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FOR SALE | LAND

PRIME INTERSTATE EXIT SITE

886 BELLE TERRE BLVD., LAPLACE, LA 70068

RE/MAX COMMERCIAL BROKERS INC

3331 Severn Ave | Suite 200

Metairie, LA 70002

504.838.0001

NOLACOMMERCIAL.COM



PRESENTED BY:

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504.838.0001

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DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Commercial Brokers Inc and it should not be made available to any other person or entity without the written consent of RE/MAX Commercial Brokers Inc.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Commercial Brokers Inc.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Commercial Brokers Inc has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

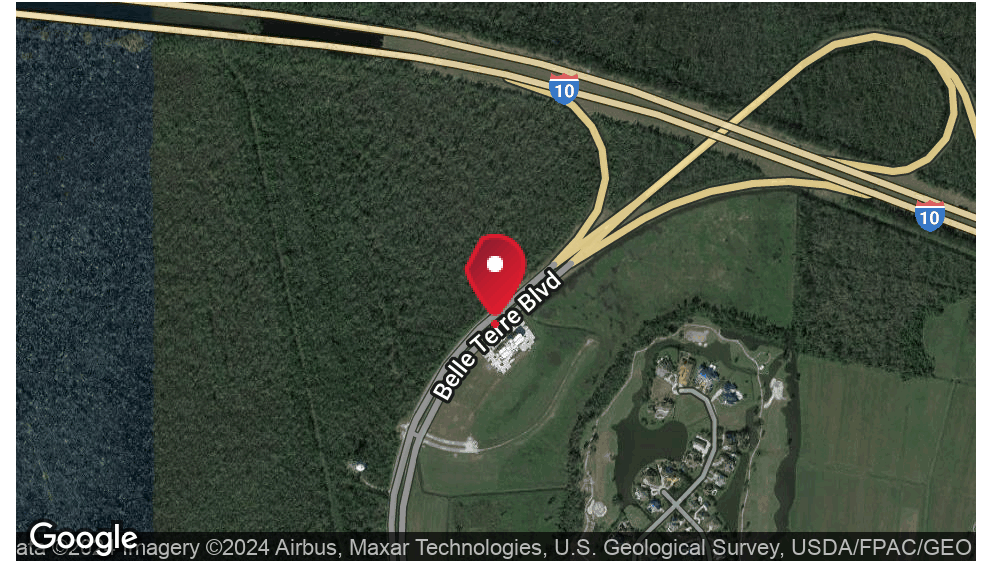
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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$150,000.00 - 8,859,994.00
Price per SF:	\$5.00-15.00/PSF
Lot Size:	.58 - 23.03 Acres
Smallest Parcel:	.58 Acres - \$150,000
Largest Parcel:	2.87 Acres - \$1,187,500
Total Parcels:	23.03 Acres - \$8,859,994
Zoning:	C-3
I-10 Traffic Count:	49,000

PROPERTY OVERVIEW

Located just off Interstate I-10, this property is development ready for any QSR, convenience store, or high traffic user that would be interested. This interstate exit is the first stop for almost 30 miles before entering the New Orleans MSA. This location boasts a traffic count of 15,000 vehicles per day on Belle Terre and just under 50,000 vehicles per day on I-10. Property 1 is 1.39 acres with Property 2 being 1.02 acres, as well as, Property 3 having 0.95 acres respectfully.

The property is 1 lot down from the newly built Fairfield Marriott hotel and sits on the entrance to Woodland Drive. The site has already been subdivided and has utilities run to it.

ADDITIONAL SURROUNDING LAND AVAILABLE. For more information please call the listed agent.

