



FELICITY

PROPERTY CO

STRATEGIC LAND AND DEVELOPMENT OPPORTUNITY

NEW ORLEANS EAST

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	ADDRESS	LOT	ACRES
1	40985 LAKE FOREST BL	J-1/062	9.83
2	40953 LAKE FOREST BL	ENT2/062	2.47
3	12475 SIX FLAGS PK	J2-A/062	31.56
4	12302 LAKE FOREST BL	EX-1/062	8.48
5	50628 I-10 SERVICE RD	J2D2/062	27.42
TOTAL ACRES			79.76

Renderings for Proposed Bayou Phoenix Redevelopment:



Click images to be redirected to the Bayou Phoenix website

STRATEGIC LAND/DEVELOPMENT OPPORTUNITY ADJACENT TO SIX FLAGS REDEVELOPMENT

- + Five parcels totaling nearly 80 acres
- + Strategically located adjacent to the former Jazzland/Six Flags site in New Orleans East
- + Situated at the intersection of Interstate 10 and Interstate 510, offering high visibility and easy accessibility
- + Unencumbered billboard on Parcel 5 included with purchase

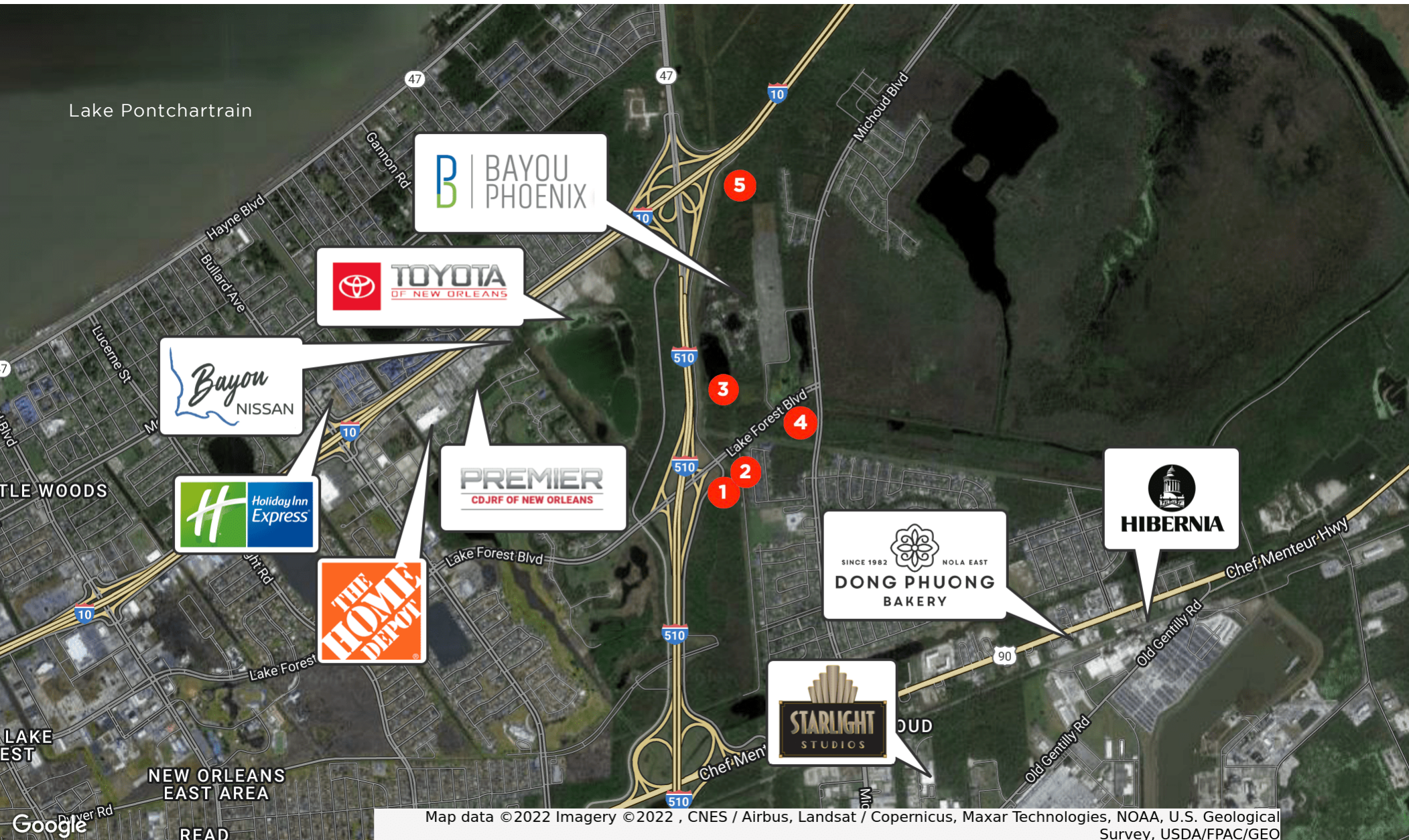
Sold together, these parcels complement the adjacent Bayou Phoenix redevelopment project (pictured above), which proposes to transform the former Six Flags into a sprawling entertainment complex featuring a water park and resort, 30 acres of indoor/outdoor athletic fields, various dining and retail establishments, etc. These parcels offer investors and developers the chance to develop in conjunction with this ambitious initiative and capitalize on the growth and revitalization of the area's entertainment and tourism sector.



OFFERING SUMMARY

- **Sale Price:** \$1,050,000 (approx. \$13,000 per acre)
- **Zoning:** General Planned Development District (GPD)
- **Future Land Use:** Planned Development Area

PARCEL	SIZE (SF)	SIZE (AC)
Parcel 1	428,108 sf	9.83 ac
Parcel 2	107,624 sf	2.47 ac
Parcel 3	1,374,897 sf	31.56 ac
Parcel 4	369,485 sf	8.48 ac
Parcel 5 (incl. I-10 billboard)	1,194,232 sf	27.42 ac
TOTAL	3,474,346 sf	79.76 ac



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