

LAND FOR SALE

3.47 ACRES OF I-2 LAND WITH HIGHWAY FRONTAGE

Hwy 59, Mandeville, LA 70471



SALE PRICE:	\$595,000
PRICE PER SF:	\$3.94
LOT SIZE:	3.47 Acres
ZONING:	I-2 - Industrial
TRAFFIC COUNT:	20,000+ Cars Daily
BROCHURE DATE	5/31/19

PROPERTY OVERVIEW

3.47 acres of I-2 land on the corner of Highway 59 and South Lane. 360 feet of frontage on Highway 59, next to American Factory Direct Furniture. Surrounded by retail, industrial and residential. Flood Zone X. High traffic counts, excellent demographics, and well priced at \$3.94 PSF or \$595,000. Buyer to verify square footage. Additional property on South Lane may be available.

PROPERTY FEATURES

- 3.47 acres with Highway 59 frontage
- Corner parcel, I-12 Zoning
- Flood Zone X
- 1 mile from I-12

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM
O: 985.727.7000
C: 985.966.2712
leustis@att.net
LA #Licensed In LA

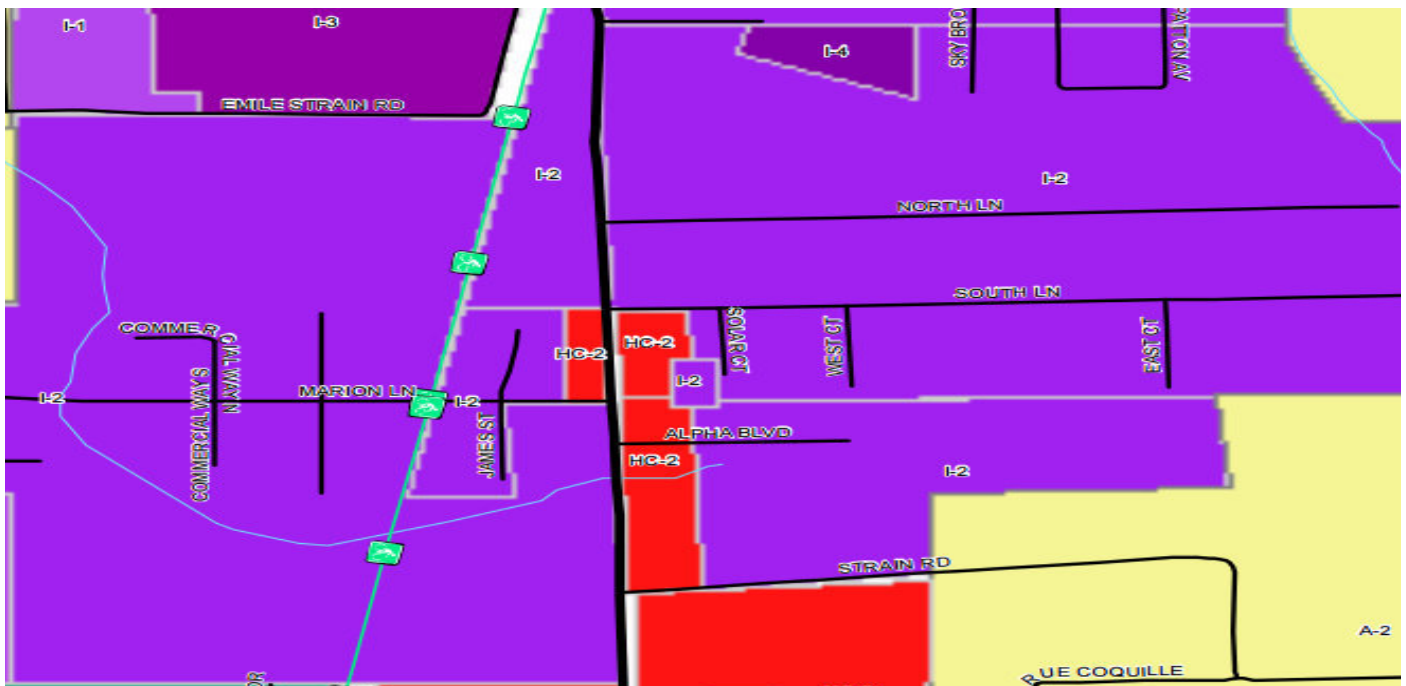
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

3.47 ACRES OF I-2 LAND WITH HIGHWAY FRONTAGE

Hwy 59, Mandeville, LA 70471



KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM
O: 985.727.7000
C: 985.966.2712
leustis@att.net
LA #Licensed In LA

