



FOR SALE

Mandeville Lay-down Yard Near I-12

1680 SOUTH LANE, MANDEVILLE, LA 70471

MIKE D'AMICO

Property One Commercial Agent
504.681.3400
mike.damico@propertyone.com



PROPERTY ONE

FOR SALE

MANDEVILLE LAY-DOWN YARD NEAR I-12 1680 SOUTH LANE, MANDEVILLE, LA 70471



PROPERTY ONE



PROPERTY DESCRIPTION

Twenty plus year established lay-down yard fenced, with well and septic tank. Property is 4.96 acres zoned I-2 about 1.5 miles from I-12 off Hwy 59. The property is on the north side I-12. The property is "For Lease" and "For Sale". Lease rate .78 per square foot plus NNN charges. Not many lay-down yards available in the area.

Please contact agent for more information or viewing.

PROPERTY HIGHLIGHTS

- 20 plus year established yard
- Fenced
- For Sale and For Lease

OFFERING SUMMARY

Sale Price:	\$1,925,000
Lot Size:	4.96 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	21	85	312
Total Population	56	224	823
Average HH Income	\$77,640	\$76,726	\$77,437

FOR SALE

MANDEVILLE LAY-DOWN YARD NEAR I-12 1680 SOUTH LANE, MANDEVILLE, LA 70471



PROPERTY ONE



5 Reasons to Purchase 1680 South Lane



Rare Industrial Opportunity

One of the few available lay-down yards in the Mandeville area, offered for both sale and lease.



Excellent Access to I-12

Located just 1.5 miles from Interstate 12 via Highway 59, providing convenient regional access for contractors, logistics, and industrial users.



Fully Improved Site

Approximately 4.96 acres with perimeter fencing, well, and septic system already in place, allowing for immediate use.



Industrial Zoning

Zoned I-2, making it suitable for a wide range of industrial, contractor, equipment storage, and outdoor operations.



Established Operating Yard

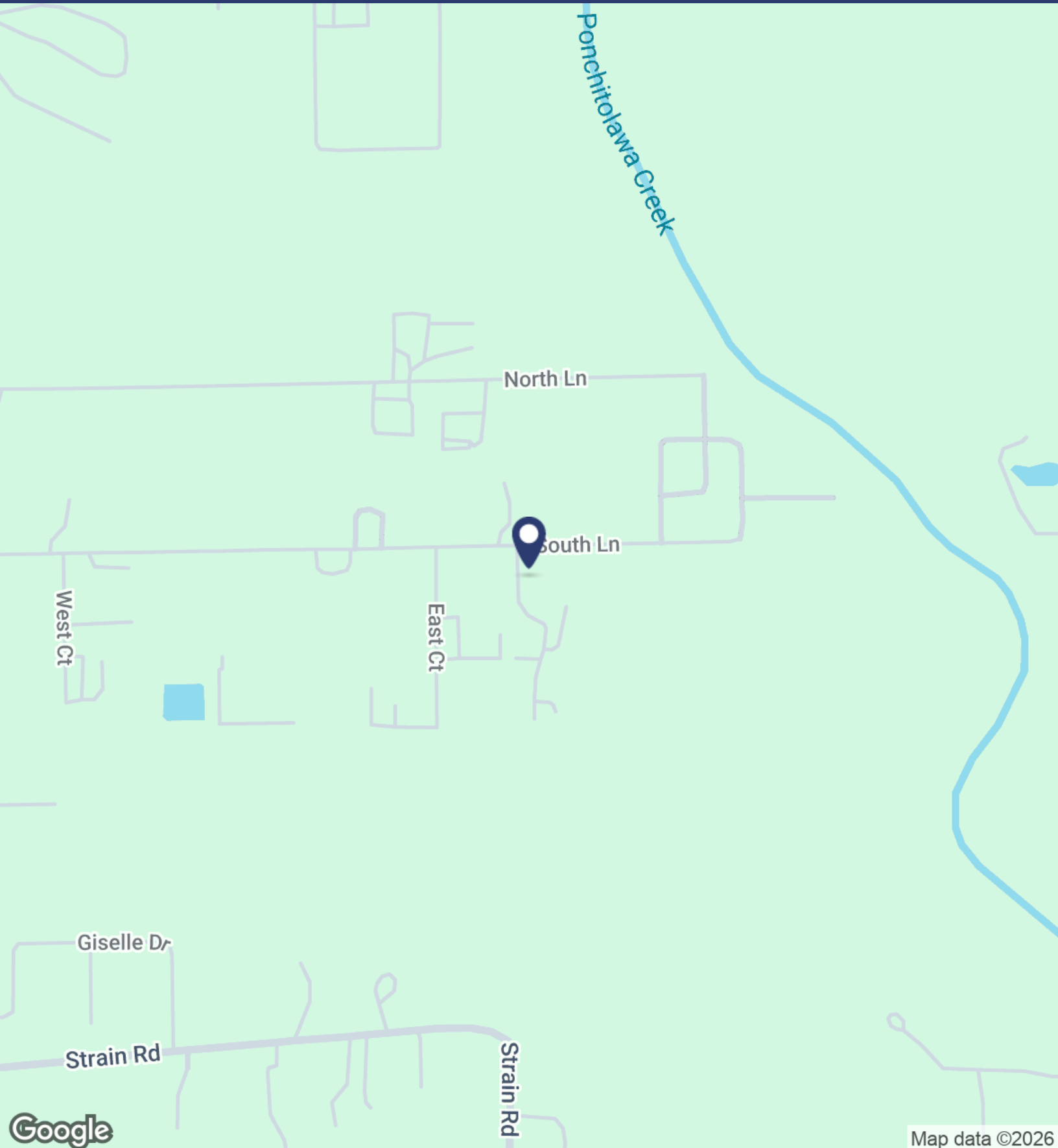
A proven lay-down yard with more than 20 years of established use, offering a functional site with a long history of industrial operations.

