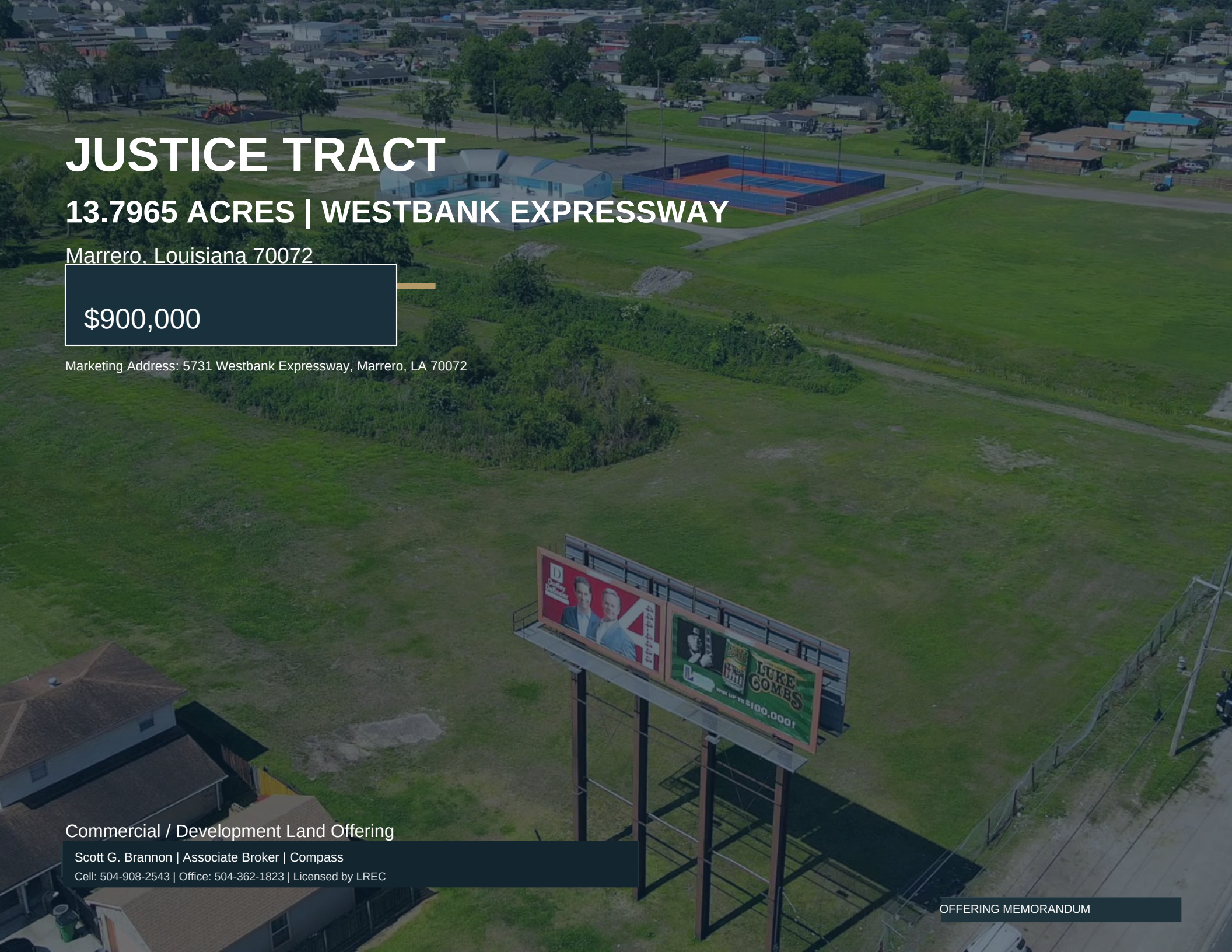
JUSTICE TRACT

13.7965 ACRES | WESTBANK EXPRESSWAY

Marrero, Louisiana 70072

$900,000

Marketing Address: 5731 Westbank Expressway, Marrero, LA 70072



Commercial / Development Land Offering

Scott G. Brannon | Associate Broker | Compass
Cell: 504-908-2543 | Office: 504-362-1823 | Licensed by LREC