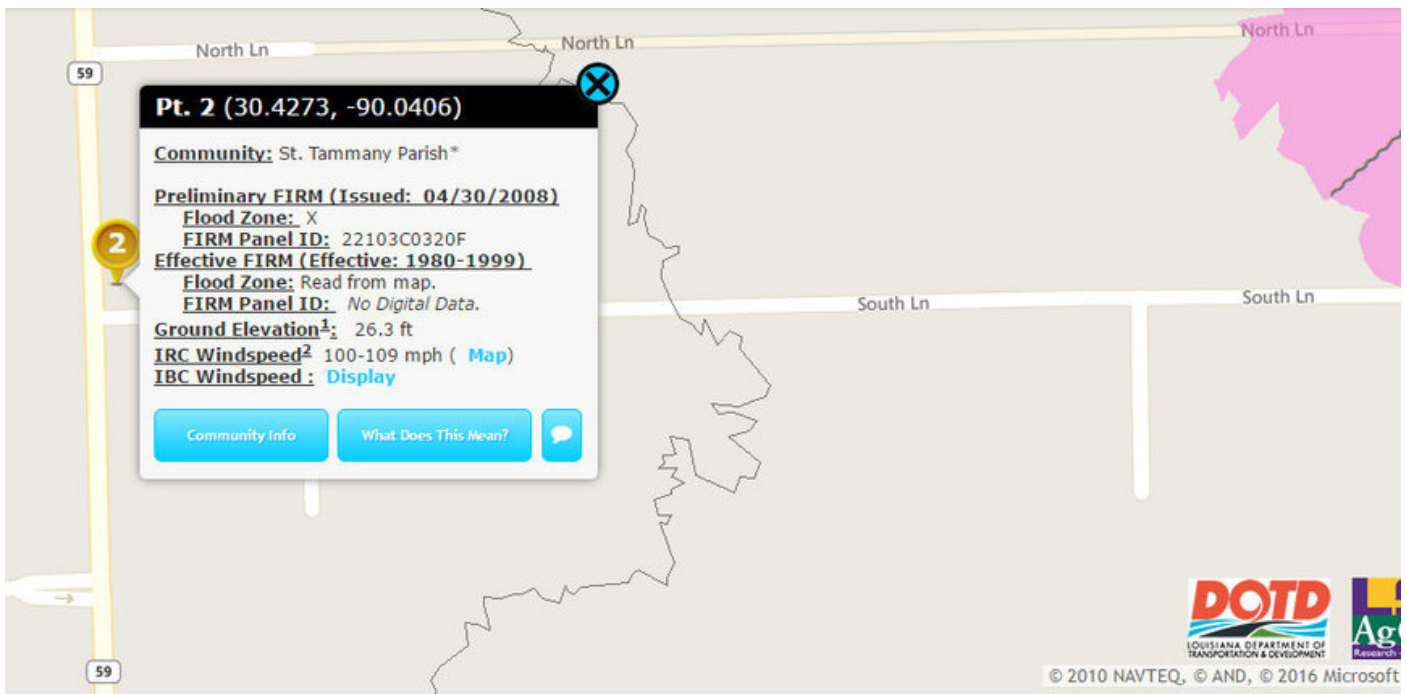
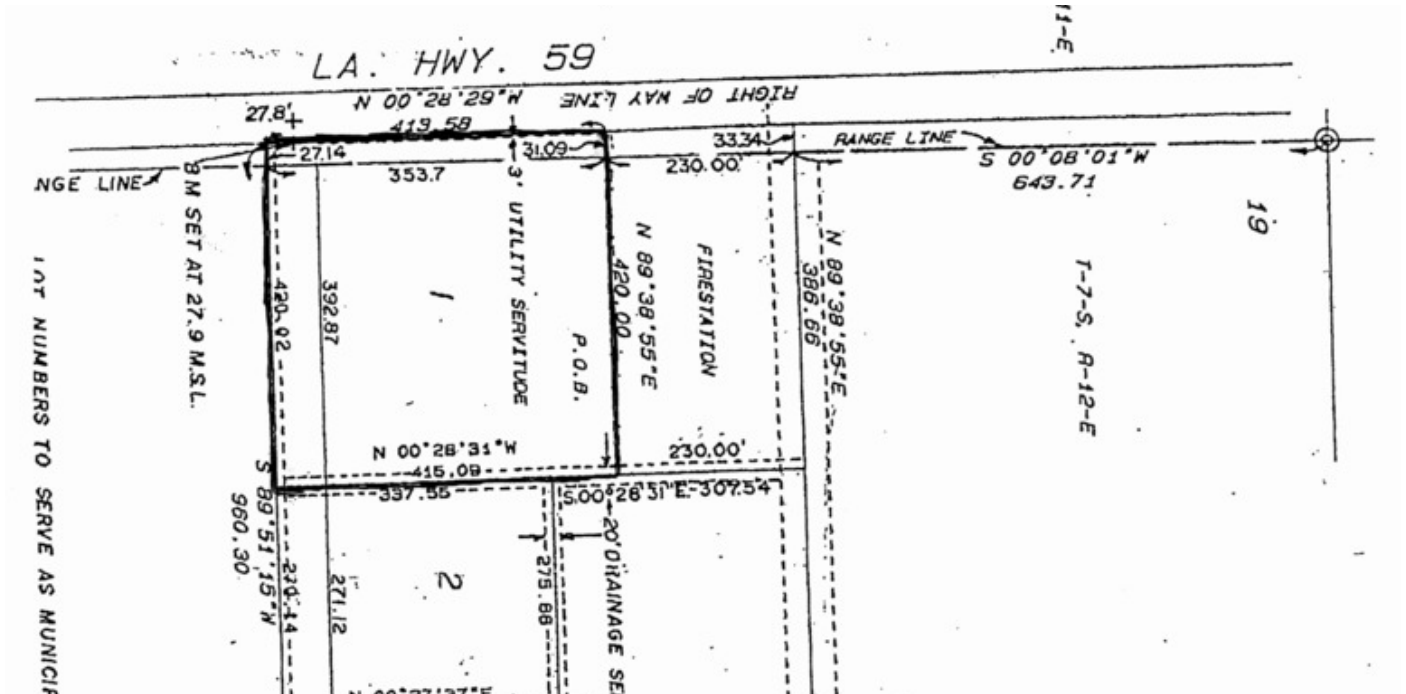
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

