

# I-10 & Pecue Lane Interchange

*Offering:  
5.0 – 20.3 acres for Sale  
7,200 – 100,000 square feet for Lease*



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**MAESTRI·MURRELL** INC.  
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# OVERVIEW

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## DESCRIPTION

|            |                             |
|------------|-----------------------------|
| Location   | I-10/Pecue Lane Interchange |
| Zoning     | PUD – HC1 and LC3           |
| Flood Zone | Zone X                      |
| Utilities  | Public Water & Sewer        |

## HIGHLIGHTS

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Interchange    | Largest interchange in Louisiana<br>Estimated delivery is early 2025 |
| Traffic Counts | 95,700 vehicles per day                                              |

## FOR SALE

|           |                  |
|-----------|------------------|
| Available | 5.0 – 20.3 Acres |
|-----------|------------------|

## FOR LEASE

|           |                    |
|-----------|--------------------|
| Available | 7,200 – 100,000 SF |
|-----------|--------------------|



# FOR SALE

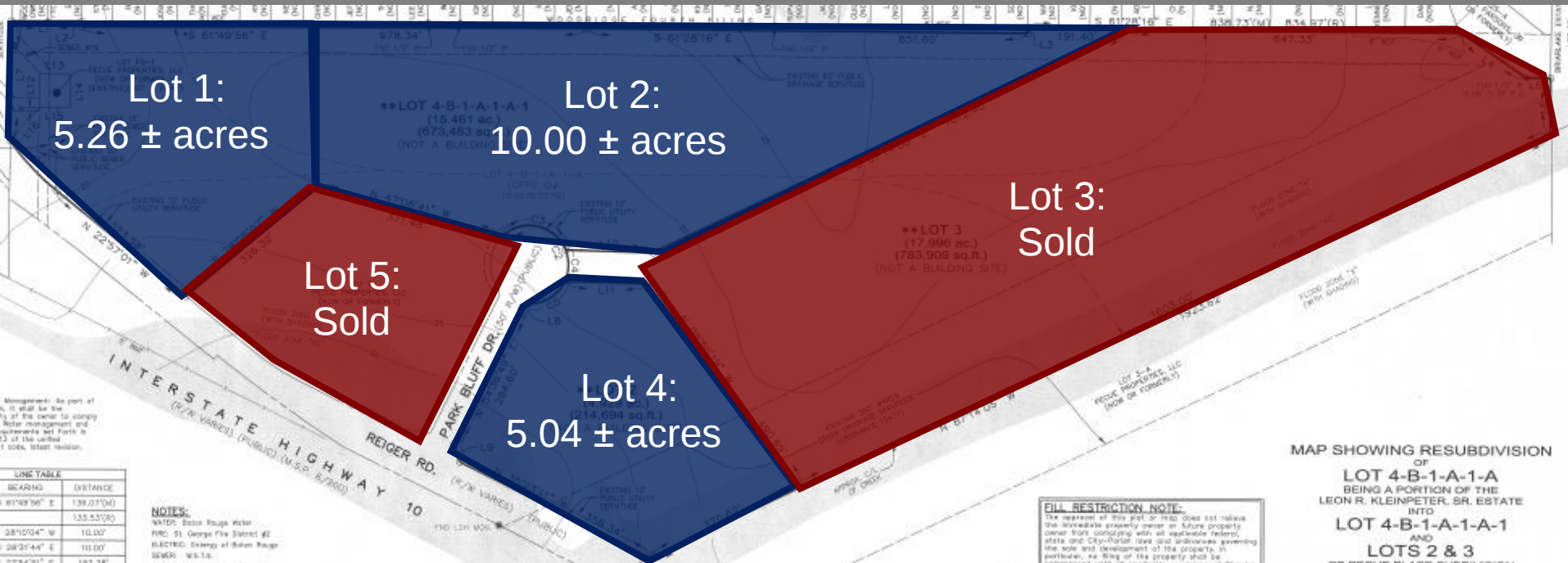
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## AVAILABLE LOTS

|       |           |
|-------|-----------|
| Lot 1 | Available |
| Lot 2 | Available |
| Lot 3 | Sold      |
| Lot 4 | Available |
| Lot 5 | Sold      |