OFFERING MEMORANDUM

PROPERTY OVERVIEW

13.7965 acres | $900,000 asking price | REVISED REVIEW COPY

SITE AREA

13.7965 acres (Dufrene legal description)

LOCATION

5731 Westbank Expressway, Marrero, LA 70072

WESTBANK EXPRESSWAY FRONTAGE

293.79 ft per Dufrene legal description

BOUNDARY DIMENSIONS

Irregular; use full metes-and-bounds description, not simplified side lengths

ZONING - PER APPRAISAL

C-2 General Commercial / R-1A Single-Family Residential

FLOOD ZONES - PER APPRAISAL

FEMA X and AE (verify current mapping)

SURVEY / LEGAL DESCRIPTION

Dufrene survey June 11, 2021 (revised July 7, 2021); legal Feb. 25, 2025

OFFERING SUMMARY

The Justice Tract is an approximately 13.7965-acre development parcel along the Westbank Expressway corridor in Marrero. The property generally parallels Robinson Avenue and has an irregular boundary. The February 25, 2025 Dufrene legal description states 293.79 feet of frontage along the southerly right-of-way of Westbank Expressway.

Per appraisal, the property includes C-2 and R-1A zoning. The offering is associated with 1108 Robinson Avenue / Lot 77, which may provide potential secondary access, subject to verification. An existing OUTFRONT Media billboard has a reported verbal rental arrangement. Owner reports $250 per month; no written lease has been provided.

All dimensions, frontage, zoning, flood zones, utilities, access, servitudes, billboard terms, environmental conditions and development feasibility require independent verification.

