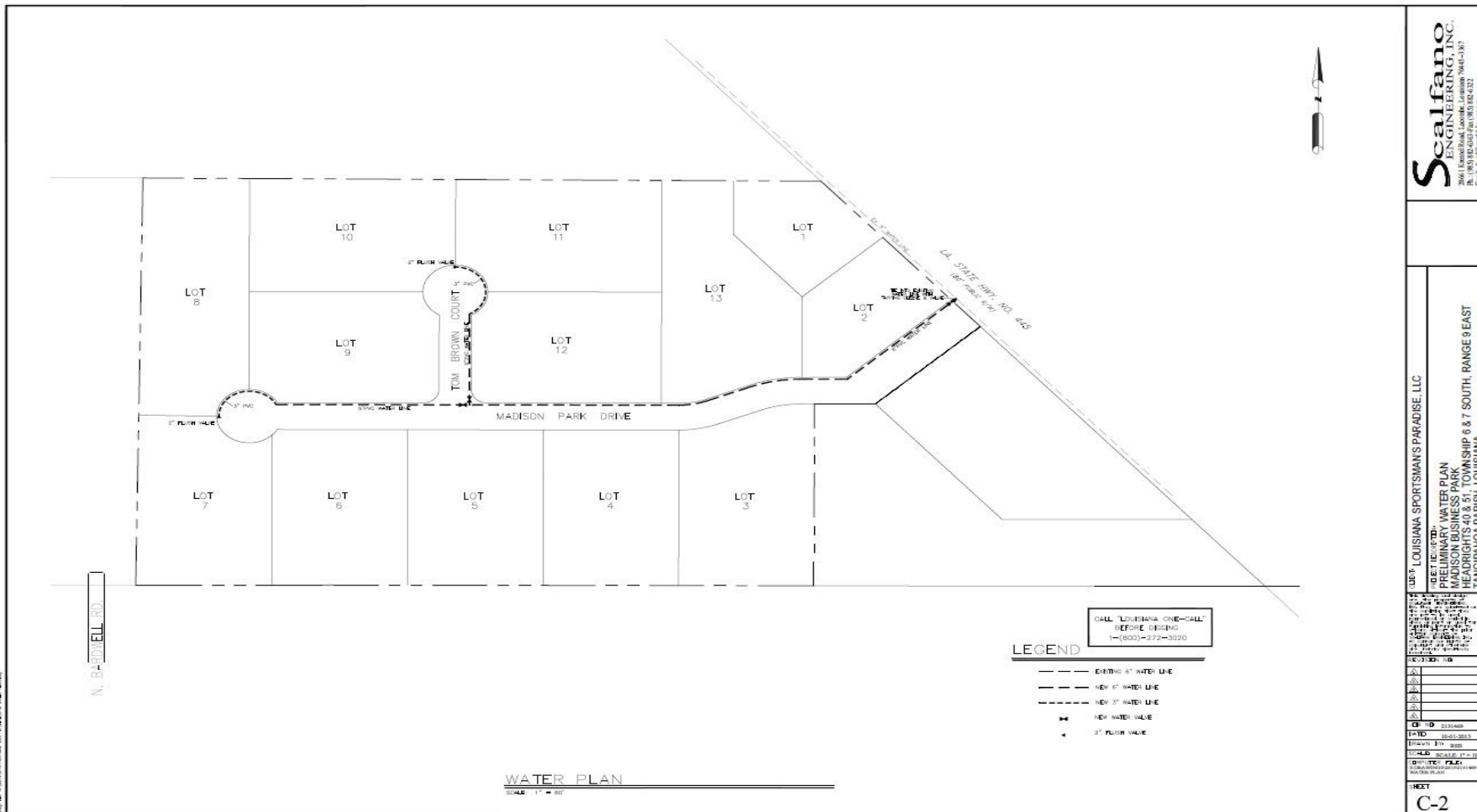
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SURVEY



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Demographics, Labor/Workforce, and Consumer Expenditures

Tangipahoa County, LA



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132,660 Population
4.96% Projected Growth
42.2 Median Age
\$42,846 Household Income

Population

2023 Projection	139,240
2018 Estimate	132,660
2015 Estimate	129,538
2010 Census	121,097
2000 Census	100,588
Growth 2018-2023	4.96%
Growth 2015-2018	3.19%
Growth 2010-2015	6.16%
Growth 2000-2010	20.35%

DEMOGRAPHICS



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Prepared by Bert Duvic CCIM, SIOR, Max J. Derbes, Inc.
Jun 15, 2020 on LACDB

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Population (Male)

2023 Projection	67,809
2018 Estimate	64,677
2015 Estimate	62,481
2010 Census	58,800
Growth 2018-2023	4.04%
Growth 2015-2018	3.51%
Growth 2010-2015	6.26%

Population (Female)

