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Offering Memorandum

Commercial Redevelopment Opportunity

Gretna, Louisiana 70056

**±1.3 acres at the corner of
Whitney Avenue & Costanza Drive**



***NOT A SURVEY**

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***NOT A SURVEY**

Property Overview

Location:

**Corner of Whitney Ave & Costanza Street
Gretna, LA**

This ±1.3-acre corner site presents a prime redevelopment opportunity in the heart of Gretna, immediately adjacent to Oakwood Shopping Center. The site’s dual frontage along Whitney Avenue and Costanza Drive supports strong access, visibility, and versatile development configurations. Zoned Mixed-Use Corridor District (MUCD), the site supports a wide range of uses.



Total Offering

~1.3 acres of land (142.7' x 400')
Two commercial bldgs., & residential home

Location

Gretna, LA
(adjacent to Oakwood Shopping Center)

Price

\$1,000,000

Utilities

Electricity (Entergy)
Water (Public)
Sewer (Private)

Gross Building Area

approx. 6,485 SF

Zoning

MUCD (Mixed-use corridor district)

Flood Zone

X & AE

Offering Details

The property consists of a ±1.3-acre corner parcel located in Gretna, Louisiana, immediately adjacent to Oakwood Shopping Center, a well-established regional retail center serving the Westbank market. The center is anchored by nationally recognized retailers including Dillard's, JCPenney, and Dick's Sporting Goods, along with additional national brands. The subject benefits from its proximity to Oakwood Shopping Center, enhancing visibility, traffic exposure, and overall marketability.

The site offers approximately 142.7 feet of frontage along Whitney Avenue and approximately 400 feet of frontage along Costanza Drive, enhancing visibility and supporting multiple access points and flexible development layouts. Its corner configuration allows the property to accommodate a variety of commercial and mixed-use development concepts. Zoned Mixed-Use Corridor District (MUCD), the property permits a wide range of uses including retail, office, medical, hospitality, etc.

The subject is located approximately five minutes from Downtown New Orleans with immediate access to the Westbank Expressway (US-90), providing strong regional connectivity and strategic positioning within the greater New Orleans market.