# FOR LEASE

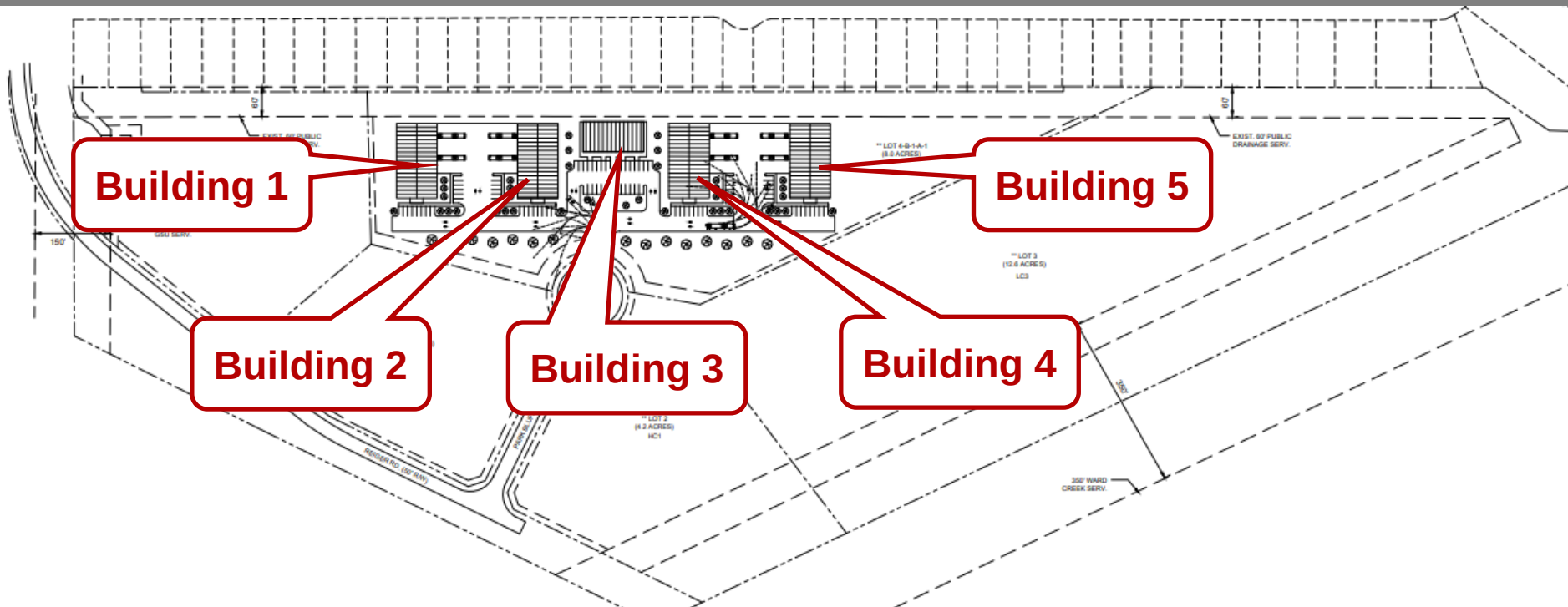
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## AVAILABLE SF

|                               |           |
|-------------------------------|-----------|
| Building 1                    | 11,900 SF |
| Building 2                    | 11,900 SF |
| Building 3                    | 7,200 SF  |
| Building 4                    | 11,900 SF |
| *Building 5                   | 11,900 SF |
| <i>*Includes laydown yard</i> |           |

