

NAI Rampart



AUCTION

203 Plauche Court

New Orleans, LA 70123

EAST JEFFERSON
LEVEE DISTRICT
203

Presented By:

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PROPERTY OVERVIEW

Offered at public auction in partnership with SVN Gilmore Auction, 203 Plauche Court is a 5,805 SF, two-story office building, surplussed by the Southeast Louisiana Flood Authority East (Jefferson Levee District).

Built in 1977, the building is concrete block with a brick veneer and stucco exterior, with a pitched metal roof. The building has nineteen (19) paved parking spaces. The property formerly had two (2) bathrooms on each floor, and two (2), half (1/2) baths on the first floor. The interior was gutted to the studs after Hurricane Ida and is ready for a new value-added redevelopment.

The onsite live auction is Wednesday, January 21, 2026, 11:00am. Registration begins at 10:00am.

The terms of sale are: all cash, "as-is, where is", thirty (30) day closing period, by seller's notary. Ten percent (10%) deposit with a ten percent (10%) auction premium added to the winning bid. There is a two percent (2%) buyer's agent fee to the licensed real estate agent who registers the winning bidder and closes the sale.

Property tours are scheduled on Thursday, January 8th, 2026 and Thursday, January 15, 2026 from 10:30 – 11:30 AM.

LOCATION DESCRIPTION

203 Plauche Court is located within Elmwood Industrial Park, on the East Bank of Jefferson Parish. The property benefits from accessibility to/from Jefferson Highway via Plauche Street or Edwards Avenue and is one (1) mile from S. Clearview Parkway/US-90/Huey P. Long Bridge.

OFFERING SUMMARY

Sale Price:	\$405,000
Building Size:	5,805 SF
Land Size:	+/- 12,406 SF (0.28 AC)
Zoning:	I-L (Light Industrial District)

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Demographic and Income Profile

Harahan-Jefferson-River Ridge
70121 (New Orleans) et al.
Geography: ZIP Code

Prepared by Esri

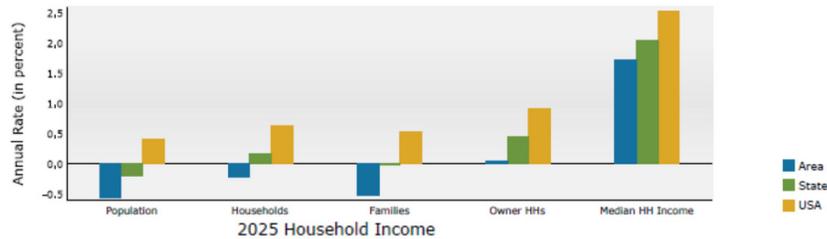
Summary	Census 2010	Census 2020	2025	2030
Population	38,504	38,902	37,798	36,747
Households	17,629	18,430	18,418	18,228
Families	9,867	10,035	9,581	9,340
Average Household Size	2.16	2.08	2.03	1.99
Owner Occupied Housing Units	10,285	10,360	10,517	10,543
Renter Occupied Housing Units	7,344	8,070	7,901	7,685

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-0.56%	-0.19%	0.42%
Households	-0.21%	0.17%	0.64%
Families	-0.51%	-0.01%	0.54%
Owner HHs	0.05%	0.45%	0.91%
Median Household Income	1.72%	2.04%	2.53%

