Blake Murray
Direct:504-377-0784
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# Development Opportunity
# 18.32 Acres Available For Sale

**West Alpha Drive, Destrehan, LA**



## Developed Land For Sale

### Property Description

Approximately 45.65 Acre's Available . Located in Plantation Business Campus the facility is located ½ mile from I-310 with approximate drive times of 30 minutes to New Orleans, 1 hour to Baton Rouge, 50 minutes to Hammond.

### Site Details

- +/- 798,020 S/F (18.32 Acres)
- Zoning: I-1 Light Industrial/ Commercial

### Sale Price

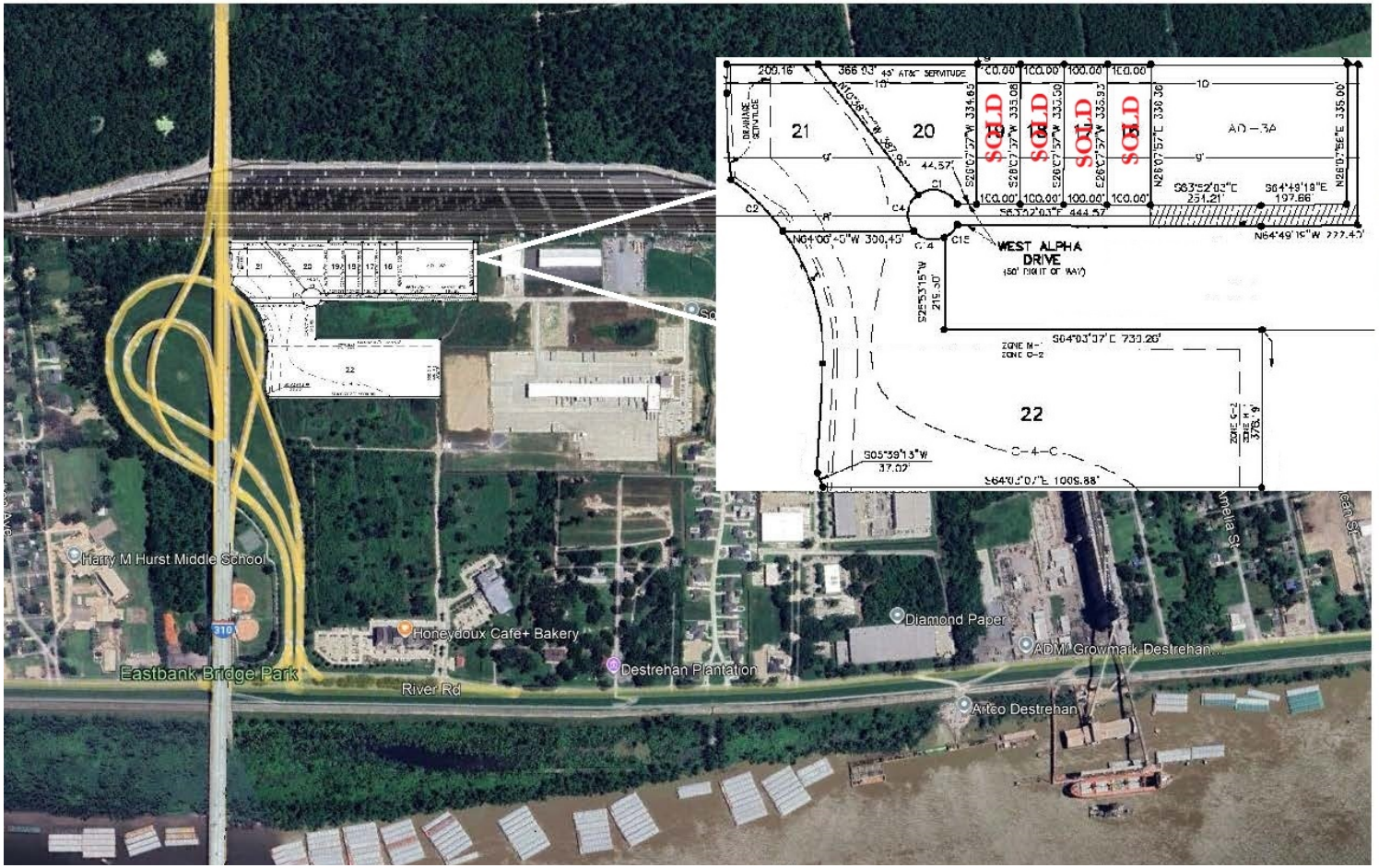
- $5.50 S/F
- $239,580/ Acre

### Site Improvments

- Power
- Water
- Sewer
- Communication

### Nearby Landmarks

- Canadian National Railroad
- Hale Boggs Memorial Bridge, connecting Destrehan to Luling
- Mississippi River
- Louis Armstrong New Orleans International Airport
- Interstate 310 & Interstate 10