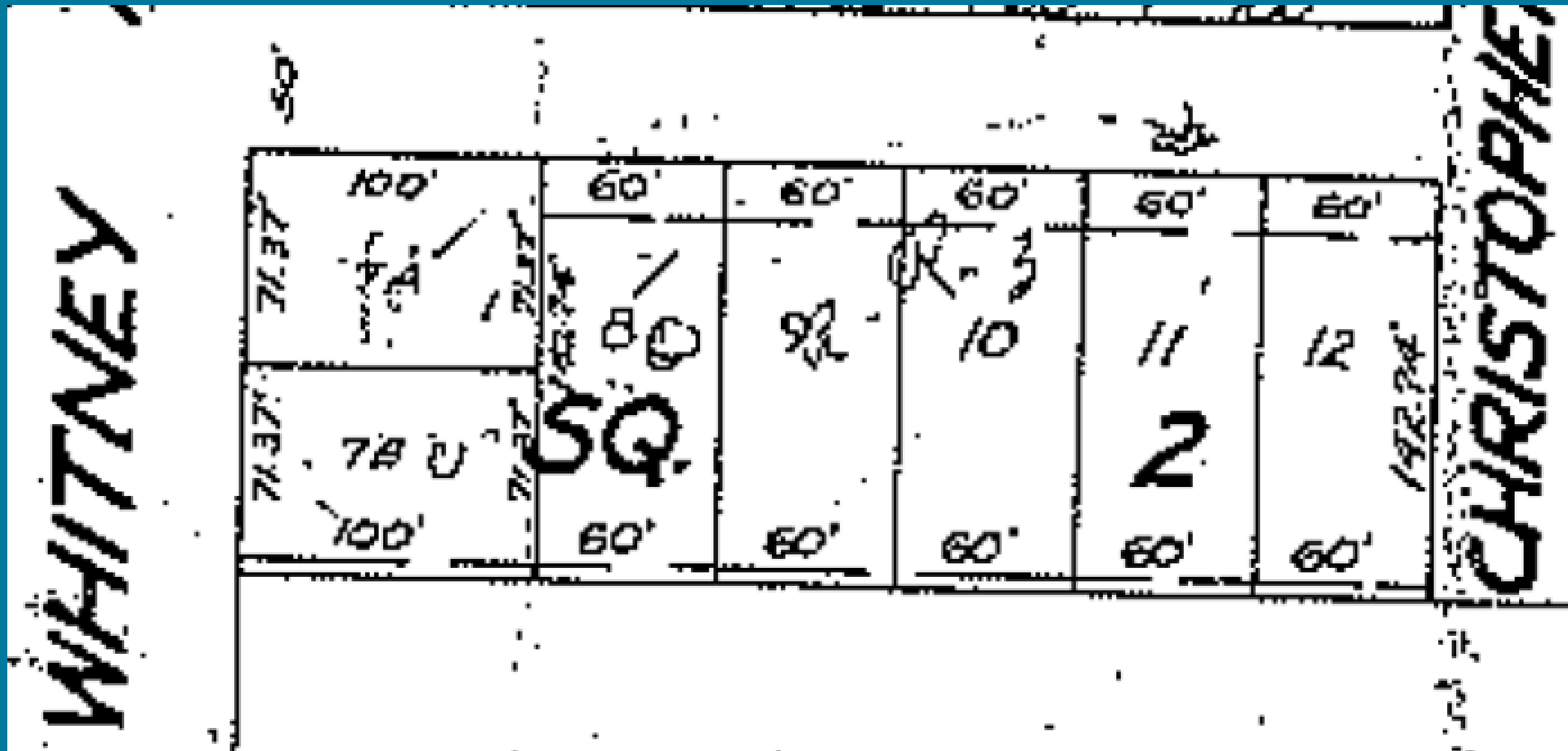
Existing Improvements

The property includes multiple existing improvements, consisting of two income-producing commercial buildings along Whitney Avenue and a residential structure fronting Costanza Drive. The commercial improvements include a ±2,000 square foot cement-block building with an additional ±450 square foot addition at 361 Whitney Avenue, currently leased to Fine Line, Inc., as well as a ±1,500 square foot cement-block building at 363 Whitney Avenue leased to Versatile Floors. A single-family brick residence located at 124 Costanza Drive is also situated on the site and is currently vacant.

Plat Map

Property consists of Lots 7A, 7B, 8, 9, 10, 11 and 12 of Costanza Subdivision Square 2

- Lots 7A and 7B: 71.37' x 100' each
- Lots 8-12: 60' x 142.74' each



Aerial Map

The below is an aerial map from the Jefferson Parish Geoportal.