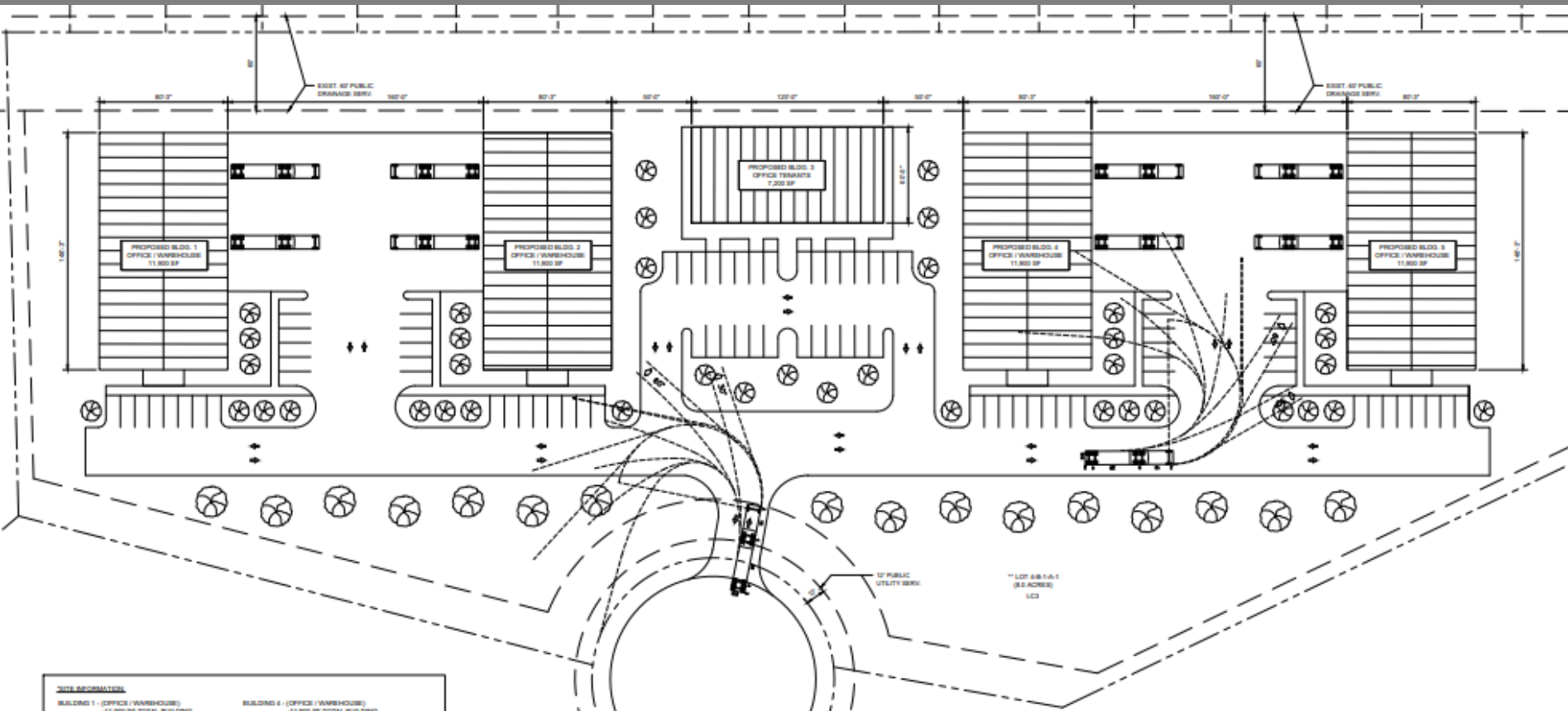


# SITE PLAN 1

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# SITE PLAN 2

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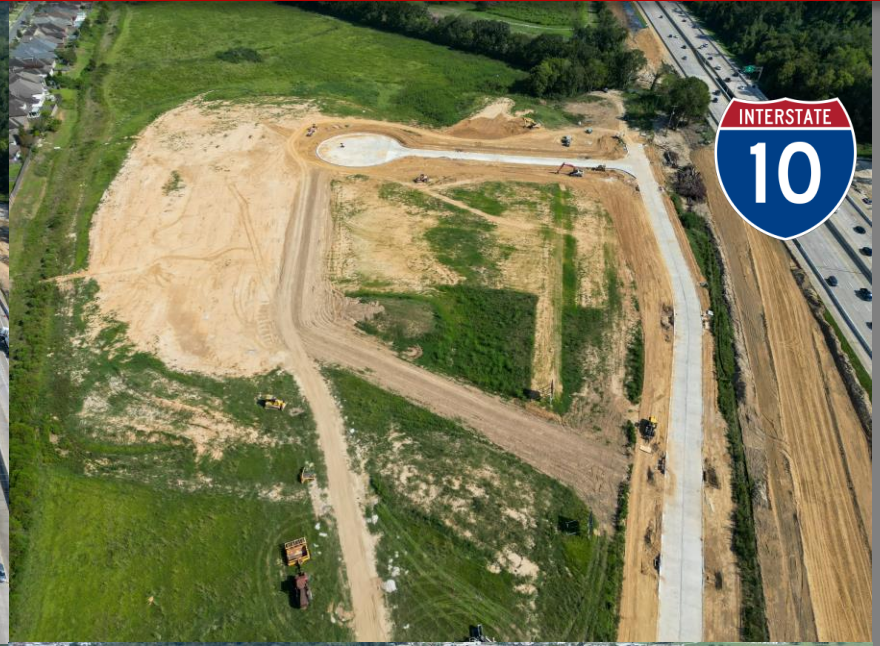