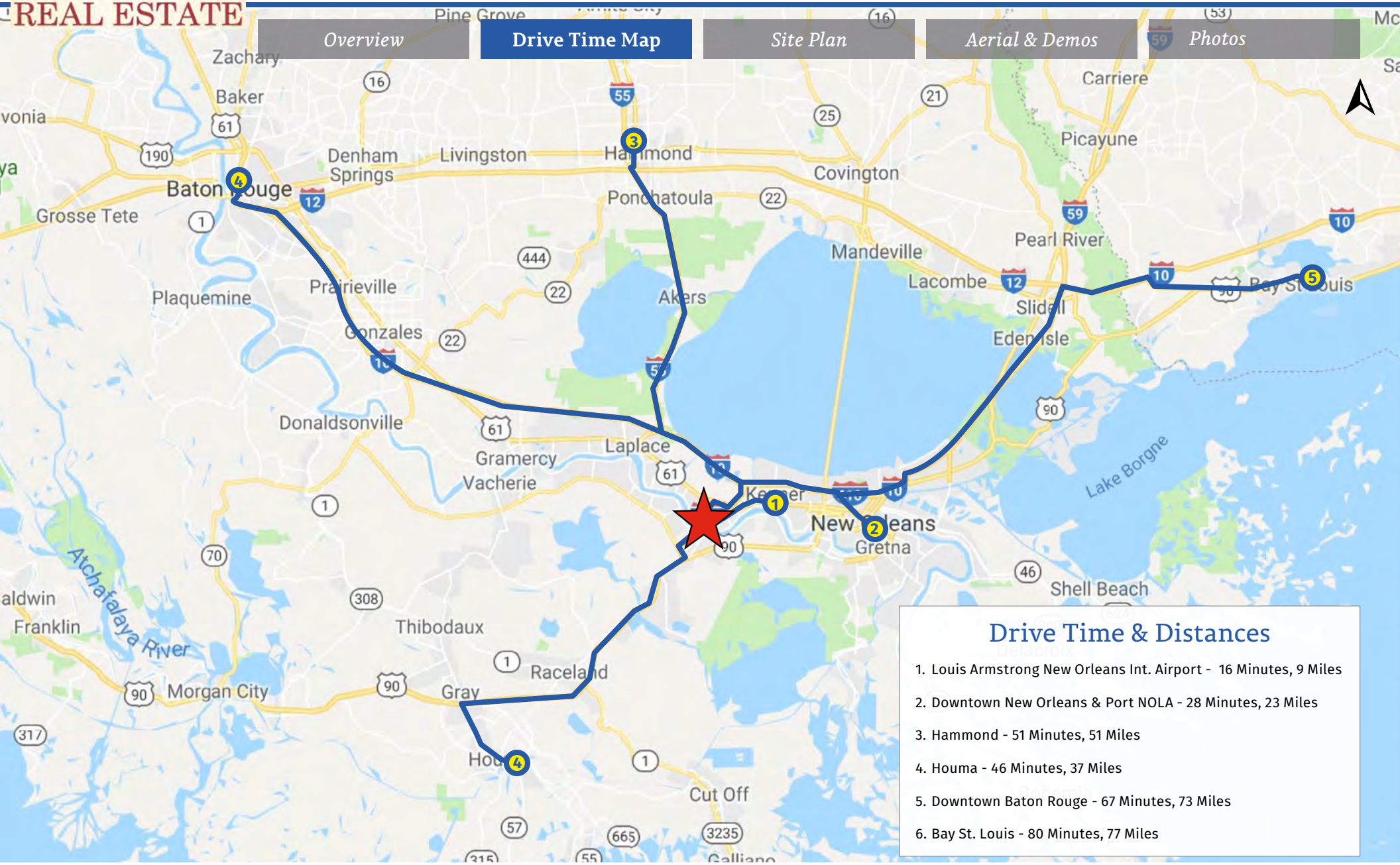
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## Drive Time & Distances

