

891 Brownswitch Road

NAIRampart

Slidell. LA 70458



PROPERTY DESCRIPTION

Excellent land acquisition opportunity along the Brownswitch Rd retail corridor near the intersection of Robert Blvd and Brownswitch Rd in Slidell, LA. This ±38,776 SF development parcel offers approximately 232 ft of prime frontage on Brownswitch 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.

BROPERTY DETAILS

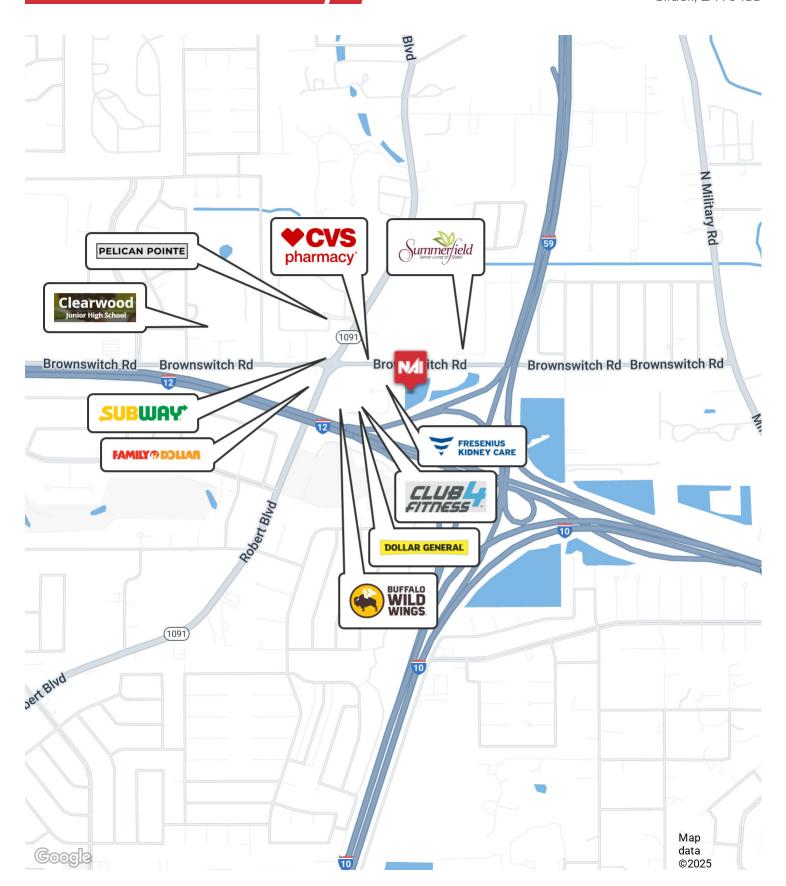
- Location: Brownswitch Rd, Slidell, LA 70458
- Legal Description: PACLE MEAS
 232.58X111.50X29.81X48.5X263.36X160 SEC 36 8 14 CB 1137 104.
- Total Improvements: N/A
- Land Size: ±38,776 SF (±.89 Acres)
- Listing Price (SALE): \$165,000.00
- Listing Rate (LEASE): \$1.00 PSF (Absolute NNN)

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