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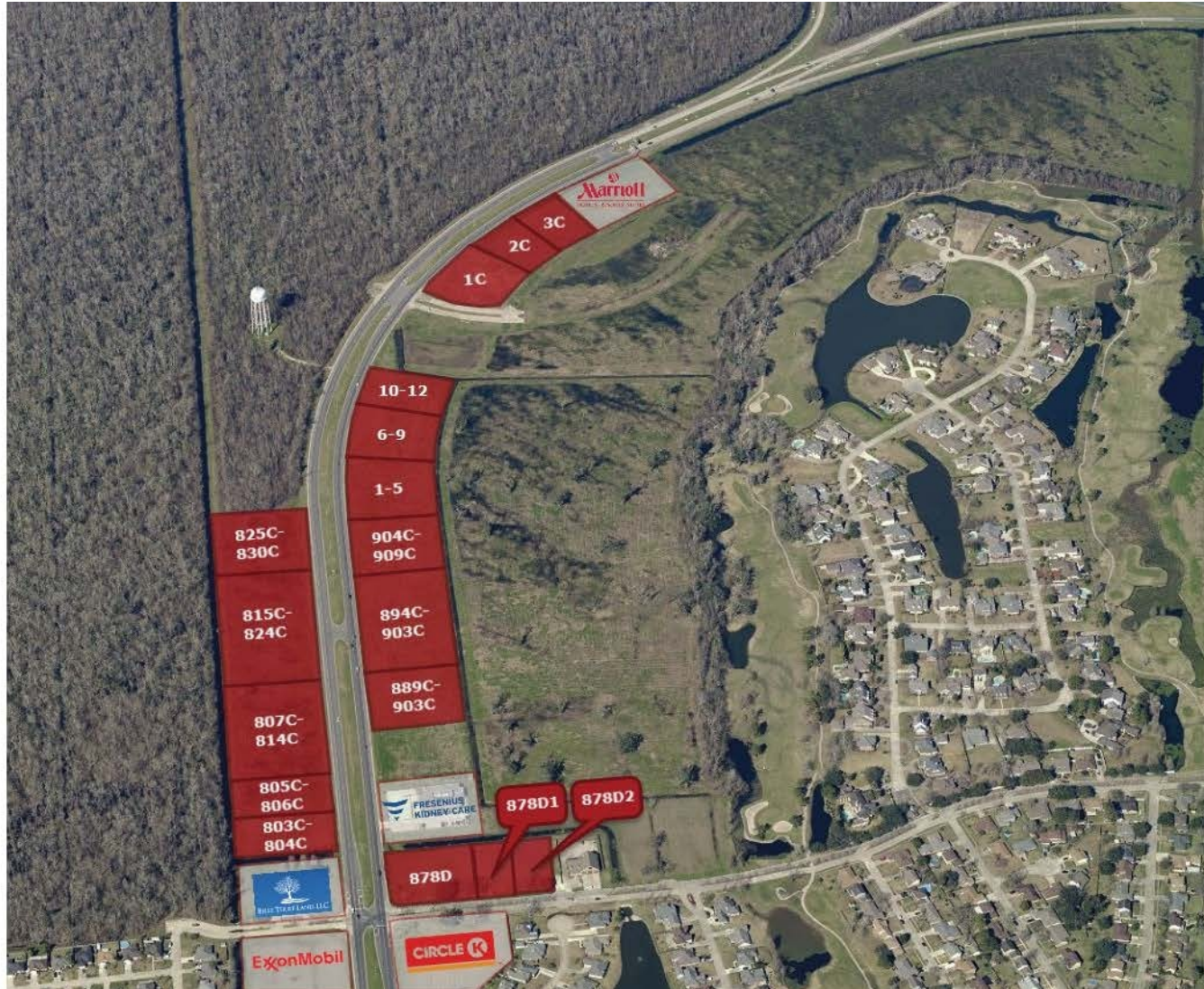
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886 BELLE TERRE BLVD.