3.47 ACRES OF I-2 LAND WITH HIGHWAY FRONTAGE

Hwy 59, Mandeville, LA 70471



KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM
O: 985.727.7000
C: 985.966.2712
leustis@att.net
LA #Licensed In LA

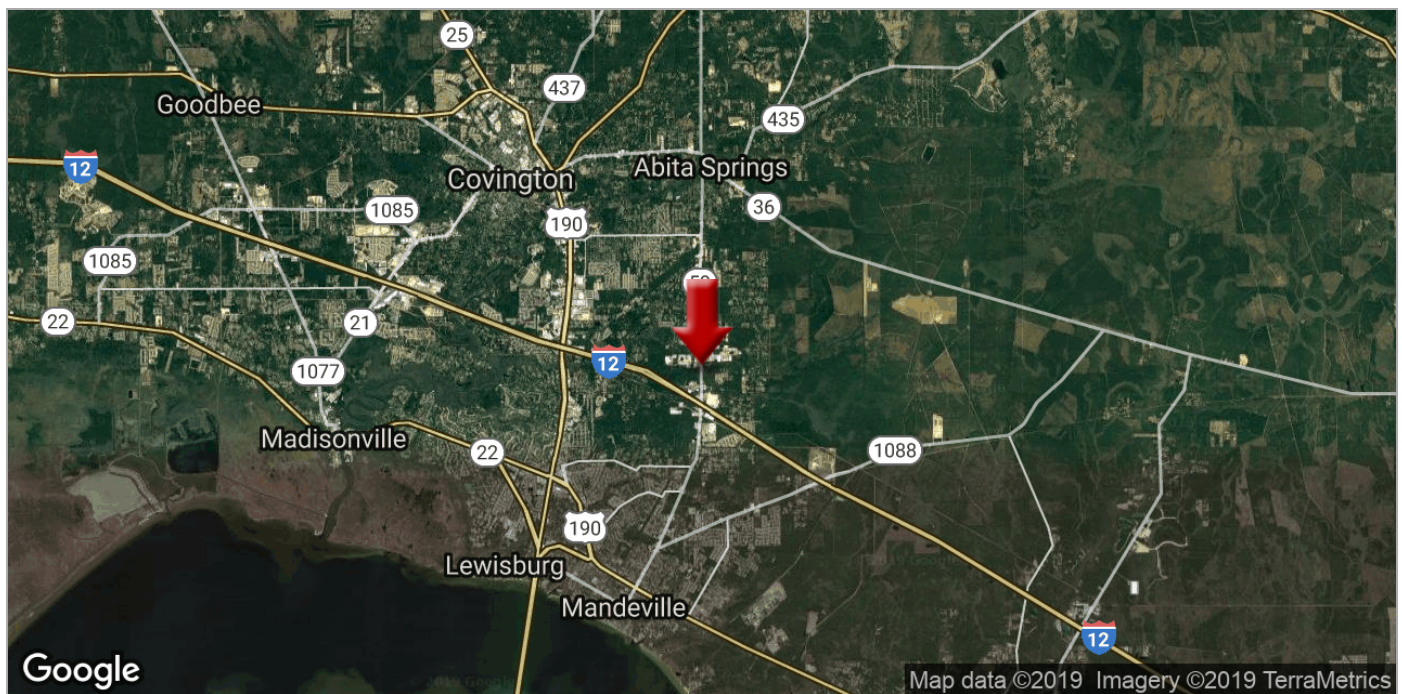
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