# PHOTOS

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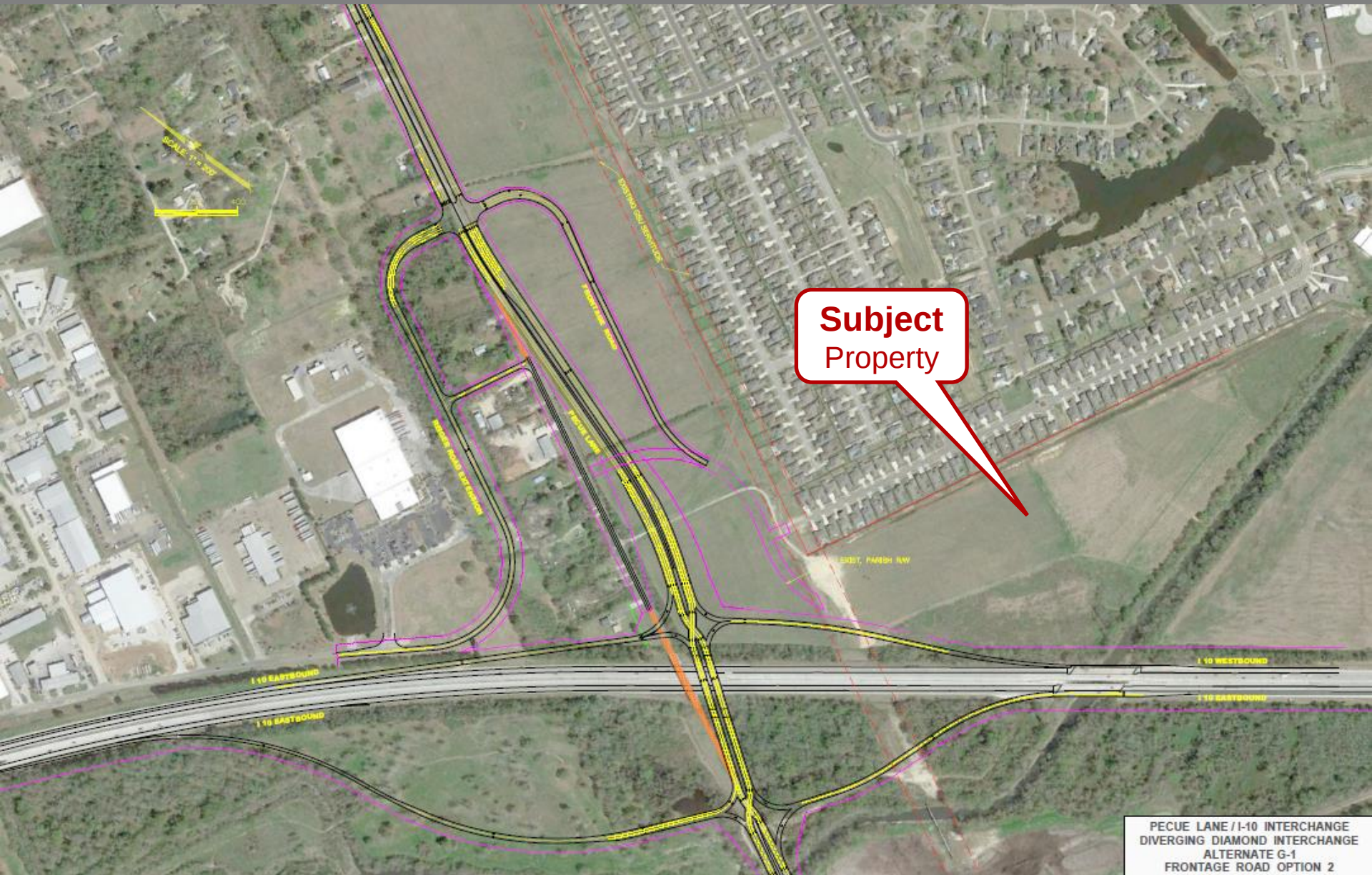