SITE PLAN



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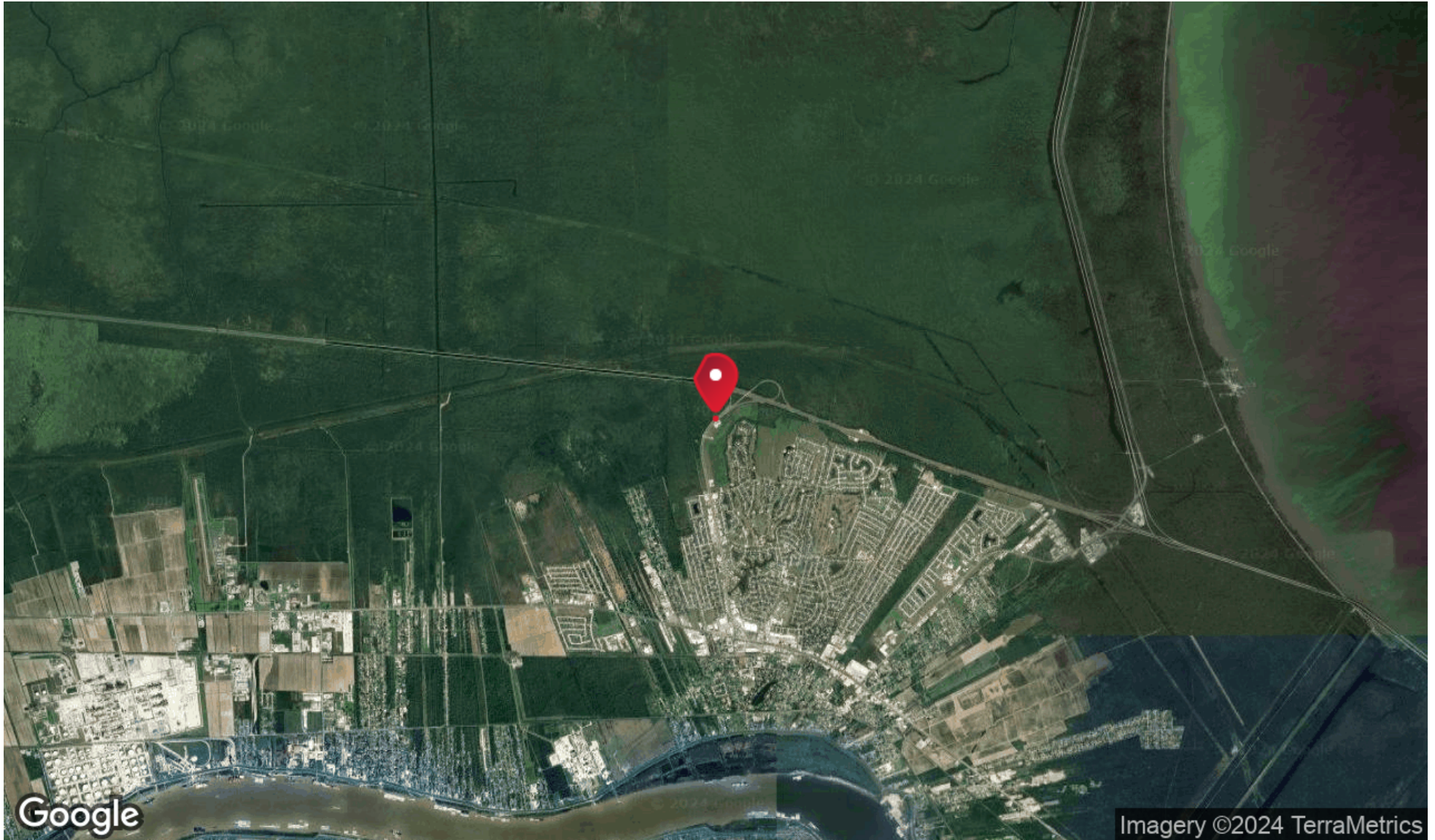
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AERIAL MAP



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PROPERTY OVERVIEW

Belle Terre Boulevard Lot Pricing:

Parcel/Lot Numbers	Parcel/Lot sqft	Price per sqft	Parcel/Lot Price
Lots 803C & 804C :	25,300	\$6.32	\$160,000 for Site
Lots 805C & 806C :	25,300	\$5.93	\$150,000 for Site
Lots 807C – 814C :	101,200	\$5.00	\$506,000 for Site
Lots 815C – 824C :	113,850	\$7.00	\$796,950 for Site
Lots 825C – 830C :	75,900	\$5.00	\$379,500 for Site
Lots 878D :	55,765	\$15.00	\$836,475 for Site
Lots 879D1 & 879D2 :	40,085	\$12.00	\$481,020 for Site
Lots 889C-893C :	62,500	\$7.50	\$468,750 for Site
Lots 894C – 903C :	125,000	\$9.50	\$1,187,500 for Site
Lots 904C – 909C :	75,000	\$7.50	\$562,500 for Site
Parcel A, Lots 1-5 :	65,108	\$7.45	\$485,000 for Site
Parcel A, Lots 6-9 :	52,276	\$9.09	\$475,000 for Site
Parcel A, Lots 10-12 :	39,732	\$9.06	\$360,000 for Site
Parcel C, Lot 1:	60,548	\$14.75	\$895,104 for Site
Parcel C, Lot 2:	44,431	\$13.00	\$577,605 for Site
Parcel C, Lot 3:	41,382	\$13.00	\$538,590 for Site

