



Each office independently owned and operated

FOR SALE

EQUESTRIAN FACILITY PROPERTY

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002

MAGNOLIA EQUESTRIAN CENTER

1721 GENERAL COLLINS AVE., NEW ORLEANS, LA 70114



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Full-service equestrian Center sitting on a generous 2.4 acres. This completely fenced facility features a custom-built stable with thirty-two individual 12'x12' stalls, x3 storage rooms with washer and dryer, x2 wash stalls, x2 feed storage bins, tack room, and half bath. Massive 210'x165' Hunter Jumper competition arena with specialized footing, LED lighting, and log fences.

Seperate office building (672 SF) recently updated with kitchenette and an additional restroom. Ample room for parking (18-wheelers included), with the added benefit of an electric gate. Small paddock along the back and side of the stable. FF&E included with the property includes some of the following: tractor and attachments, x2 feed storage bins, storage shed, washer/dryer, furniture, etc.

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OFFERING SUMMARY

sale price:	\$1,350,000
total land size:	approx. 2.4 acres
max stall capacity:	34 (zoned)
office size:	672 SF
stable size:	27' x 255' (6,885 Sq Ft/ .16 acres)
arena size:	165' x 210' (34,650 Sq Ft/ .79 acres)
enlcosed grazing area:	approx. .45 acres
parking area:	17,160 Sq Ft / .39 acres
zoning:	S-RS CU (Conditional Use permit #21275)
stable and office construction:	CMU

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PROPERTY OVERVIEW



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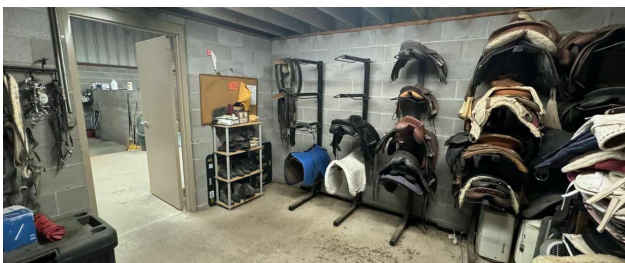
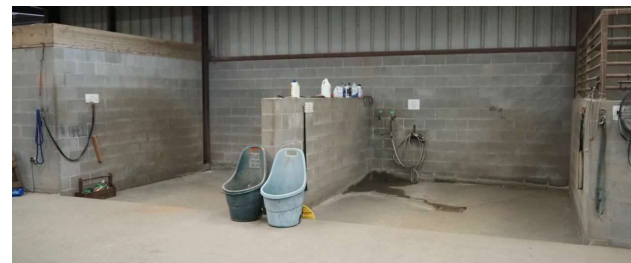
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FACILITY PHOTOS



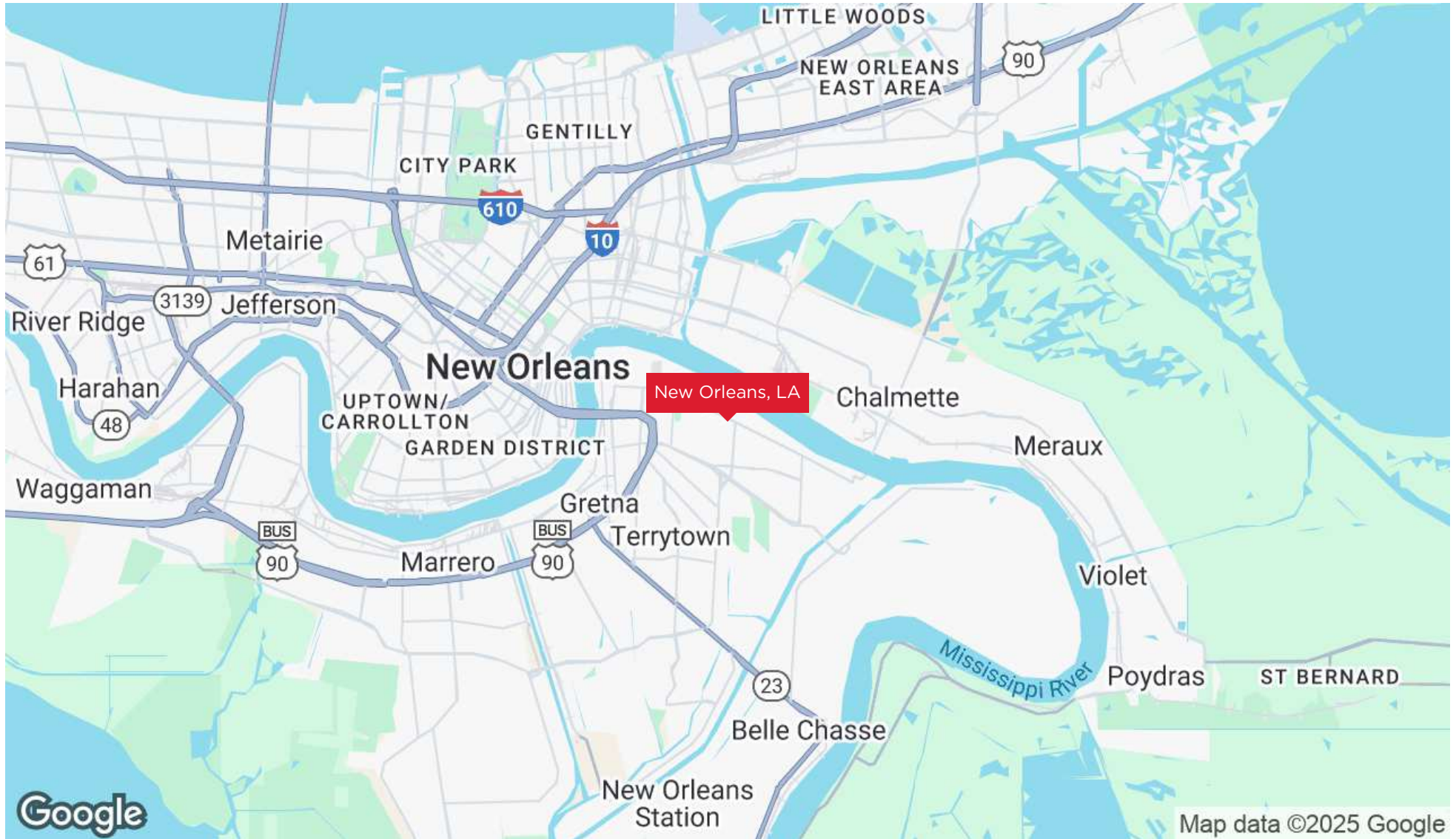
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REGIONAL MAP

