

# FOR SALE

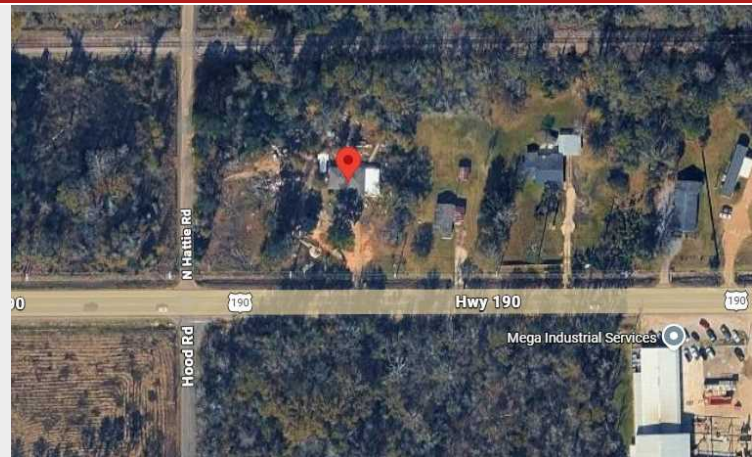


2 ACRE COMMERCIAL LAND PARCEL HWY 190

12289 U.S. 190 · HAMMOND, LA 70401

## SUMMARY

|              |           |
|--------------|-----------|
| Price:       | \$165,000 |
| Lot Size:    | 2 Acres   |
| Building SF: | 1500 SqFt |
| Year Built:  | 1980      |
| Zoning:      | Rural     |



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## Property Description

Ideally situated on Hwy 190 just minutes from I-12 and I-55 in Hammond La. This property is being sold in as is condition with the house on the property remaining at no value. The 1,500 +/--sf house may be suitable to restore for use as an office or retail store. City water, electric, natural gas and a sewer treatment plant are present on the property. Seller may assist in removal of the house. Contact Broker for additional details.

## Property Highlights

- 2 Acre Corner Lot
- Utilities on Premises
- 1500 +/- -sf house remains at no value



# Tax Parcels & Assessments



☰ 🔍 Zoom to

## Tax Parcels & Assessments

# 2210908

|                            |                                         |
|----------------------------|-----------------------------------------|
| Property Address           | 12289 HIGHWAY 190 WEST<br>HAMMOND 70401 |
| Taxpayer                   | GARDNER JAMES                           |
| Parish Council District    | District 6                              |
| Parish Council Member      | Emile "Joey" Mayeaux                    |
| City Council District      | Not Applicable                          |
| City Council Member        | None                                    |
| Metropolitan Planning Area | Yes                                     |
| Subdivision                |                                         |
| Subdivision Phase          |                                         |
| Subdivision Approval Date  |                                         |
| Tax Ward                   | 7Z                                      |
| Township and Range         | T6S-R7E                                 |
| Section                    | 20                                      |

## Louisiana Flood Map 12289 Hwy 190 Hammond, La



### Visible Layers

|                                     |                |
|-------------------------------------|----------------|
| <input checked="" type="checkbox"/> | Effective FIRM |
| <input checked="" type="checkbox"/> | Imagery        |

### Point Coordinates

| Point # | Lat., Long.       |
|---------|-------------------|
| 1       | 30.5049, -90.5242 |