PROPERTY OVERVIEW

In general, the majority of vacant commercial land that Belle Terre Land has along Belle Terre Boulevard has a depth of 250 feet. Most of the lots along Belle Terre Blvd/LA 3188 are subdivided into 50 feet wide lots. Water and sewer are available along both sides of Belle Terre Blvd and within the right of way of Woodland Drive. 3 Phase power is available overhead along the rear lot line on the west side of Belle Terre Boulevard, underground along the front lot line on the east side of Belle Terre Boulevard and underground along the east side of Woodland Drive to the existing regional sewer lift station. Portions of the extension of Woodland Drive have been constructed. This includes a regional lift station and gravity sewer system. The extension of the paved roadway has Parish approval to construct. All governmental approvals and permits are in hand. Belle Terre Land owns capacity within the Woodland Sewer Treatment Facility. Sites that are located within the Woodland Sewer Assessment District have access to the plant and this would transfer at point of sale. No on-site retention is currently required by LADOTD or St. John the Baptist Parish. Belle Terre Land's pricing includes a site that has utilities and filled to an elevation whereby minimum additional fill is required during the construction process. Belle Terre Land has filled along the east side and could fill a proposed site along the west side of Belle Terre Blvd. using A3 fill material hauled from the Bonne-Carre Spillway. The site would be grubbed, filled in lifts to a finish elevation of +5.0' NAVD (North American Vertical Datum) at the property line and +6.0' NAVD in the center of the site. This sets up for buildings with a finish floor of +8.0 NAVD and atop of curb of parking at +/- +7.0 NAVD. A copy of a portion of the FEMA FIRM is attached.

In preparing a preliminary site plan, the building setbacks would be 25' setback from Belle Terre Boulevard and 10' from the side and rear lot lines. Paving setbacks are 20' from Belle Terre Boulevard and 5' from the side and rear lot lines. The maximum driveway width is 35' (LADOTD) with a maximum radius of 25'. The Belle Terre Boulevard cross section is 46' wide center median, two 12' wide travel lanes in both the north and south bound directions, then a paved 11' shoulder, then a 12" curb, then about 7' of grass shoulder. The service utilities are not located within the right of way of Belle Terre Boulevard. They are within servitudes adjacent to the right of way. This is why the site pavement setback is 20' from front lot line or 27' from back of curb. The grass or landscape area between the parking area and the Belle Terre Boulevard curb, may slope and drain into the subsurface drainage system along Belle Terre. The rest of the site needs to be subsurface drainage and piped to the canal along the rear of the property. Power and cable are either underground front or overhead rear, depending on location.