FOR SALE

MANDEVILLE LAY-DOWN YARD NEAR I-12 1680 SOUTH LANE, MANDEVILLE, LA 70471



PROPERTY ONE



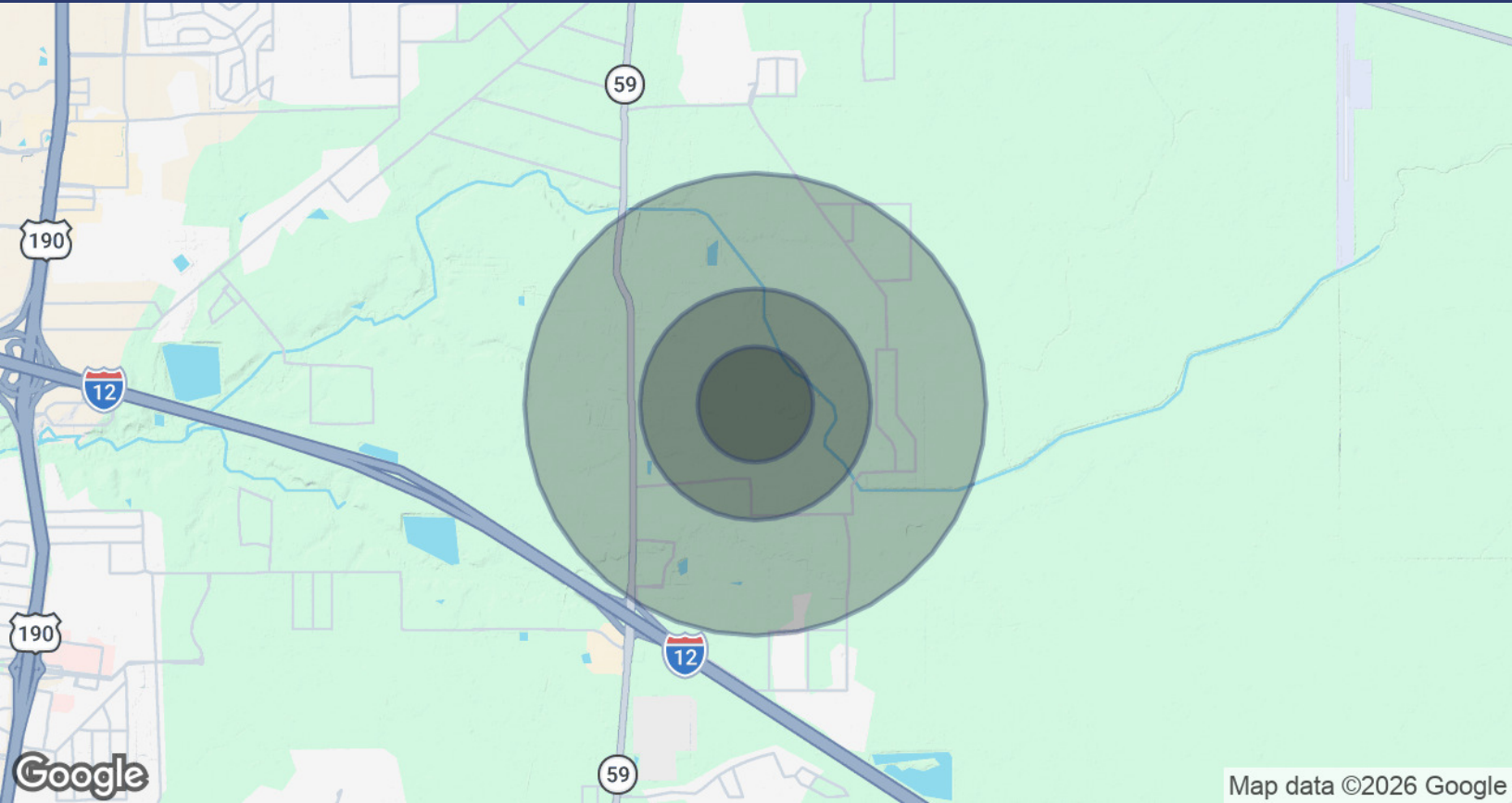
Map data ©2026

FOR SALE

MANDEVILLE LAY-DOWN YARD NEAR I-12 1680 SOUTH LANE, MANDEVILLE, LA 70471



PROPERTY ONE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	56	224	823
Average Age	35.7	35.7	36.0
Average Age (Male)	38.0	38.0	38.2
Average Age (Female)	33.9	33.9	34.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	21	85	312
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$77,640	\$76,726	\$77,437
Average House Value	\$258,051	\$244,930	\$242,294

2023 American Community Survey (ACS)

PRESENTED BY

Mike D'Amico

Property One Commercial Agent

504.681.3400

LA #72272

mike.damico@propertyone.com

The information contained herein, while not guaranteed, is obtained from sources we believe to be reliable. It is subject to error, omission prior sale, change or withdrawal without notice.

Property One is licensed in LA, AL, GA and MS.