# INTERCHANGE

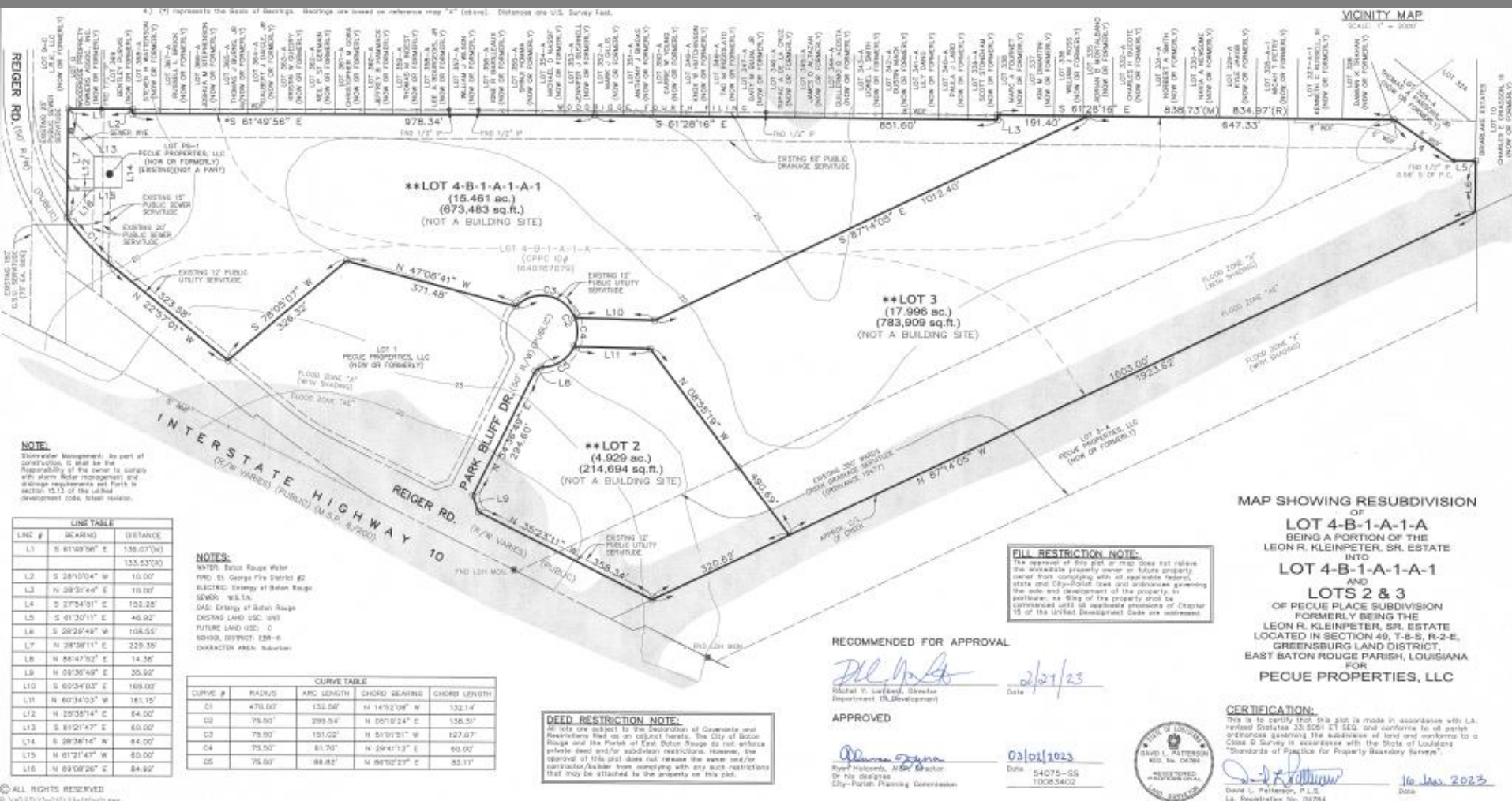