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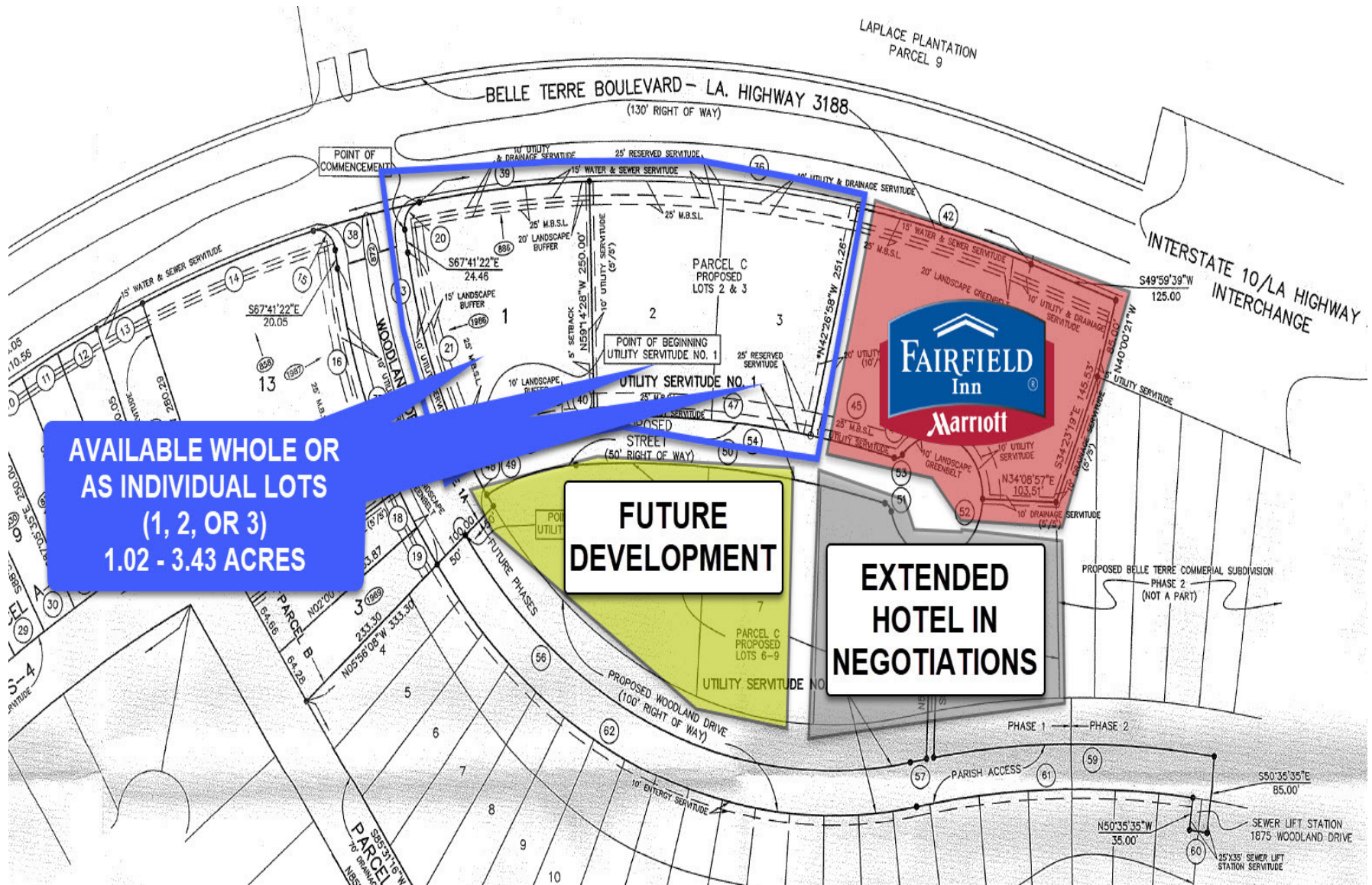
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CONCEPT PLAN