AERIAL SITE CONTEXT

Current aerial photography supplied by owner / broker



Westbank Expressway frontage

Aerial looking into the surrounding neighborhood





ADDITIONAL AERIAL VIEWS









Current Working Facts & Verification Items

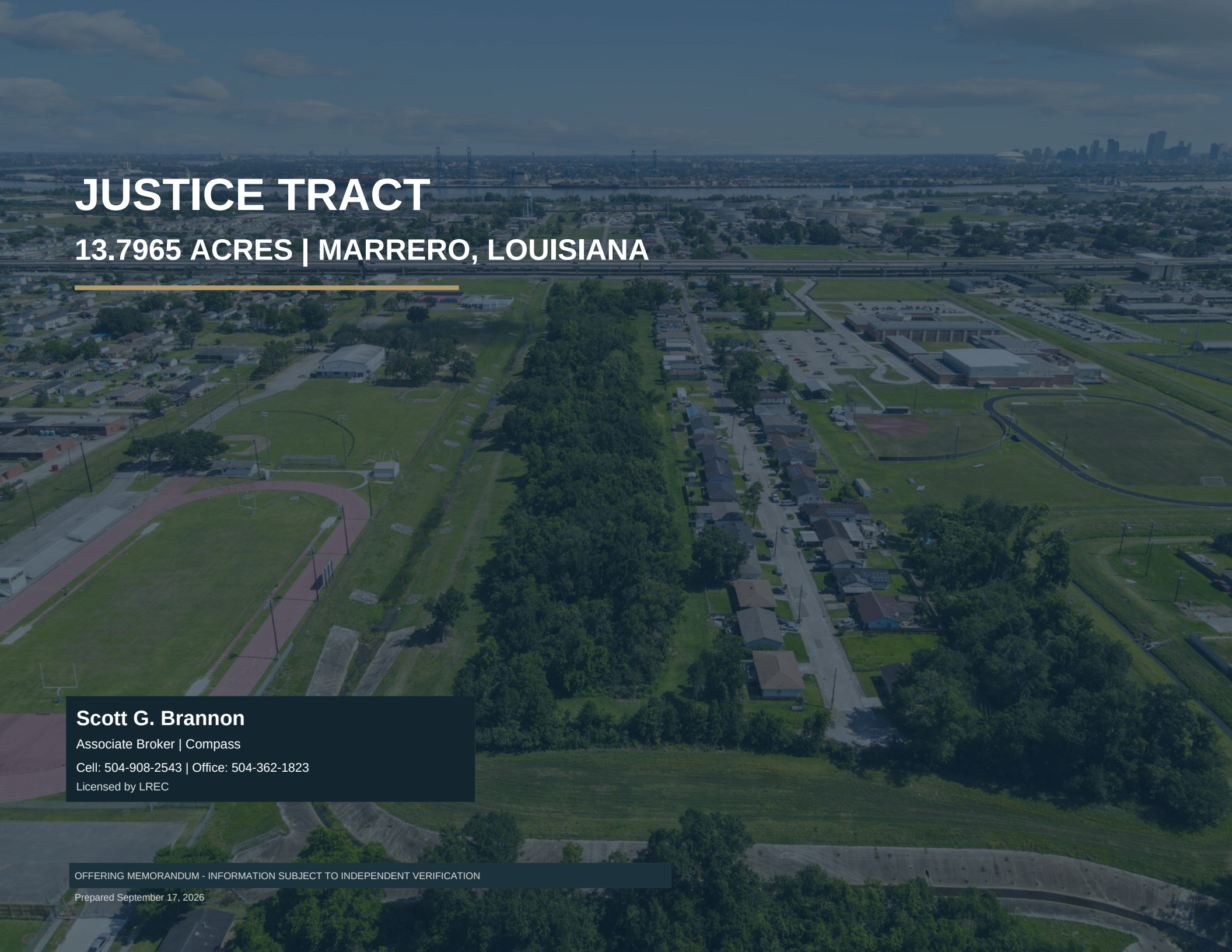
- Asking price: $900,000. Transaction terms subject to seller approval.
- Per appraisal: zoning includes C-2 General Commercial and R-1A Single-Family Residential. Current parish designations, overlays, permitted / conditional uses, and parcel limits should be independently verified.
- Per appraisal: portions of the property are reported in FEMA Flood Zones X and AE. Current flood mapping, elevation, drainage, wetlands / environmental, and stormwater-development requirements should be independently verified.
- Existing OUTFRONT Media billboard is operated under a longstanding verbal rental arrangement. Owner reports current rent of $250 per month and believes the rate is below prevailing market levels. Any future rent adjustment, lease terms, rights, or continuation should be independently verified and negotiated.
- 1108 Robinson Avenue / Lot 77 is associated with the offering and may offer potential for secondary or rear access to the main tract, subject to verification and applicable approvals.
- Parcel number(s), current owner(s) of record, annual taxes, title / servitude information, easements, restrictions, and other encumbrances remain to be confirmed.
- Water, sewer, natural gas, electric, telecommunications, utility capacity, vehicular access points, and any DOTD / Jefferson Parish access limitations remain to be confirmed.

DISCLAIMER

This Offering Memorandum is a preliminary marketing document prepared from materials supplied for review. Dimensions and acreage are taken from the provided survey and legal description. Information from the appraisal, including zoning, flood zones, and billboard arrangement, is reported for marketing context and remains subject to independent verification. No representation is made regarding zoning, utilities, environmental conditions, development approvals, access rights, title matters, flood status, billboard economics, or suitability for any particular use.