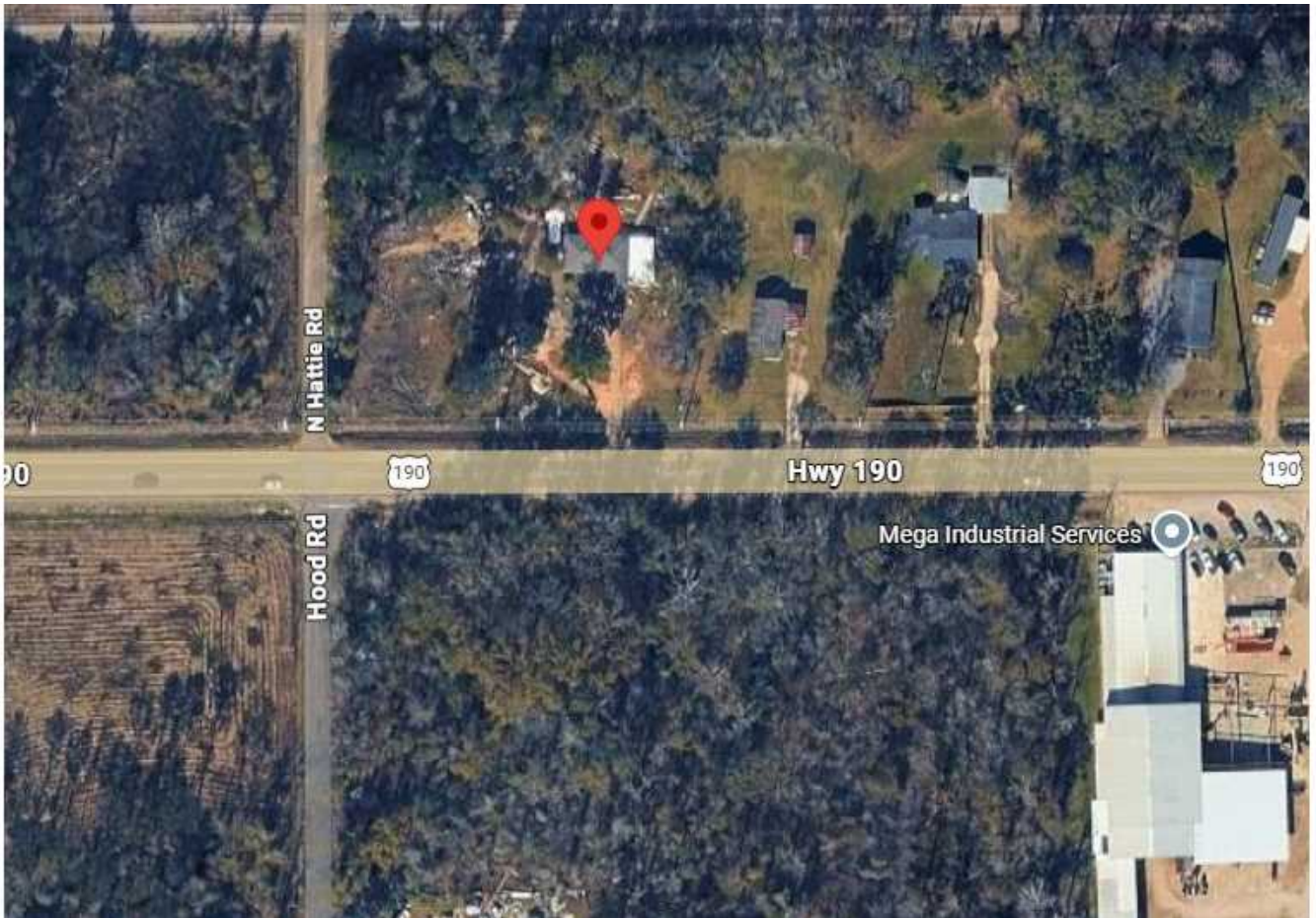
Flood information in this table is from the: **Effective FIRM**

| Point | Panel ID                 | Flood Zone | BFE    | Ground Elevation | LOMR |
|-------|--------------------------|------------|--------|------------------|------|
| 1     | 22105C0320F<br>7/22/2010 | AE         | manual | 39.1             | N/A  |