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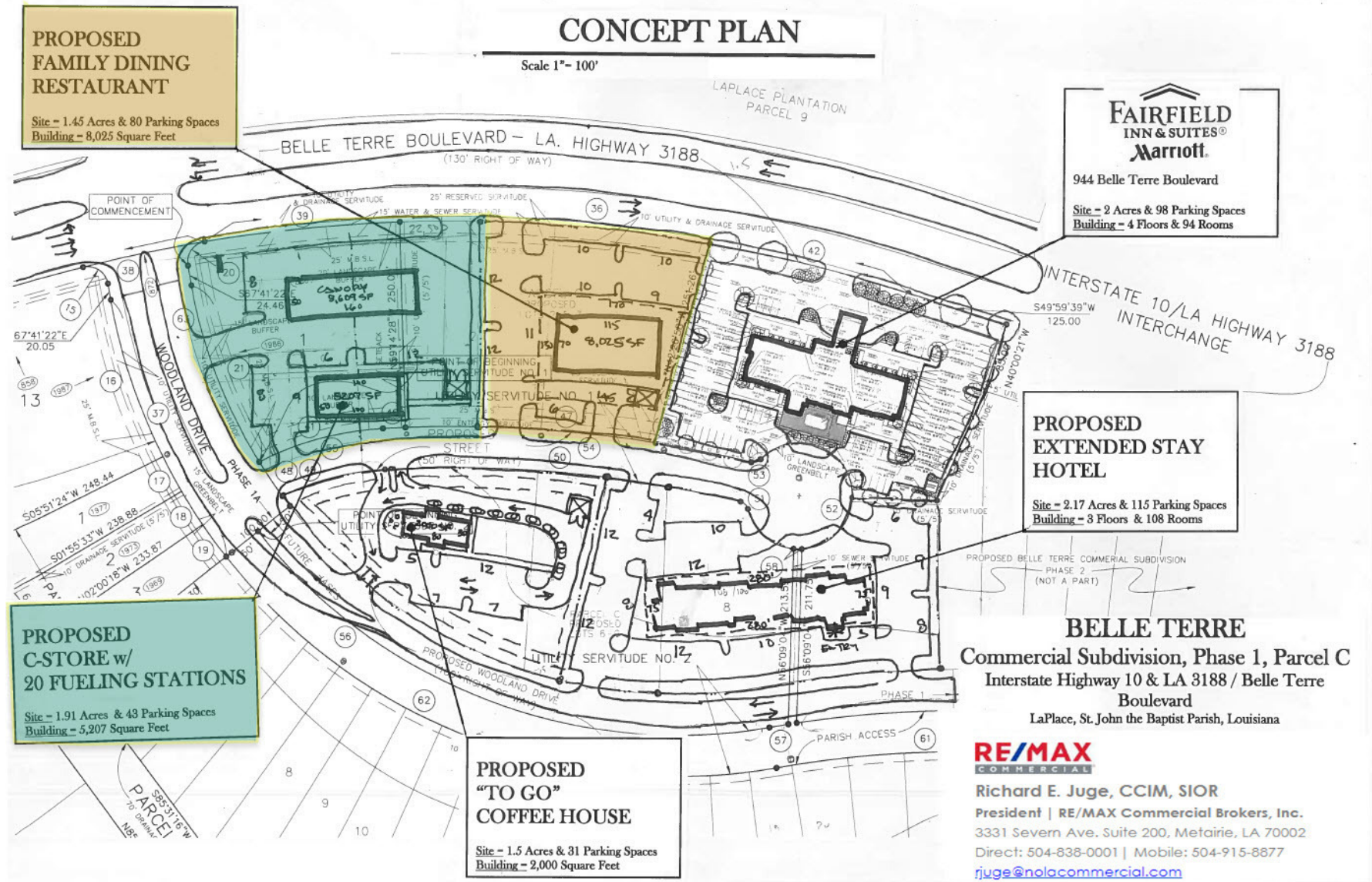
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CONCEPT PLAN 2