JUSTICE TRACT

13.7965 ACRES | MARRERO, LOUISIANA



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OFFERING MEMORANDUM - INFORMATION SUBJECT TO INDEPENDENT VERIFICATION

Prepared September 17, 2026

HISTORICAL ZONING CONTEXT

Historical Map Source

Jefferson Parish Planning Department
Envision Jefferson 2040
Appendix A: "Existing Zoning | Downriver"
Prepared July 26, 2019

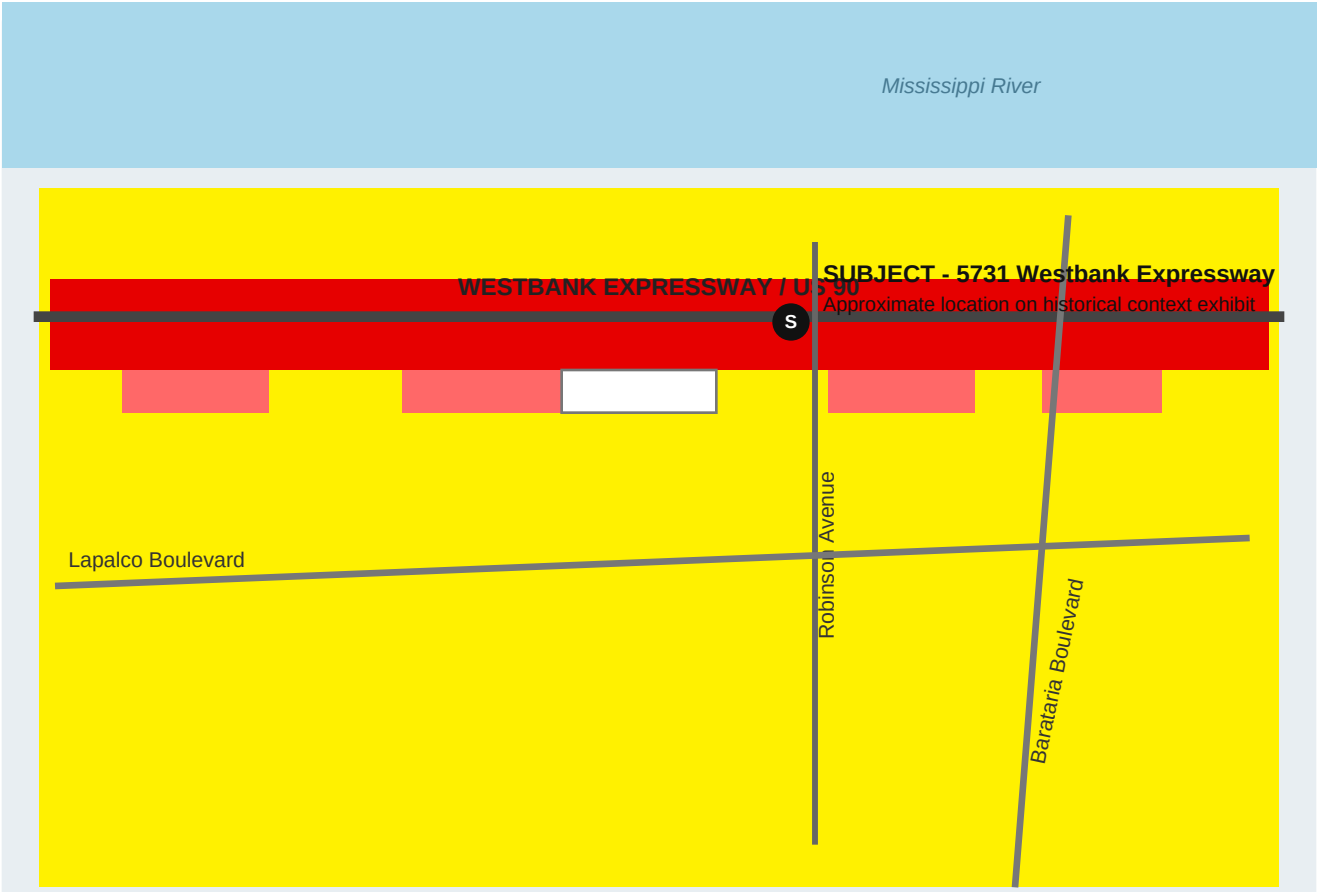
This exhibit is a marketing-context redraw of the Marrero / Westbank Expressway portion of the 2019 parish map. It is not a zoning certification.

