

SUMMARY

AERIALS

LOCATION MAP

DEMOGRAPHICS

FOR LEASE

OFFERING SUMMARY

Size	+/- 20.32 Acres
Price	\$812,800
Price Per Acre	\$40,000
Zoning	S-1 (Suburban Residential)
Traffic Count	9,402 VPD
Flood Zone	X

* ROW to be created giving direct access to LA-1088

PROPERTY OVERVIEW

This +/- 20.32 acre residential development opportunity offers a well-positioned site in one of the Northshore's most desirable growth corridors in Mandeville. Located just off LA Highway 1088 and directly behind the Mandeville Sports Complex, the property sits within an established residential area known for strong housing demand and quality neighborhood developments.

The property is currently zoned S-1 (Suburban Residential), providing a strong foundation for traditional neighborhood development. S-1 zoning is intended to support single-family residential uses with moderate lot sizes, making the site well-suited for a thoughtfully designed subdivision that aligns with surrounding suburban development patterns. This zoning classification allows for an efficient layout and density profile consistent with market demand in the area while maintaining neighborhood character. The ownership group will include a designated right-of-way with the sale, providing direct access to Highway 1088 and creating a clear path for future site planning and development.

The property benefits from its proximity to key Northshore infrastructure, with convenient access to Interstate 12, allowing residents quick connectivity across the region and to the Greater New Orleans area. Nearby retail, dining, schools, and recreational amenities further enhance the long-term appeal of the location for residential users. Large, contiguous tracts of land in this area remain increasingly limited, particularly those with established residential zoning and access potential. With S-1 zoning, strong surrounding residential demographics, and a strategic location near major transportation corridors, this property presents a compelling opportunity for developers or builders seeking to deliver new residential product in one of the Northshore's most established and high-demand communities.



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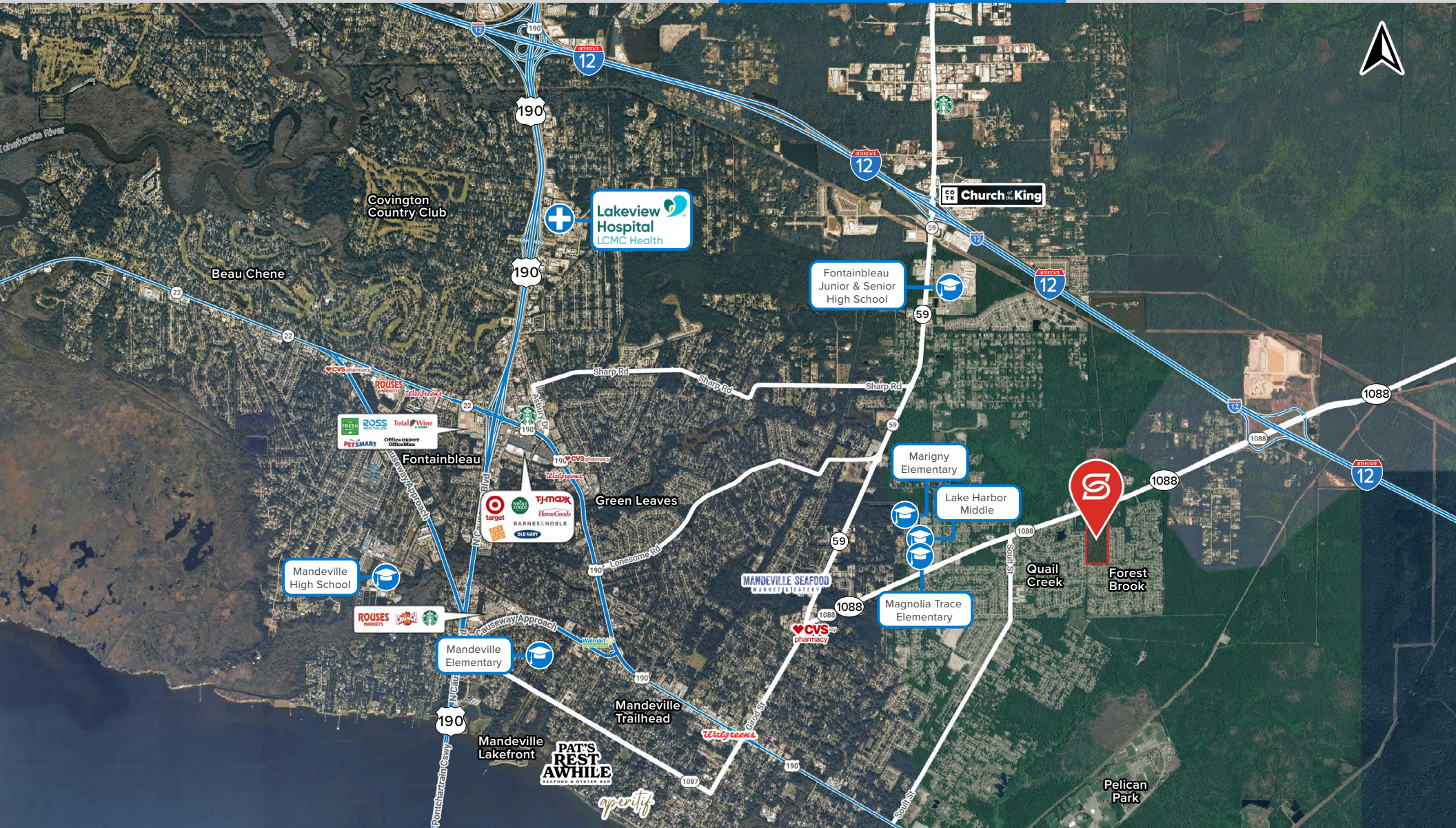