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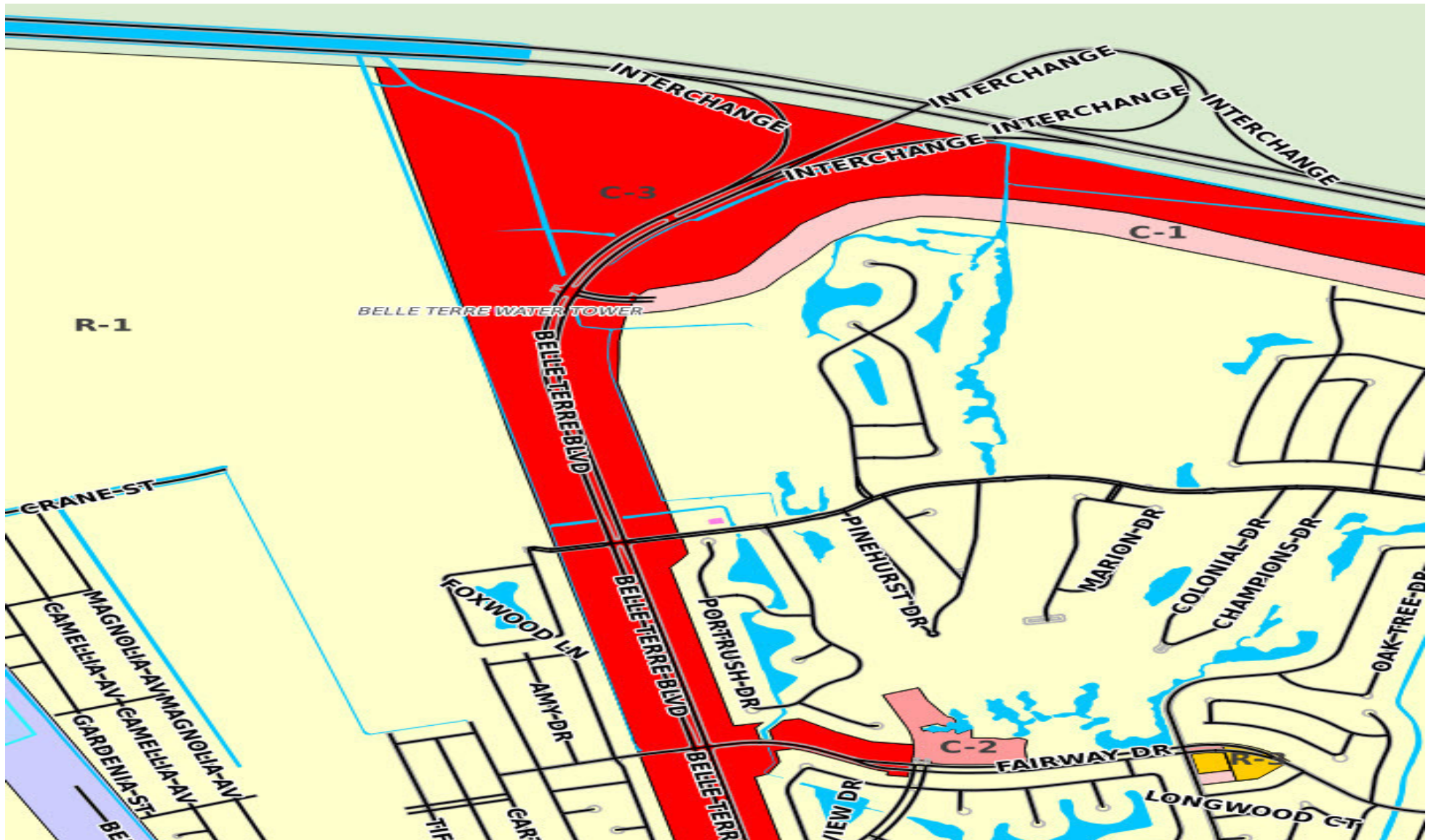
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ZONING MAP