2023 Projection	71,431
2018 Estimate	67,983
2015 Estimate	66,077
2010 Census	62,297
Growth 2018-2023	5.07%
Growth 2015-2018	2.88%
Growth 2010-2015	6.07%

Population by Age (2018 Estimate)

Age 0 to 5	12,549	Age 0 to 5	9%
Age 5 to 10	10,192	Age 5 to 10	8%
Age 10 to 15	9,719	Age 10 to 15	7%
Age 15 to 20	9,209	Age 15 to 20	7%
Age 20 to 25	9,027	Age 20 to 25	7%
Age 25 to 30	9,219	Age 25 to 30	7%
Age 30 to 35	9,292	Age 30 to 35	7%
Age 35 to 40	9,031	Age 35 to 40	7%
Age 40 to 45	8,521	Age 40 to 45	6%
Age 45 to 50	8,226	Age 45 to 50	6%
Age 50 to 55	7,781	Age 50 to 55	6%
Age 55 to 60	7,340	Age 55 to 60	6%
Age 60 to 65	6,634	Age 60 to 65	5%
Age 65 and over	15,920	Age 65 and over	12%
Total Population	132,660		
Median Age	42.2		

Median Age (Male)

2010 Census 32.4

Median Age (Female)

2010 Census 34.9

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

High School Graduate (or GED)	27,541	High School Graduate (or GED)	55%
Some College, No Degree	15,330	Some College, No Degree	31%
Associate or Bachelor's Degree	1,966	Associate or Bachelor's Degree	4%
Master's Degree	3,064	Master's Degree	6%
Professional School Degree	851	Professional School Degree	2%
Doctorate Degree	780	Doctorate Degree	2%
Total High School Graduates Age 25+	49,732		



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Population Age 5+ by Language at Home (2010 Census)



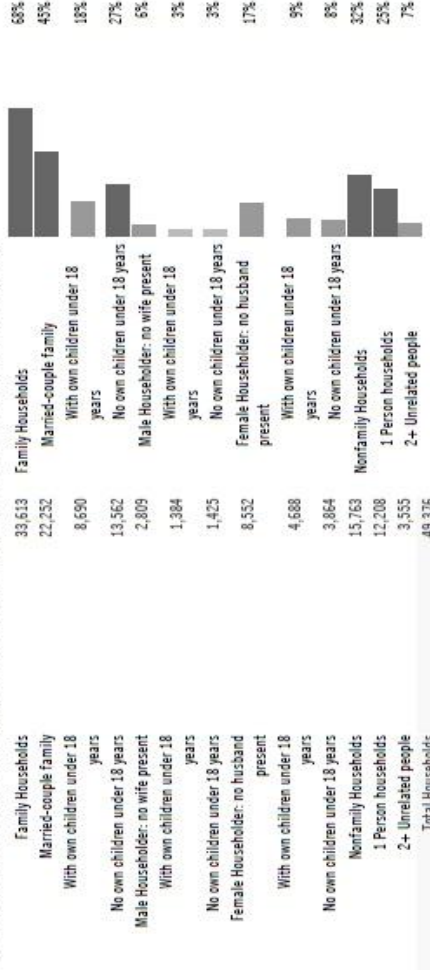
Households

2023 Projection	51,789
2018 Estimate	49,376
2015 Estimate	47,879
2010 Census	45,135
Growth 2018-2023	4.89%
Growth 2015-2018	3.13%
Growth 2010-2015	6.08%

Average Household Size

2023 Projection	2.6
2018 Estimate	2.6
2015 Estimate	2.6
2010 Census	2.6
Growth 2018-2023	0%
Growth 2015-2018	0%
Growth 2010-2015	0%

Households by Household Type and Presence of Children (2018 Estimate)



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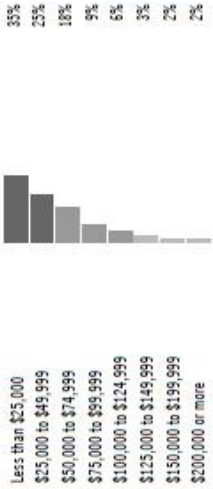


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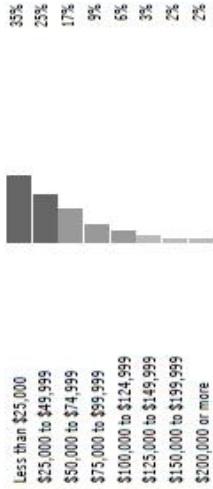
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Households by Household Income (2018 Estimate)



Less than \$25,000	17,217
\$25,000 to \$49,999	12,485
\$50,000 to \$74,999	8,642
\$75,000 to \$99,999	4,672
\$100,000 to \$124,999	3,178
\$125,000 to \$149,999	1,371
\$150,000 to \$199,999	1,103
\$200,000 or more	758
Total Households	49,376
Average Household Income	\$51,528
Median Household Income	\$42,846

Households by Household Income (2023 Projection)