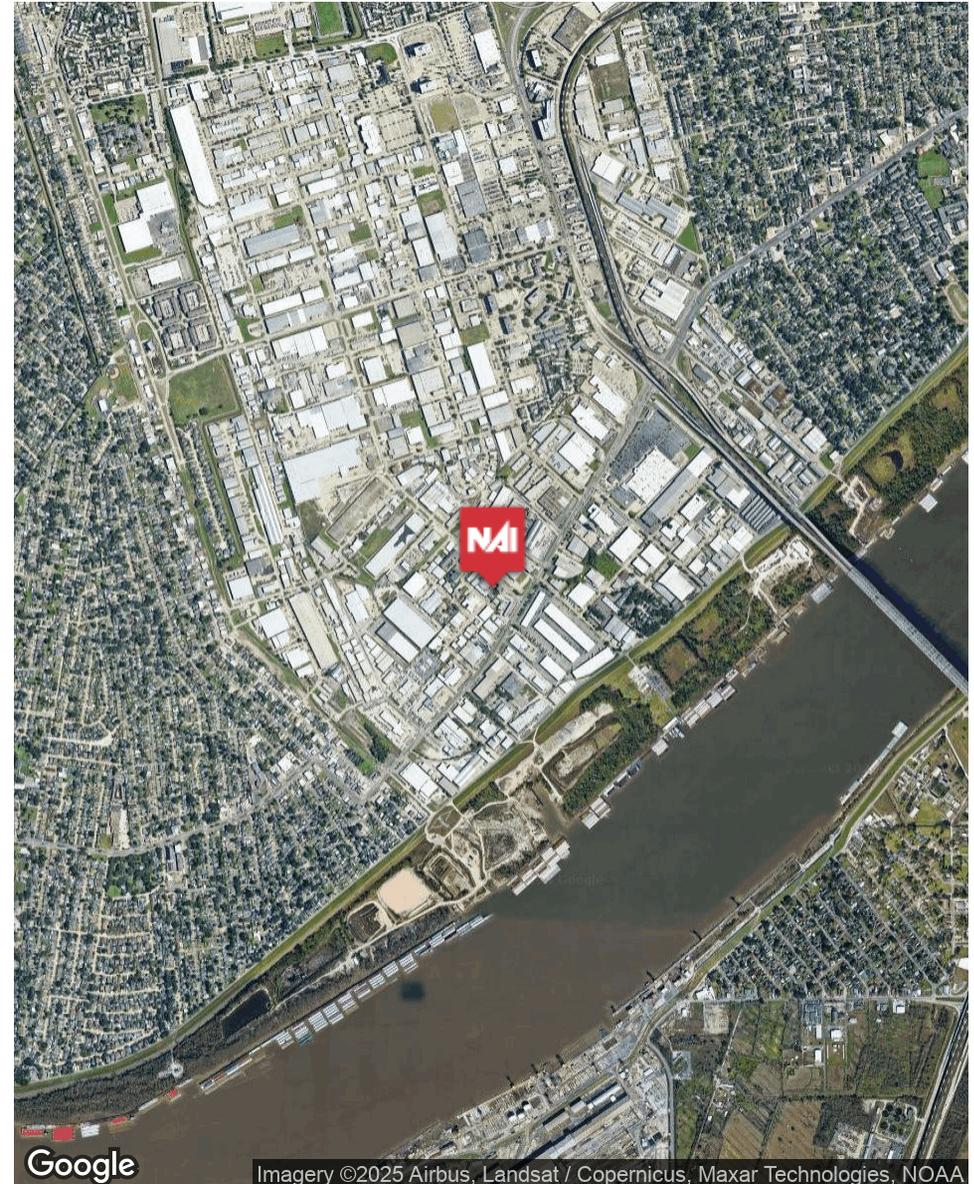
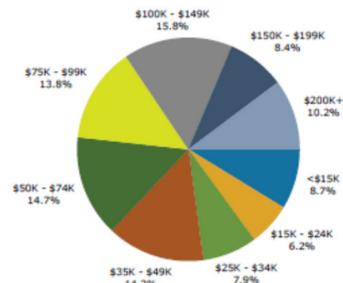
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	1,607	8.7%	1,433	7.9%
\$15,000 - \$24,999	1,146	6.2%	942	5.2%
\$25,000 - \$34,999	1,455	7.9%	1,262	6.9%
\$35,000 - \$49,999	2,620	14.2%	2,427	13.3%
\$50,000 - \$74,999	2,703	14.7%	2,649	14.5%
\$75,000 - \$99,999	2,542	13.8%	2,543	14.0%
\$100,000 - \$149,999	2,914	15.8%	2,962	16.2%
\$150,000 - \$199,999	1,552	8.4%	1,765	9.7%
\$200,000+	1,879	10.2%	2,245	12.3%

Median Household Income	\$71,684	\$78,048
Average Household Income	\$98,298	\$107,992
Per Capita Income	\$47,045	\$53,617

Trends 2025-2030



2025 Household Income



Google

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