

LAND FOR SALE

ALPHA INDUSTRIAL AND COMMERCIAL PARK

68470 Highway 59, Mandeville, LA 70471



SALE PRICE:	Entire Park: \$2,700,000
TOTAL ACREAGE:	14.67 Acres, 23 Lots
AVAILABLE LOTS:	5 Commercial Lots (4.72 Acres) - \$2,100,000 18 Industrial Lots (9.95 Acres) - \$1,400,000
ZONING:	HC-2 And I-2
CROSS STREETS:	Alpha Blvd., Highway 59
DATE OF FLYER:	12/23/19

PROPERTY OVERVIEW

SHOVEL READY Site with 5 Commercial Lots (4.72 acres) facing Highway 59 listed for \$2,100,000 (\$10.21 PSF) and 18 Industrial Lots (9.95 acres) fronting Alpha Blvd. for \$1,400,000 (\$3.23 PSF). Entire 14.67 acres for \$2,700,000 (\$4.23 PSF). Property has been FULLY MITIGATED. Heavy Industrial and Retail area located within 1/2 mile of I-12. Two highway entrances. Expandable area with 45 acres to the East.

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

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

ALPHA INDUSTRIAL AND COMMERCIAL PARK

68470 Highway 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

[illegible]

LAND FOR SALE

ALPHA INDUSTRIAL AND COMMERCIAL PARK

68470 Highway 59, Mandeville, LA 70471



KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

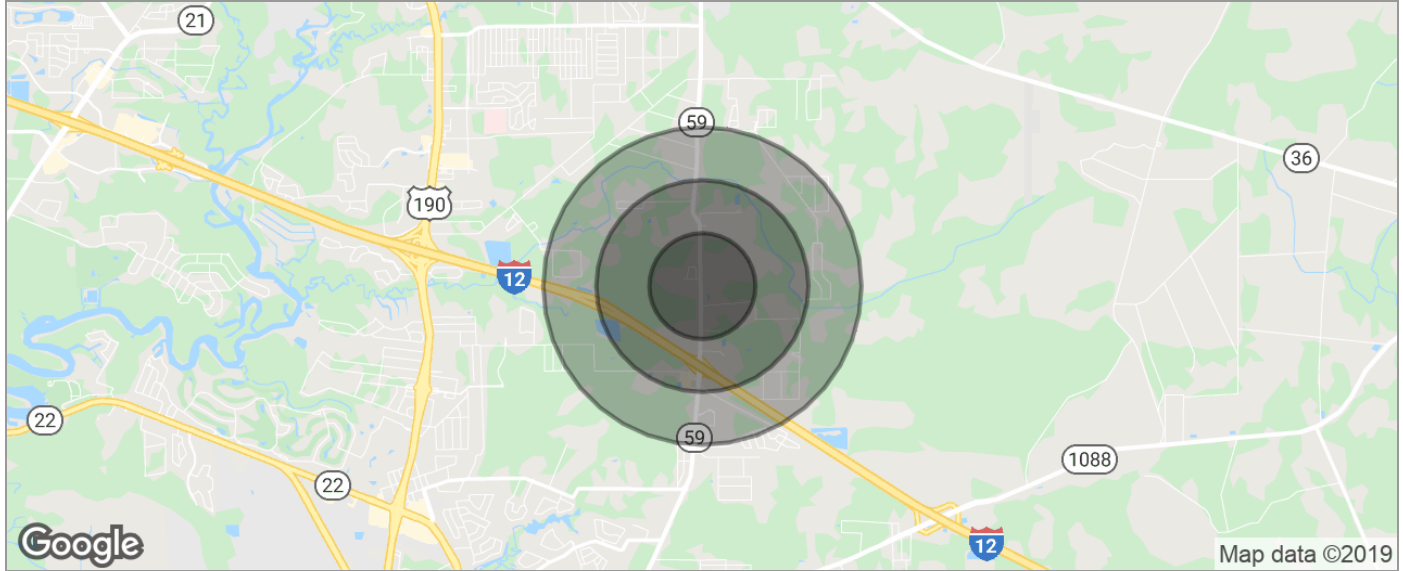
LIZBY EUSTIS
CCIM
O: 985.727.7000
C: 985.966.2712
leustis@att.net
LA #Licensed In LA

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

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

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

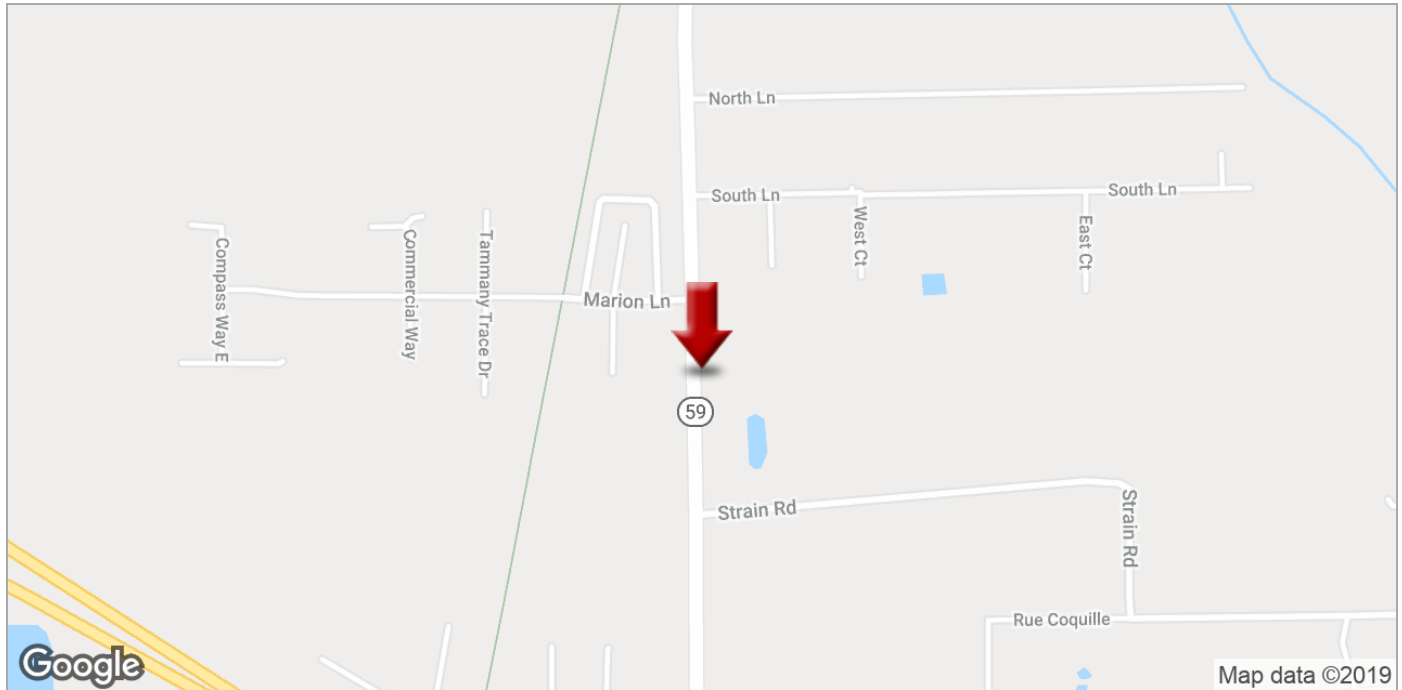
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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

ALPHA INDUSTRIAL AND COMMERCIAL PARK

68470 Highway 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