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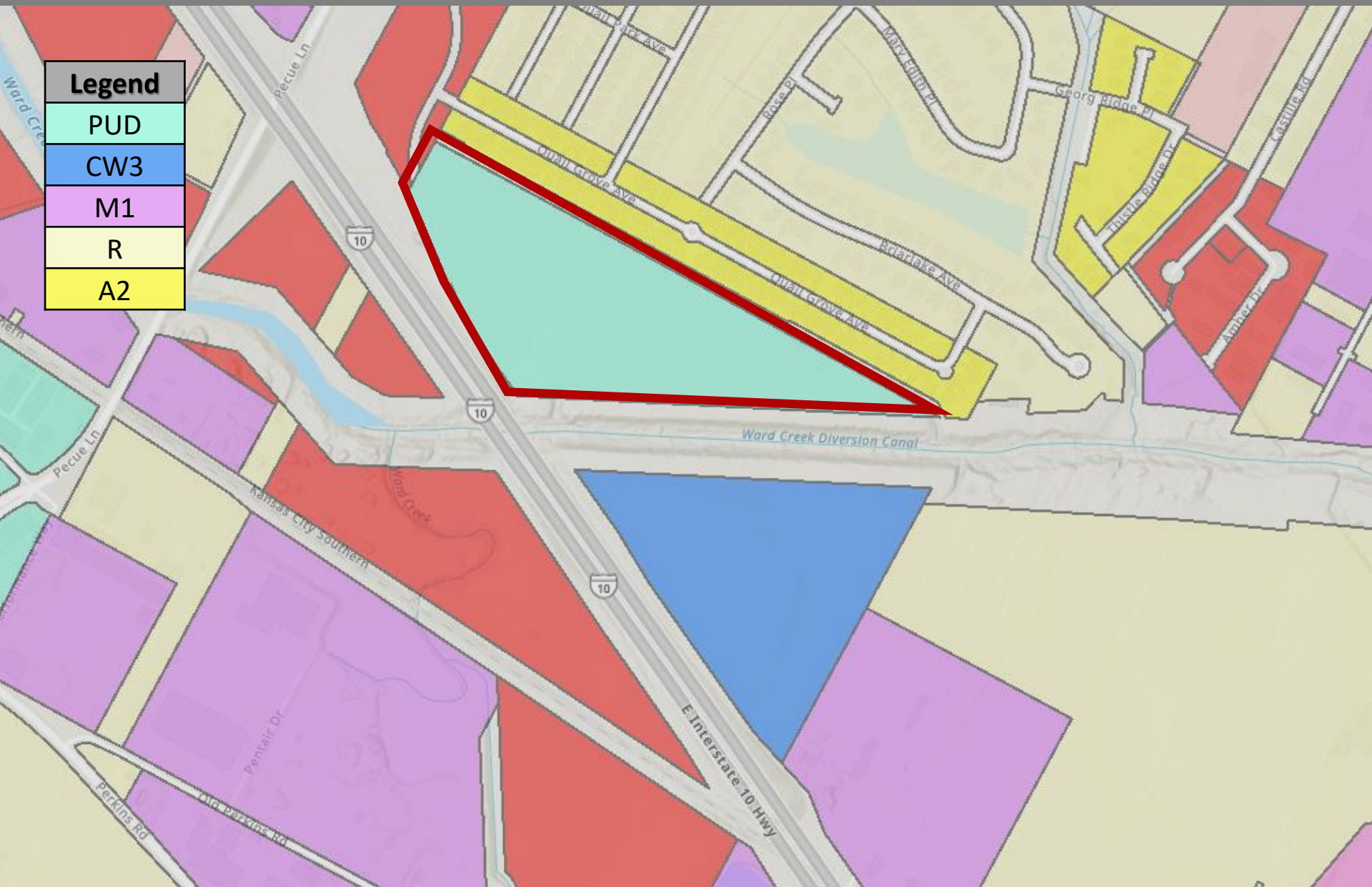