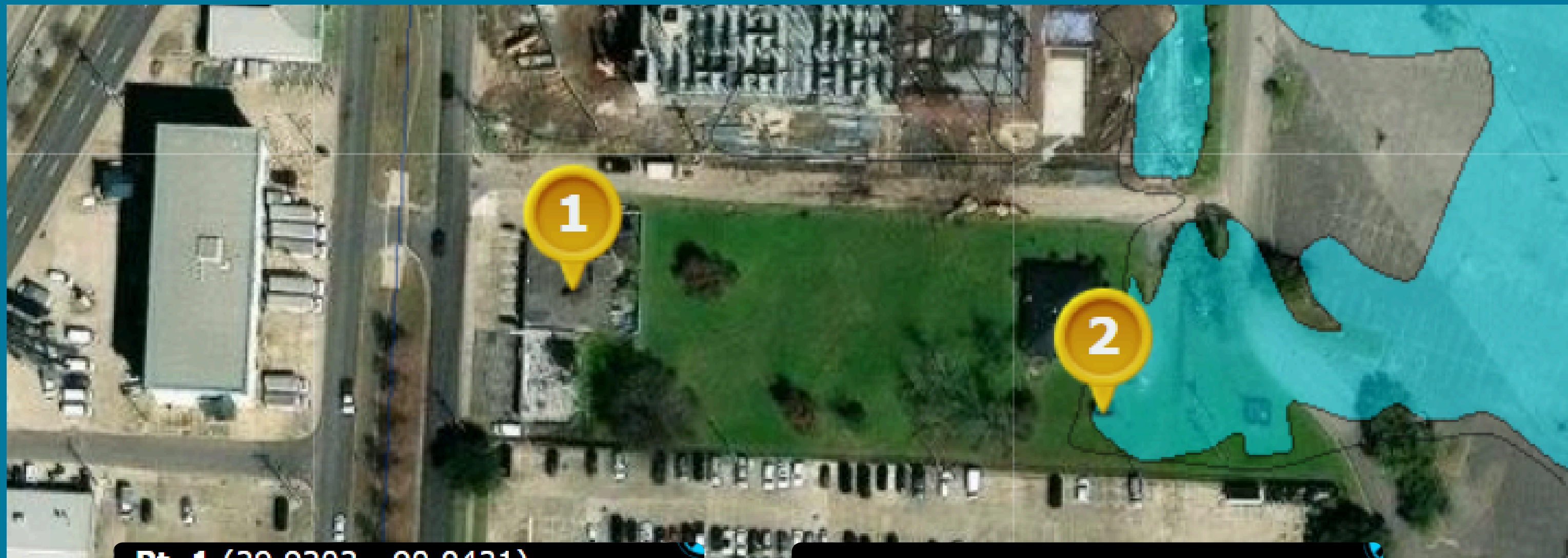
- [Link](#) to Jefferson Parish Zoning Ordinance



FEMA Flood Map

Flood Zone: X & AE

- The subject is located in both FEMA flood zone X & AE. The majority of the site is located in zone X. While a portion of the southwestern area of the subject is located in zone AE.
- Source: <http://maps.lsuagcenter.com/floodmaps/>



Pt. 1 (29.9202, -90.0421)

Community: Terrytown

Effective FIRM (Effective: 2/2/2018)

Flood Zone: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

FIRM Panel ID: 22051C0220F

FIRM Panel Date: 2/2/2018

Ground Elevation¹: -0.5 ft

Community Info

What Does This Mean?

Pt. 2 (29.9200, -90.0410)

Community: Terrytown

Effective FIRM (Effective: 2/2/2018)

Flood Zone: AE, EL -2

FIRM Panel ID: 22051C0220F

FIRM Panel Date: 2/2/2018

Ground Elevation¹: -2.9 ft

Community Info

What Does This Mean?

Aerial Picture



Aerial Picture



Aerial Picture



Get in Touch

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Whitney Avenue & Costanza Drive

Gretna, Louisiana 70056



GENERATIONS
Realty Group

Disclaimer

This Offering Memorandum (the “Memorandum”) has been prepared solely for the purpose of providing preliminary information to prospective purchasers of the property known as ±1.3 Acres at the Corner of Whitney Avenue and Costanza Drive (the “Property”). The information contained herein, including but not limited to financial data, property descriptions, zoning, and development potential, has been compiled from sources believed to be reliable. However, neither the Seller, the Broker, nor any of their respective affiliates, agents, or representatives makes any representation or warranty, express or implied, as to the accuracy, completeness, or current status of such information.

Prospective purchasers are strongly advised to conduct their own independent investigations, due diligence, inspections, and verifications of all matters deemed relevant, including but not limited to legal, financial, environmental, and zoning conditions. No legal or financial advice is offered or intended by this Memorandum, and it should not be relied upon as such.

This Memorandum is subject to errors, omissions, changes, or withdrawal without notice. The Seller and Broker expressly reserve the right to negotiate with one or more prospective purchasers at any time and to enter into a definitive agreement without prior notice to any recipient of this Memorandum.

By accepting this Memorandum, the recipient agrees that under no circumstances shall they rely on any information contained herein as a substitute for their own due diligence, and they agree to release and hold harmless the Seller, Broker, and their respective affiliates from any and all liability in connection with this Memorandum.

Date of Offering Memorandum: December 18, 2025