Less than \$25,000	18,093
\$25,000 to \$49,999	13,062
\$50,000 to \$74,999	9,039
\$75,000 to \$99,999	4,883
\$100,000 to \$124,999	3,329
\$125,000 to \$149,999	1,436
\$150,000 to \$199,999	1,152
\$200,000 or more	795
Total Households	51,789
Average Household Income	\$51,825
Median Household Income	\$43,745

Per Capita Income

2018 Estimate	\$19,179
2015 Estimate	\$19,280
Growth 2015-2018	-0.52%

Unemployment Rate

2010 Census	10.6%
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Population Age 16+ By Employment Status (2010 Census)



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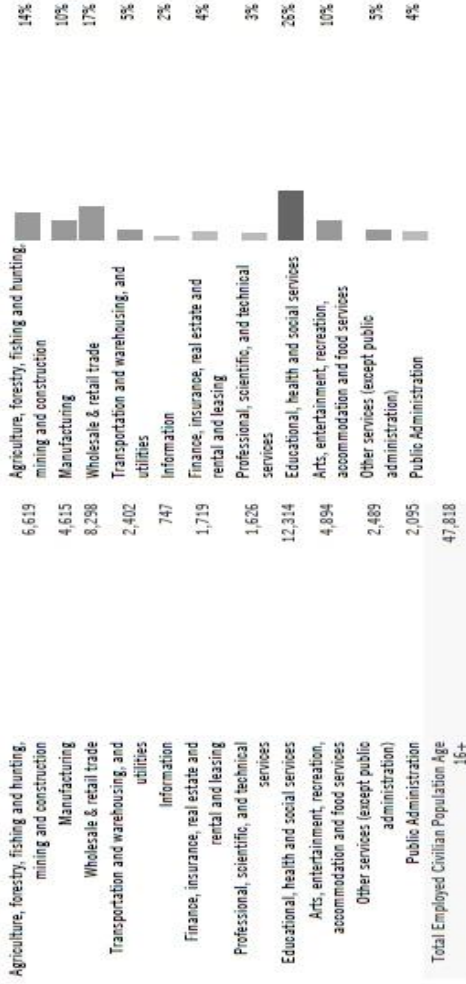
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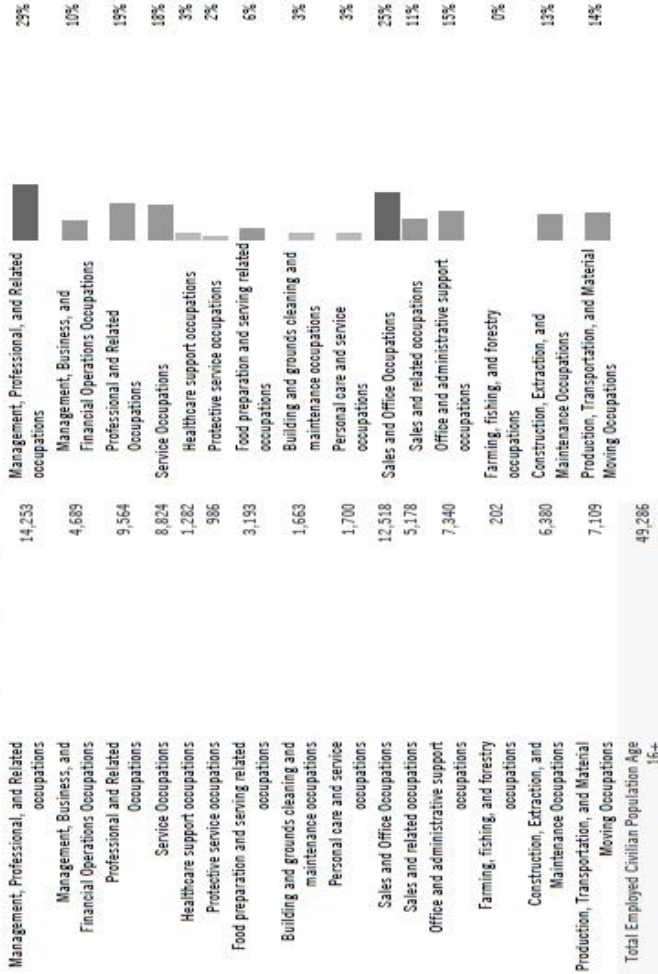
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Employed Civilian Population Age 16+ by Industry (2010 Census)



Employed Civilian Population Age 16+ by Occupation (2010 Census)



Workers Age 16+ by Transportation to Work (2010 Census)

Total Workers Age 16+ 48,026

DEMOGRAPHICS

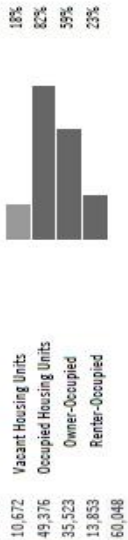


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Housing Units by Tenure (2018 Estimate)



Owner occupied Housing Units by Housing Value (2010 Census)



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