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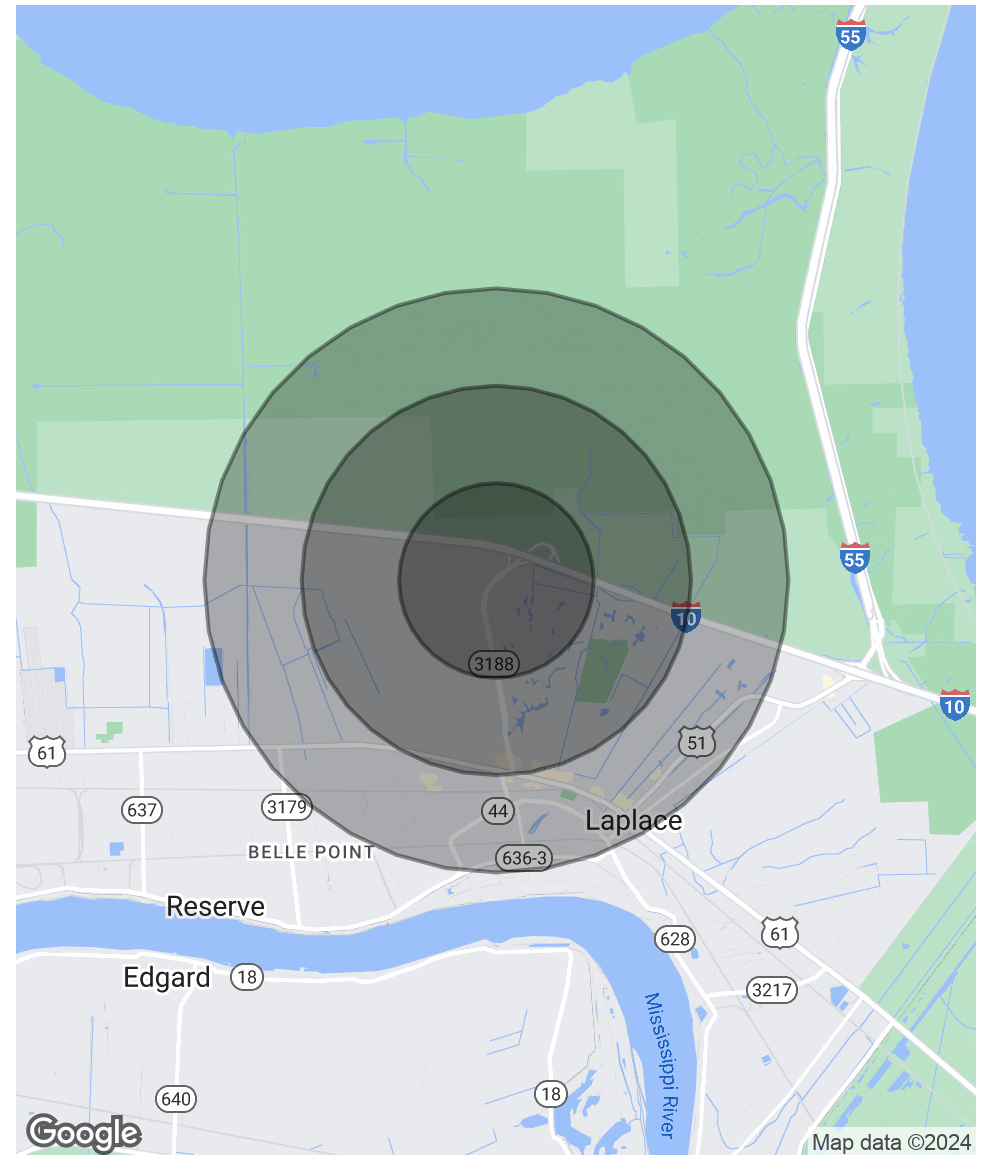
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,227	13,120	25,389
Average Age	36.6	37.6	36.7
Average Age (Male)	35.3	35.3	35.0
Average Age (Female)	36.0	37.9	37.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,245	5,332	9,752
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$85,274	\$76,357	\$69,578
Average House Value	\$196,524	\$175,781	\$173,200

* Demographic data derived from 2020 ACS - US Census



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//ADVISOR BIO 1



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PROFESSIONAL BACKGROUND

I am a lifelong resident of New Orleans and have worked exclusively in the industry of commercial real estate. As the broker of an all commercial office I will do my best to either personally handle your needs, or work with one of my agents to best handle the assignment. I hold the CCIM, SIOR (Society of Office and Industrial Realtors), and CIPS (Certified International Property Specialist) designations. My accomplishments include being honored for the largest commercial office leases in metro New Orleans for multiple years, the largest special purpose transaction, the largest industrial lease, and recently the largest industrial land sale by the N.O. Metro Commercial Investment Division. I am a senior instructor for the CCIM Institute for Intro, 103, and 104. I currently serve on the CCIM Board of Directors. I'm a founding member the Statewide Commercial R.E. Database, www.lacdb.com and served as the '22 President. Local involvement includes having been president of our LA CCIM Chapter, CID, and State Commercial Committee.

EDUCATION

College:

-Graduated from Tulane University with the class of 1988.

Professional Education:

-Became a Certified Commercial Investment Member (CCIM) and eventually become an instructor in the CCIM program.

-Currently an instructor for the following foundations in Commercial Real Estate: Intro to Commercial Real Estate, CCIM 103: User Decision Analysis, and CCIM 104: Investment Analysis.

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