# ZONING

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# FLOOD ZONE

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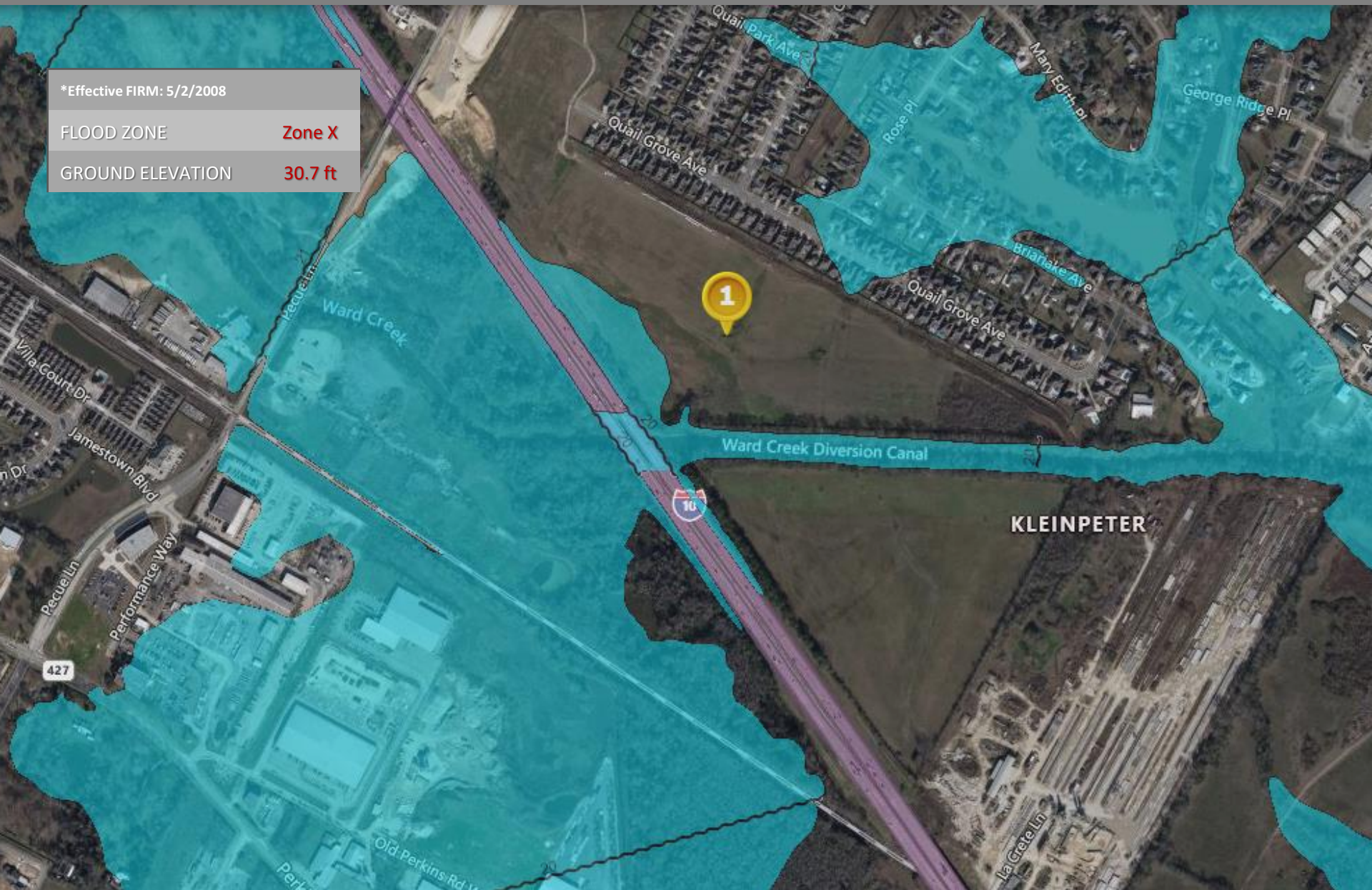
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\*Effective FIRM: 5/2/2008

FLOOD ZONE **Zone X**

GROUND ELEVATION **30.7 ft**



# DEMOGRAPHICS

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