1. *Ground Elevation* is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

# Aerial Map Photos



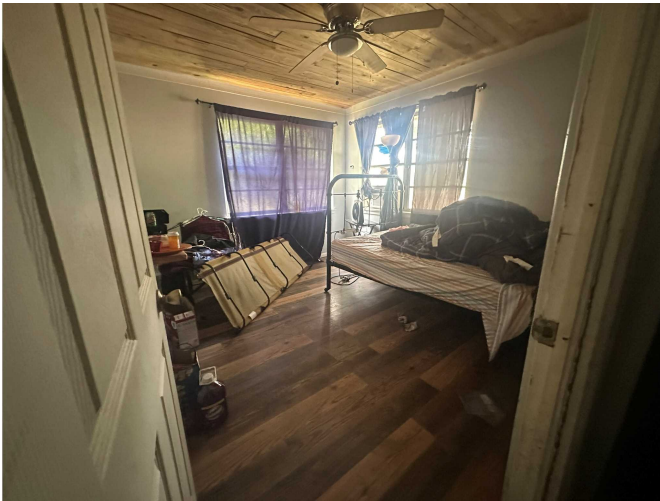
# Lot Photos



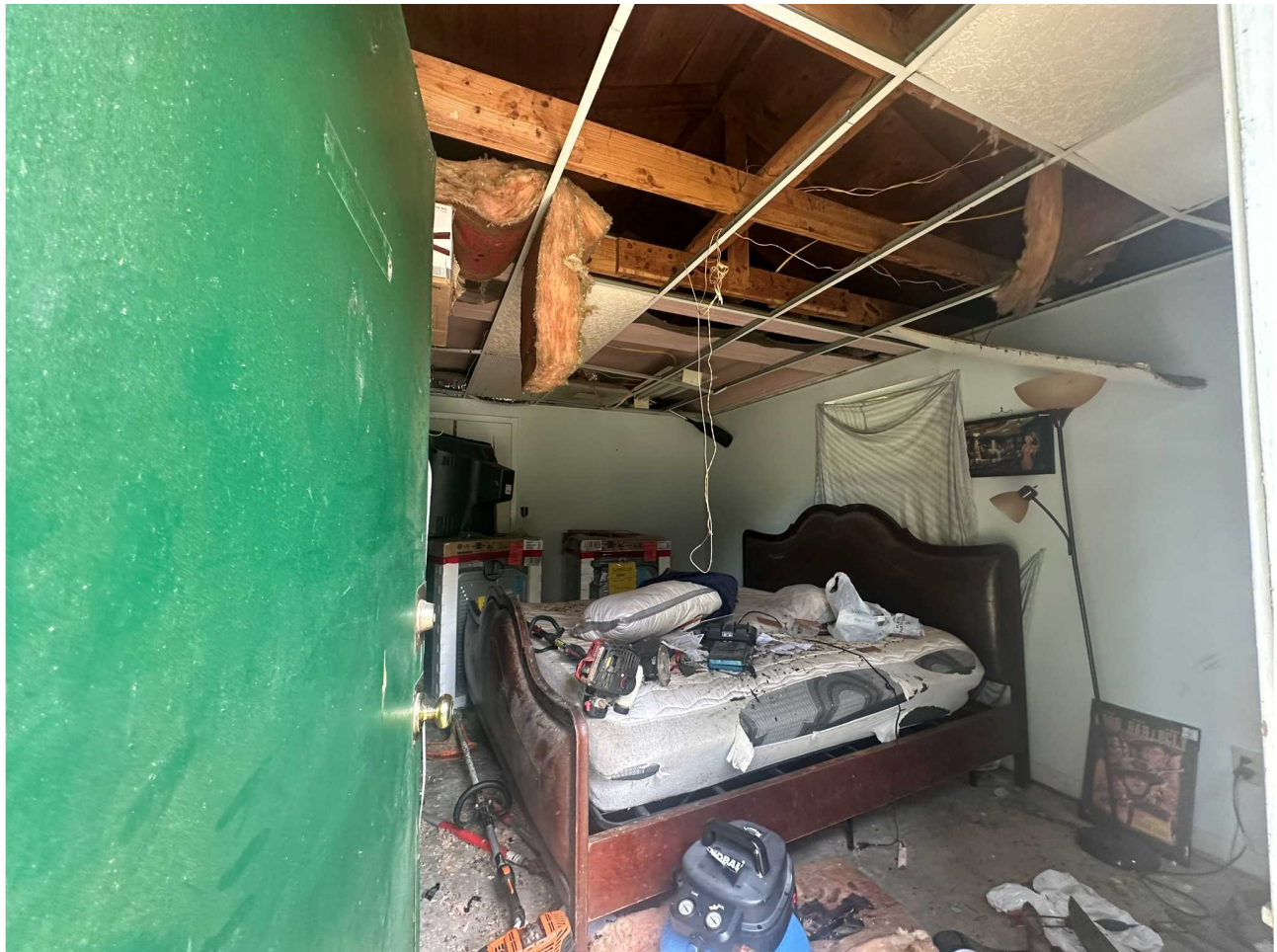
# Building Exterior



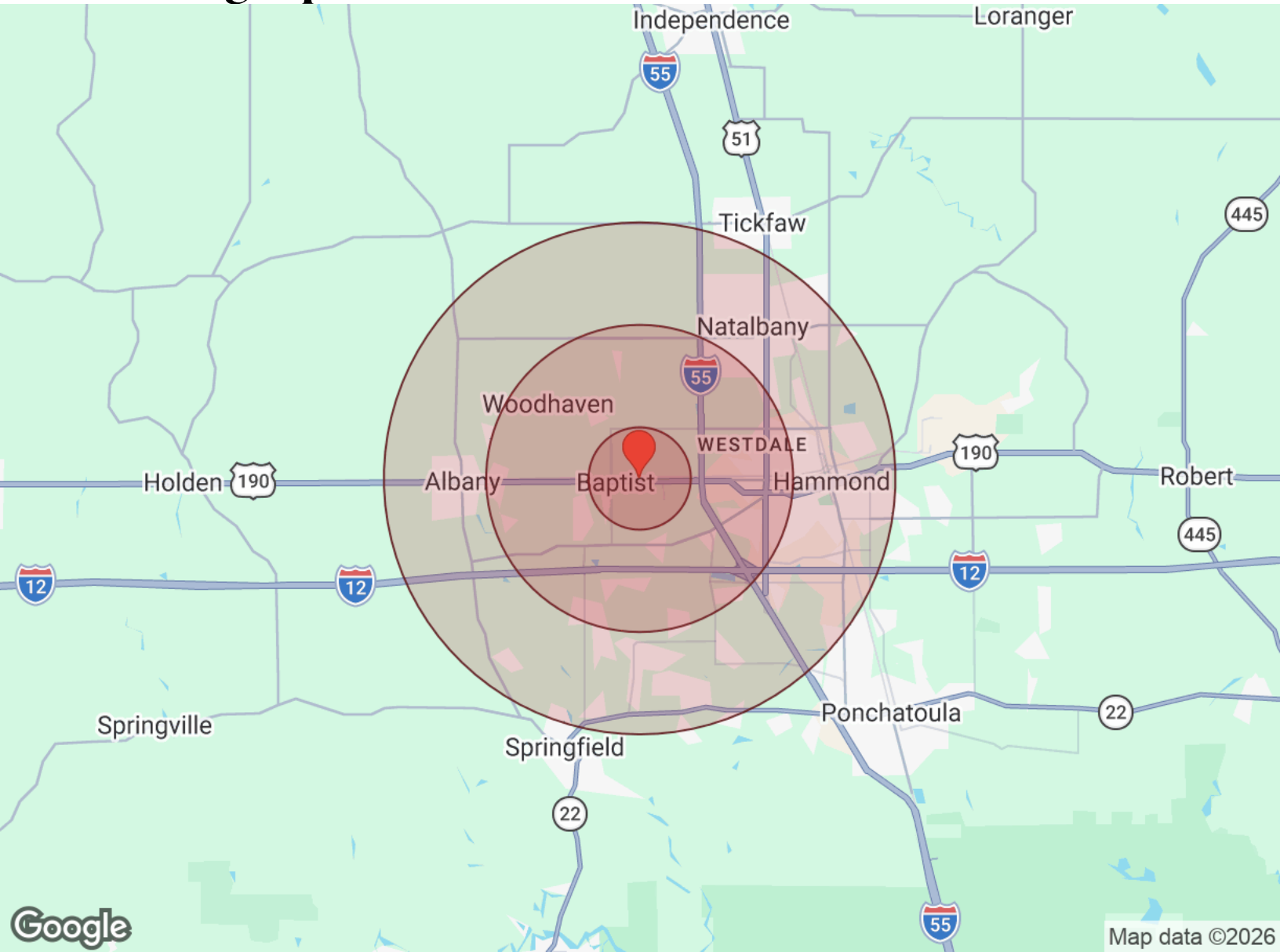
# Building Interior Pt.1



# Building Interior Pt. 2



# Demographics



Map data ©2026

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 589    | 10,460  | 28,235  |
| Female           | 587    | 10,475  | 26,943  |
| Total Population | 1,176  | 20,935  | 55,178  |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White            | 665    | 10,876  | 30,811  |
| Black            | 397    | 8,073   | 19,202  |
| Am In/AK Nat     | 1      | 27      | 77      |
| Hawaiian         | 1      | 2       | 6       |
| Hispanic         | 78     | 1,398   | 3,642   |
| Asian            | 13     | 251     | 513     |
| Multiracial      | 21     | 293     | 905     |
| Other            | 1      | 13      | 28      |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 560    | 9,897   | 25,453  |
| Occupied        | 478    | 8,392   | 21,686  |
| Owner Occupied  | 309    | 4,528   | 12,090  |
| Renter Occupied | 169    | 3,864   | 9,596   |
| Vacant          | 81     | 1,505   | 3,767   |

| Age          | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14  | 249    | 4,339   | 10,911  |
| Ages 15 - 24 | 123    | 3,247   | 9,766   |
| Ages 25 - 54 | 478    | 8,143   | 20,672  |
| Ages 55 - 64 | 143    | 2,250   | 5,848   |
| Ages 65+     | 183    | 2,956   | 7,983   |

| Income          | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------|----------|----------|----------|
| Median          | \$43,222 | \$50,419 | \$56,011 |
| Under \$15k     | 126      | 1,666    | 3,627    |
| \$15k - \$25k   | 40       | 777      | 2,144    |
| \$25k - \$35k   | 40       | 813      | 1,875    |
| \$35k - \$50k   | 74       | 906      | 2,327    |
| \$50k - \$75k   | 47       | 1,862    | 4,112    |
| \$75k - \$100k  | 26       | 846      | 2,284    |
| \$100k - \$150k | 60       | 774      | 2,253    |
| \$150k - \$200k | 22       | 372      | 1,859    |
| Over \$200k     | 46       | 375      | 1,207    |