



LAND FOR SALE & LEASE

Brownswitch Road Vacant Land

Slidell, LA 70458

Brownswitch Rd

Presented By:

Reed Wiley, CCIM

Associate Director | Commercial Sales & Leasing
504.236.7816
rwiley@rampartcre.com

Andy Nguyen

Commercial Sales & Leasing
337.781.6766
anguyen@rampartcre.com



PROPERTY DESCRIPTION

Excellent land acquisition opportunity along the Brownsitch Rd retail corridor near the intersection of Robert Blvd and Brownsitch Rd in Slidell, LA. This $\pm 38,776$ SF development parcel offers approximately 232 ft of prime frontage on Brownsitch Rd, boasting 17,373 ADT (2-WAY | 2024). The entire site is zoned NC-2 (Neighborhood Commercial District) allowing for a multitude of uses. All measurements are approximate/not guaranteed and are to be verified by the purchaser. Zoning, Overlays, and Intended Use are to be verified by the purchaser. Property to be sold in "as is, where is" condition with a Waiver of Redhibition to be executed and made part of the sale documents.

ZONING

The purpose of the NC-2 Neighborhood Commercial District is to provide for the location of small retail and service establishments near residential development in order to provide goods and services to the residents of the neighborhood with minimal impact.

AGENT NOTES

Please do not tour the property without first notifying a listing broker. All measurements are approximate/not guaranteed and are to be verified by the purchaser. Zoning, Overlays, and Intended Use are to be verified by the purchaser. Property to be sold in "as is, where is" condition with a Waiver of Redhibition to be executed and made part of the sale documents.

PROPERTY DETAILS

- **Location:** Brownsitch Rd, Slidell, LA 70458
- **Legal Description:** PACLE MEAS
232.58X111.50X29.81X48.5X263.36X160 SEC 36 8 14 CB 1137 104.
- **Total Improvements:** N/A
- **Land Size:** $\pm 38,776$ SF ($\pm .89$ Acres)
- **Listing Price (SALE):** \$165,000.00
- **Listing Rate (LEASE):** \$1.00 PSF (Absolute NNN)



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



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For More Information:

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NAI Rampart

430 Notre Dame Street
New Orleans, LA 70130

www.rampartcre.com