

## FOR SALE

### PROPERTY SUMMARY

Outstanding +/-8.77-acre development opportunity along General De Gaulle Drive next to Our Lady of Wisdom Community Care Center and the University of Holy Cross!

The site is mostly cleared and has excellent road frontage and visibility with nearly 954 linear feet fronting General De Gaulle Drive. A median cut is located directly across from the western corner of the property providing access to both sides of General De Gaulle Drive.

### LAND SIZE

- ± 8.77 Acres

### SALE PRICE

- \$3,125,000

### ZONING

- Zoned ECD (Educational Campus District) - The land is permitted for a myriad of uses including residential, commercial, retail, hospitality, institutional, medical office, solar energy systems, and R&D facilities.
- Please consult [czo.nola.gov](http://czo.nola.gov) for a list of permitted uses.

### NEARBY LANDMARKS

- University of Holy Cross *1,120 Students Enrolled*
- Our Lady of Wisdom Community Care Center *136 Beds*
- Lakewood Golf Club
- English Turn Neighborhood *~\$210,000 Average Household Income*
- Algiers Plaza Shopping Center: includes Burlington Coat Factory, T.J.Maxx, ALDI, Ross Dress For Less, Five Below, Petco, and more

### TRAFFIC COUNT (ADT 2024)

- On General De Gaulle Drive: 27,213

### 2025 DEMOGRAPHICS

	0.5 MI	1 MI	2 MI
Population	3,722	16,005	37,717
Avg. HH Income	\$83,073	\$69,994	\$63,798



