

FOR SALE

12.35 Acres Industrial Land
Louisiana Opportunity Zone +
LED Certified Park
Lot 52-C

Sales Price

\$ 1,800,000 | \$3.35/SF

Address:

0 J F Smith Ave
Slidell, LA 70460



BRYCE FRENCH

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JACK SIKORA

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JON SMITH

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CBRE

PROPERTY DETAILS

LOCATION

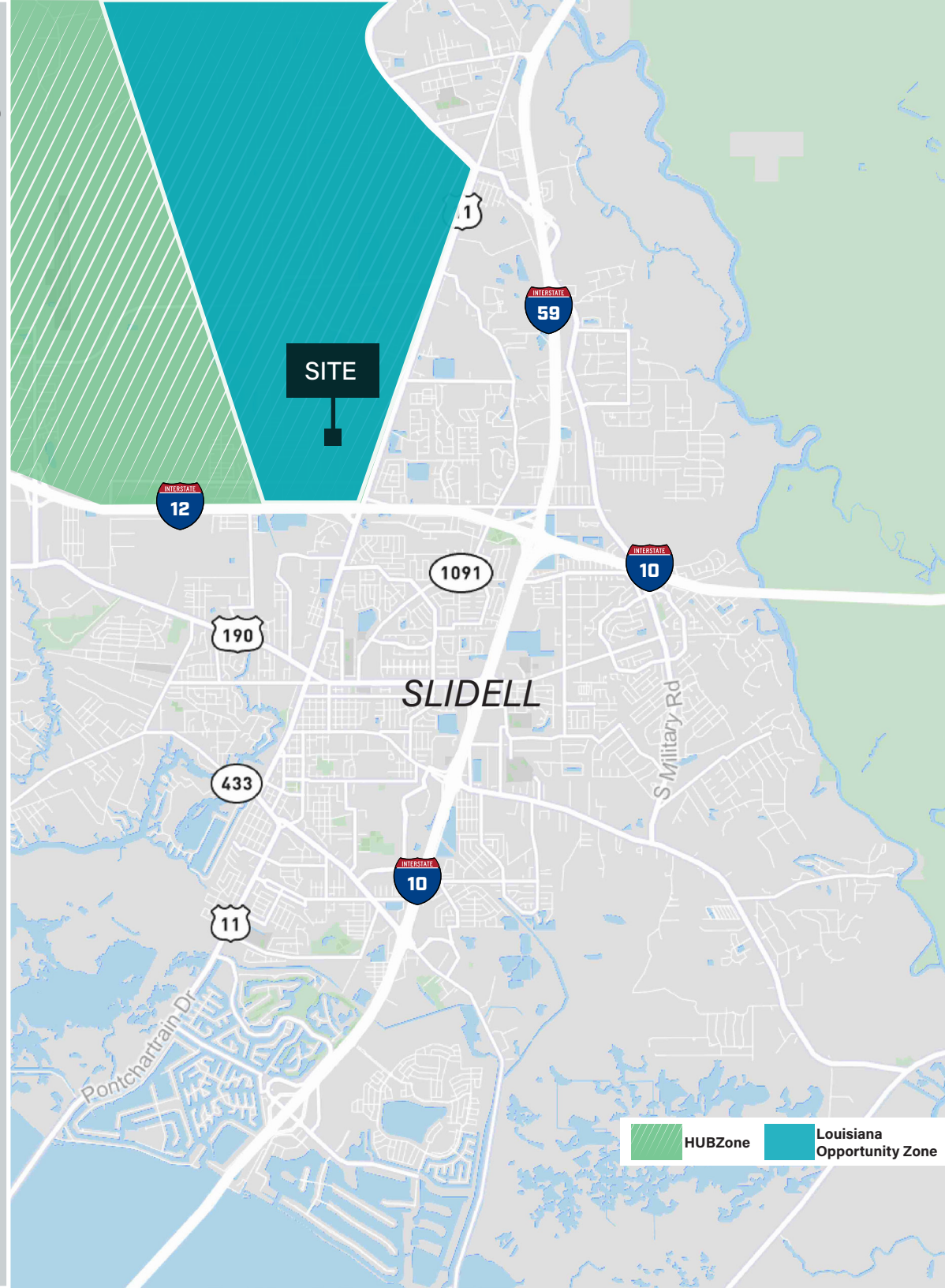
0 J F Smith Ave
Slidell, LA 70460

PROPERTY INFORMATION

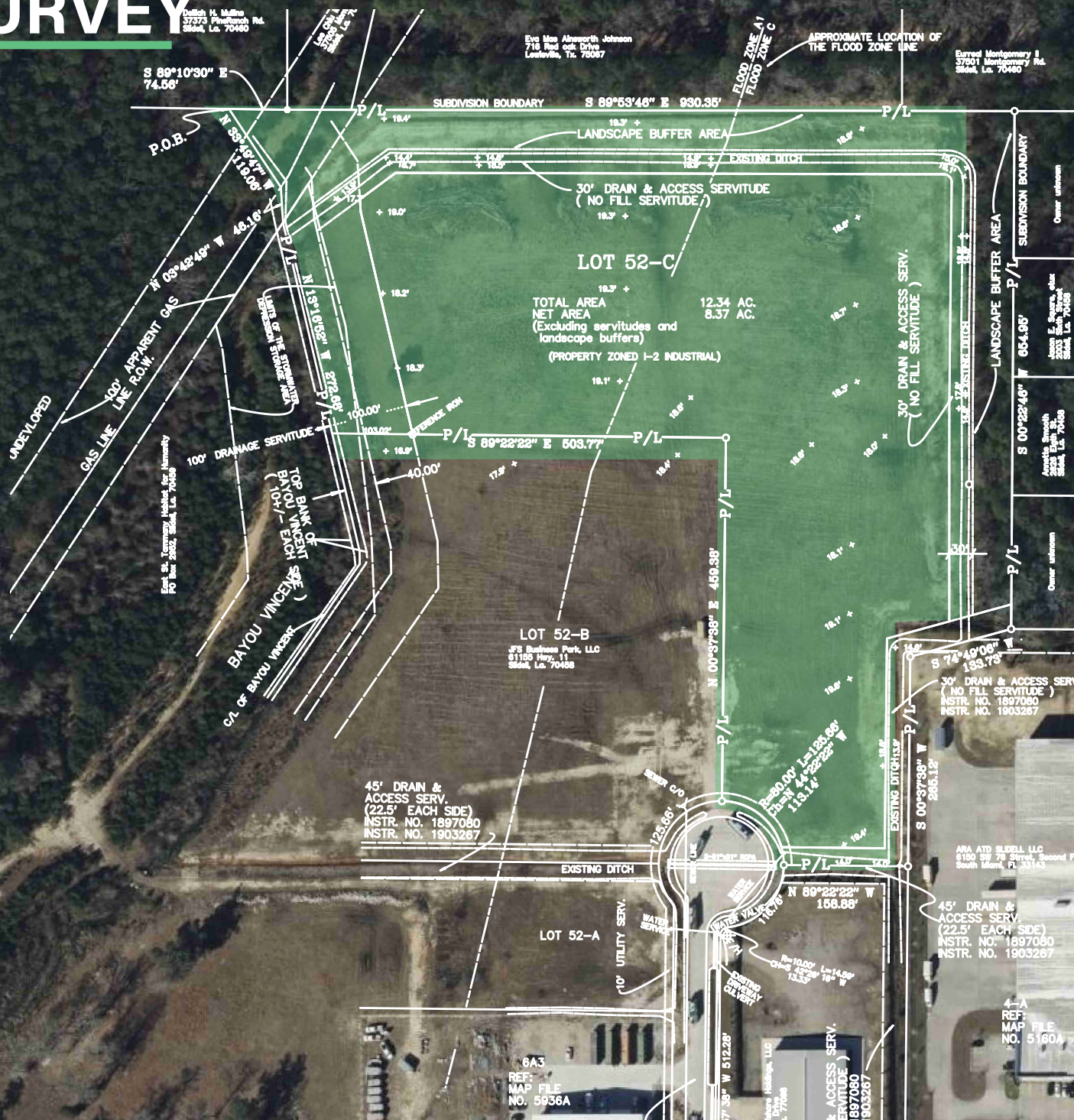
- 12.35 Acres
- Parcel ID: 140615
- Lot Number: 52-C
- Legal Description: JOHNNY F. SMITH MEMORIAL BUSINESS PARK LT52-C PH2
- Zoning: Commercial Industrial, I-2 Industrial
- Utilities: Available
- Site is cleared and ready for development
- Located in LED Certified Johnny F Smith Memorial Business Park
- Seated in a Louisiana Opportunity Zone
- Qualified HUBZone (US Small Business Association)
- All wetland determination is complete and site is fully mitigated and permitted
- Park is located directly off of US Hwy 11, less than a mile from Interstate 12 and less than 5 minutes from Interstate 10 and Interstate 59

SALES PRICE

\$1,800,000 | \$3.35/SF



Dalich H. Mullins
37373 PineRanch Rd.
Sickl. Lg. 70460



AREA BUSINESSES

Academy
SPORTS+OUTDOORS

NATIONAL GUARD



Sunbelt
Plastics

THOMAS PUMP BOILERMAKERS
JOHNSTONE SUPPLY JSC Come Grow With Us
Manheim by Cox Automotive PHIRE LINK
emr METAL RECYCLING ROMEX PEST CONTROL

SITE

ATD
AMERICAN TIRE DISTRIBUTORS
±8 Acres
±100,000 SF
Warehouse



THE HOME DEPOT at home The Home Decor Superstore
Dillard's OLIE'S Bargain OUTLET
Olive Garden Canoe's ALDI
MATTRESS FIRM
WALMART SAMS CLUB

Gause Blvd

11

1091

59

Gause Blvd

10

59

11

12

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