3.47 ACRES OF I-2 LAND WITH HIGHWAY FRONTAGE

Hwy 59, Mandeville, LA 70471



KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM
O: 985.727.7000
C: 985.966.2712
leustis@att.net
LA #Licensed In LA

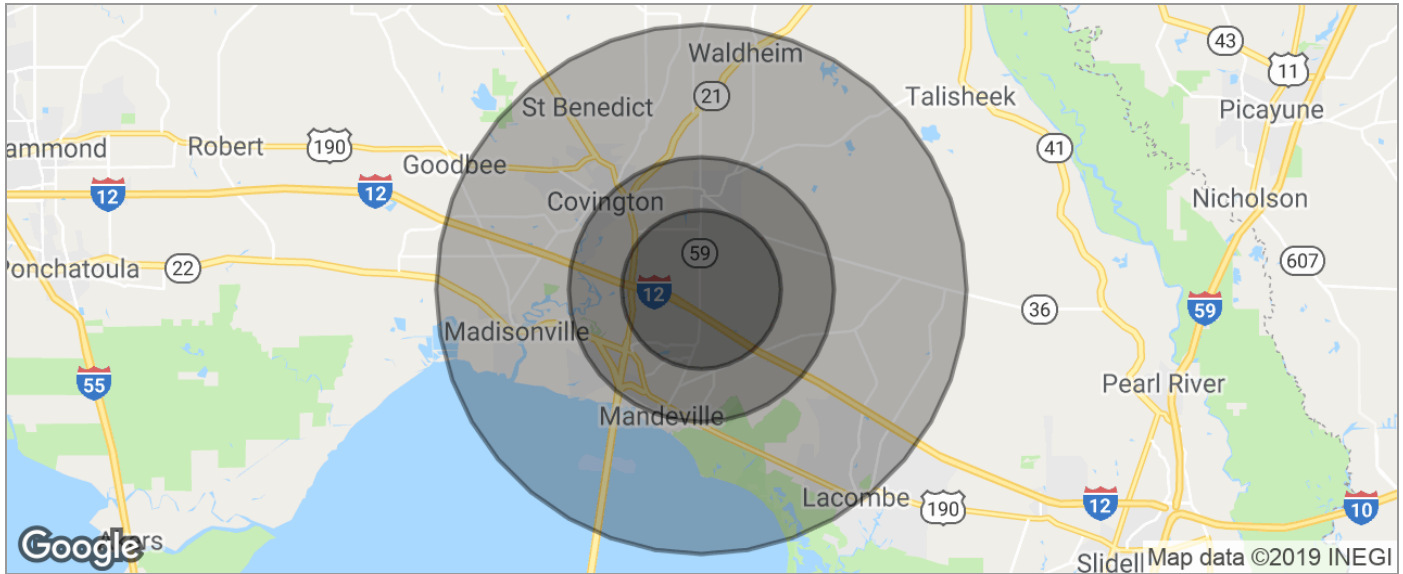
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

3.47 ACRES OF I-2 LAND WITH HIGHWAY FRONTAGE

Hwy 59, Mandeville, LA 70471



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	19,244	56,807	110,972
MEDIAN AGE	35.3	38.7	39.6
MEDIAN AGE (MALE)	34.1	37.4	38.0
MEDIAN AGE (FEMALE)	37.6	40.2	41.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,275	20,747	41,217
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$80,136	\$90,793	\$87,556
AVERAGE HOUSE VALUE	\$322,018	\$318,436	\$315,321
RACE	3 MILES	5 MILES	10 MILES
% WHITE	90.9%	89.5%	88.1%
% BLACK	5.3%	6.1%	7.7%
% ASIAN	1.3%	1.7%	1.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.3%	0.2%
% OTHER	1.4%	1.5%	1.4%
ETHNICITY	3 MILES	5 MILES	10 MILES
% HISPANIC	4.1%	4.7%	4.4%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM
O: 985.727.7000
C: 985.966.2712
leustis@att.net
LA #Licensed In LA

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com