Key 2019 district colors

- **R-1A** Single-family residential
- **C-1** Neighborhood commercial
- **C-2** General commercial
- **MUCD** Mixed-use corridor

IMPORTANT

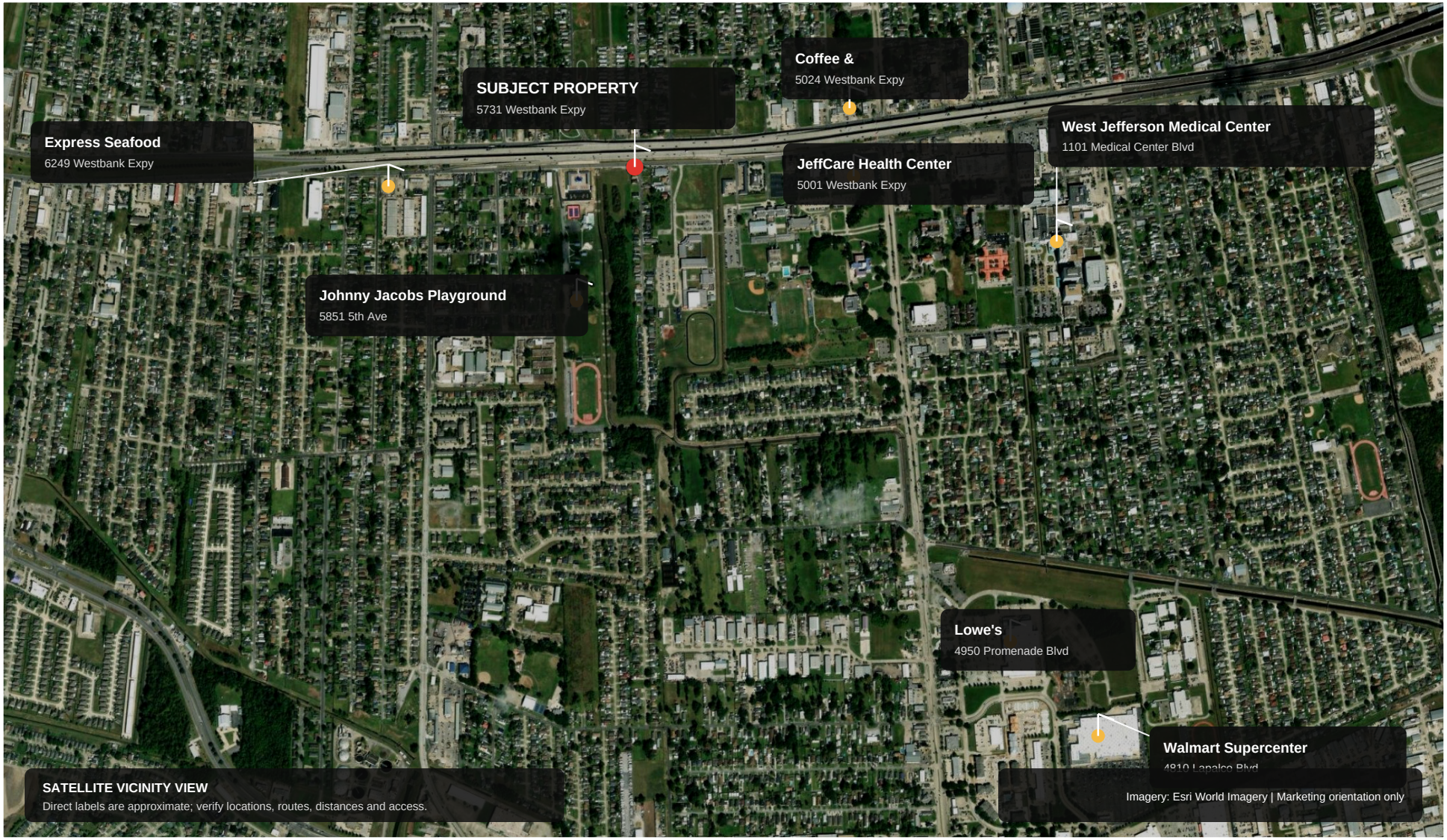
Current zoning, overlays, parcel limits and permitted/conditional uses should be confirmed with Jefferson Parish before reliance.