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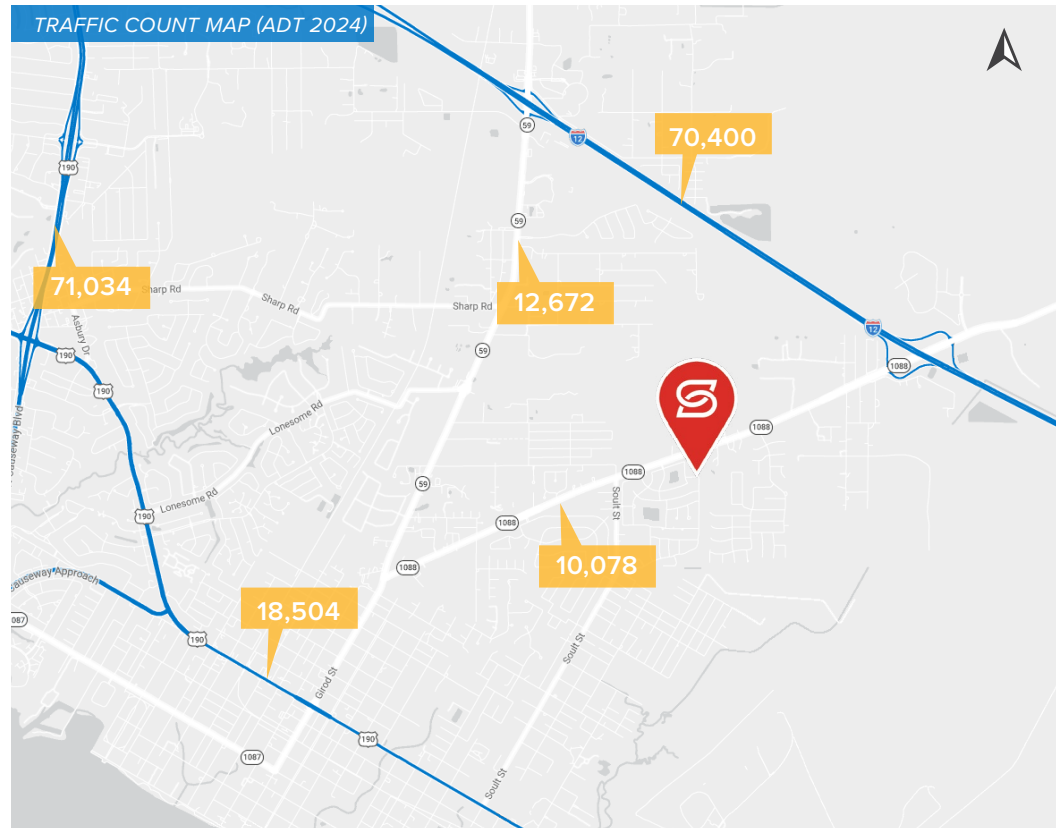
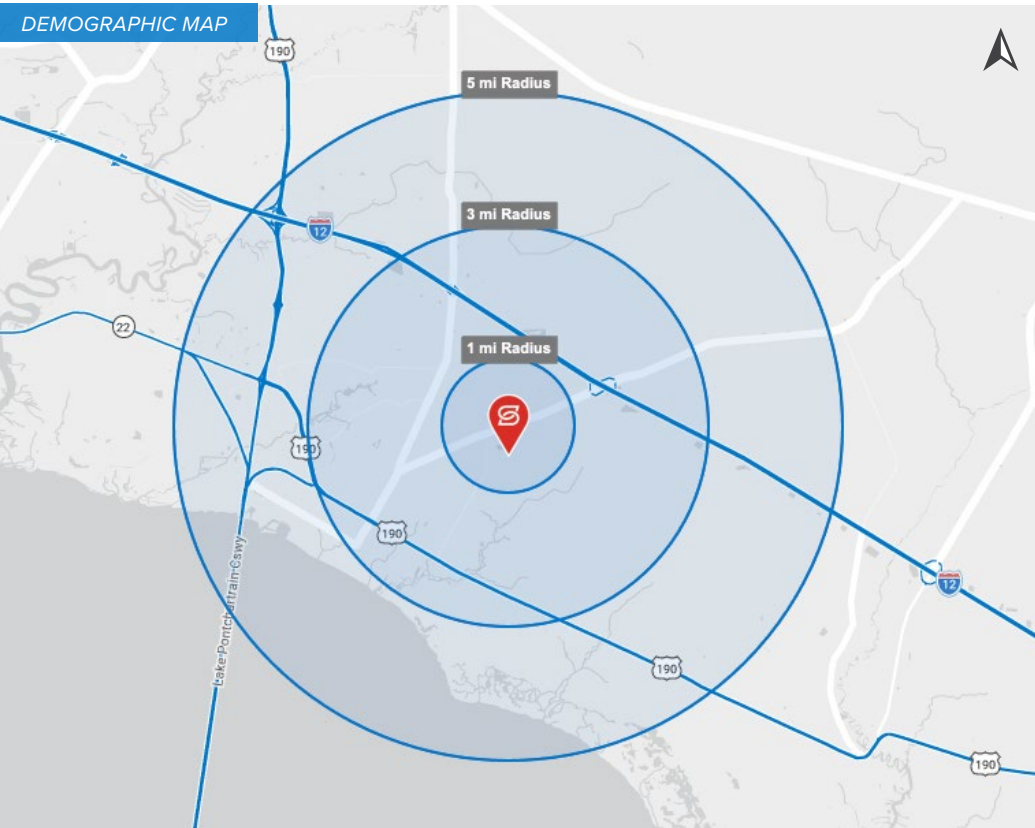


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2025 DEMOGRAPHICS