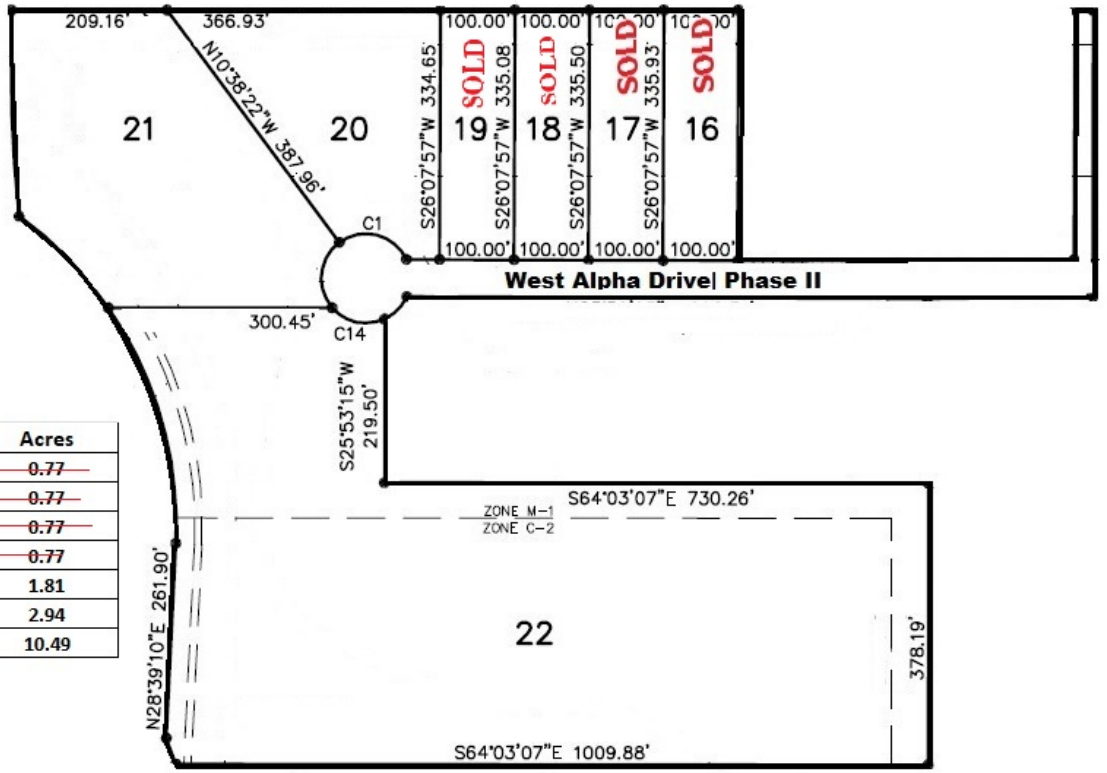
1. Louis Armstrong New Orleans Int. Airport - 16 Minutes, 9 Miles
2. Downtown New Orleans & Port NOLA - 28 Minutes, 23 Miles
3. Hammond - 51 Minutes, 51 Miles
4. Houma - 46 Minutes, 37 Miles
5. Downtown Baton Rouge - 67 Minutes, 73 Miles
6. Bay St. Louis - 80 Minutes, 77 Miles

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| | Lot | Size (SQFT) | Frontage | Acres |
|---|---|---|---|---|
| | ~~16~~ | ~~33,615~~ | ~~100.00~~ | ~~0.77~~ |
| | ~~17~~ | ~~33,572~~ | ~~100.00~~ | ~~0.77~~ |
| | ~~18~~ | ~~33,529~~ | ~~100.00~~ | ~~0.77~~ |
| West Alpha | ~~19~~ | ~~33,486~~ | ~~100.00~~ | ~~0.77~~ |
| Drive | 20 | 78,810 | 150.72 | 1.81 |
| | 21 | 128,086 | 98.90 | 2.94 |
| | 22 | 456,922 | 77.13 | 10.49 |

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Overview | Drive Time Map | Site Plan | **Aerial & Demos** | Photos



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