Schematic redraw for marketing context; not to scale and not a parcel-level zoning determination.

AREA & LANDMARK MAP

SATELLITE VIEW | WESTBANK EXPRESSWAY / MARRERO



JUSTICE TRACT
JEFFERSON PARISH, LA

ROBINSON AVENUE

WESTBANK EXPRESSWAY

JUSTICE TRACT

CANAL

MATCH LINE

N68°36'25"E 293.79'

N02°32'23"W 459.50' (459.40' TITLE)

N11°00'30"W 401.60'

2293.22' N02°20'03"W

S02°20'03"E 2428.31'

1070.13' TO EXPRESSWAY

1070.21' TO EXPRESSWAY

40.00' N02°20'03"W

76.00' S02°20'03"E

S68°40'48"W 166.02'

EXPROPRIATED BY JEFFERSON PARISH COB 3262 PAGE 117

EXPROPRIATED BY JEFFERSON PARISH COB 3262 PAGE 117

N02°24'56"W 1339.58'

N03°07'07"E 110.47'

N02°21'55"W 42.87'

N44°41'12"W CH=116.29' R=76.20' 117.67' (117.80' TITLE)

TOP BANK

CONCRETE EDGE

EAST LINE MONUMENTED AS SHOWN. SOUTH AND WEST LINE NOT MONUMENTED, SHOWN PER TITLES AND PLANS.

REVISED JULY 7, 2021

JUNE 11, 2021

SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS B SURVEY, MADE AT THE REQUEST OF JUSTICE PROPERTIES.

SCALE IN FEET

BEARINGS ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983, SOUTH ZONE. BASED ON GPS OBSERVATIONS.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCE:
- SURVEY BY JOHN C. COYNE DATED FEBRUARY 28, 1947
- SUBDIVISION PLAN OF ROBINSON AVENUE DATED MAY 5, 1921

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PROFESSIONAL
LAND SURVEYOR

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21-0237 ks marr/justice/justice-south.dwg

Established 1967

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February 25, 2025

A certain portion of ground located on the **Justice Tract, Jefferson Parish, Louisiana,** in an area bounded by Westbank Expressway, Robinson Avenue and Parish Drainage Canal, designated as the **Justice Tract** and described as follows:

Commence from the intersection of the southerly right of way line of the Westbank Expressway and the westerly right of way line of Robinson Avenue and go South 87°36'25" West along the southerly right of way line of the Westbank Expressway a distance of 76.00' to the POINT OF BEGINNING. Thence South 02°20'03" East a distance of 2428.31'; thence South 88°40'48" West a distance of 166.02'; thence with a curve turning to the right with an arc length of 117.62', a radius of 76.20', and a chord length of 106.29', bearing North 46°34'24" West; thence North 02°21'55" West a distance of 42.87'; thence North 03°07'07" East a distance of 110.47'; thence North 02°24'56" West a distance of 1339.58'; thence North 11°00'30" West a distance of 401.60'; thence North 02°32'23" West a distance of 459.50' to the southerly right of way line of the Westbank Expressway; thence North 87°36'25" East along the southerly right of way line of the Westbank Expressway a distance of 293.79' to the point of beginning.

All as shown on a survey by Dufrene Surveying & Engineering Inc dated June 11, 2021, revised July 7, 2021 and having an area of 13.7965 acres

STATE OF LOUISIANA
TILDON J. DUFRENE, JR.
REG. No. 04563
REGISTERED
PROFESSIONAL
LAND SURVEYOR