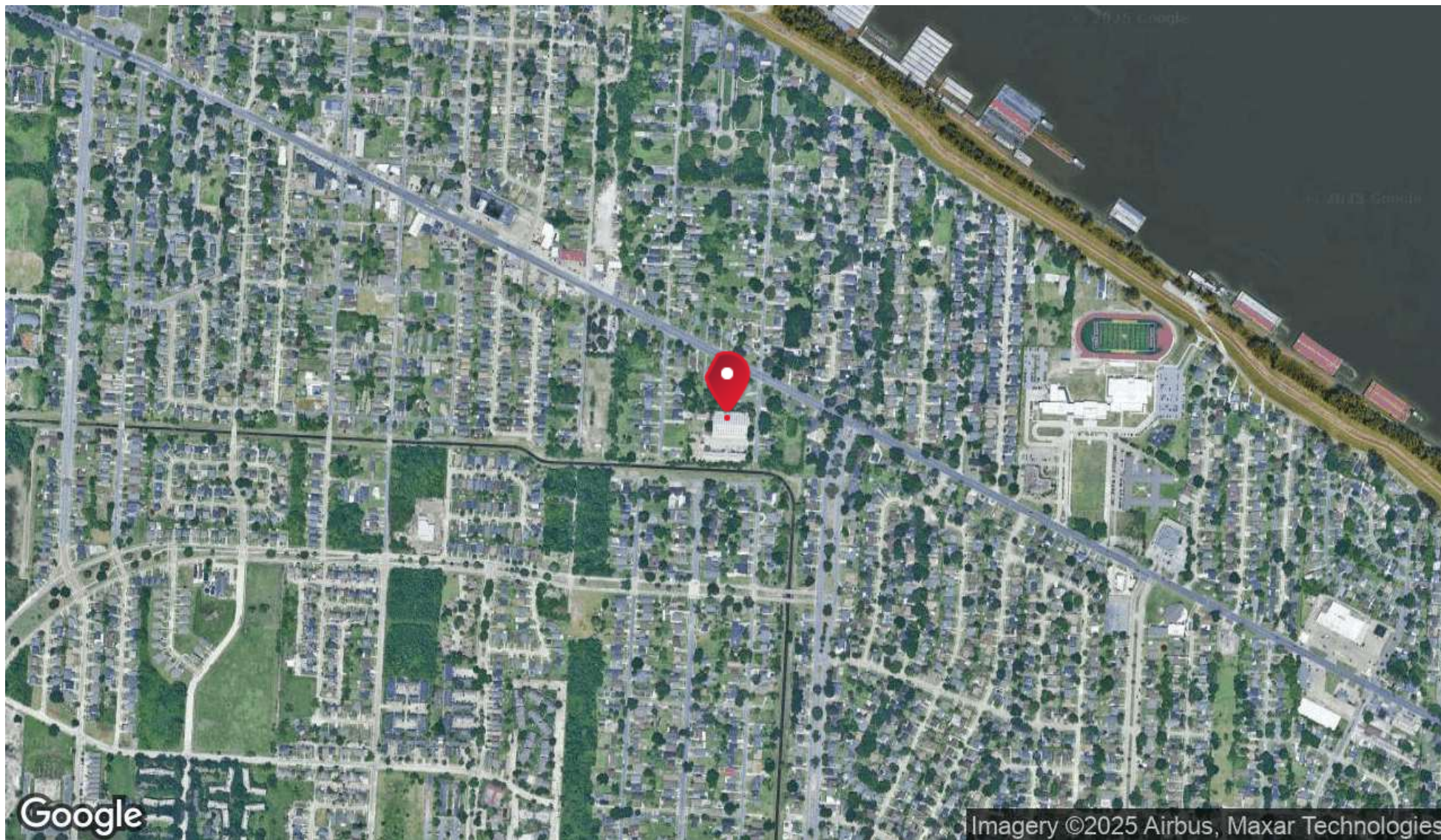


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AERIAL



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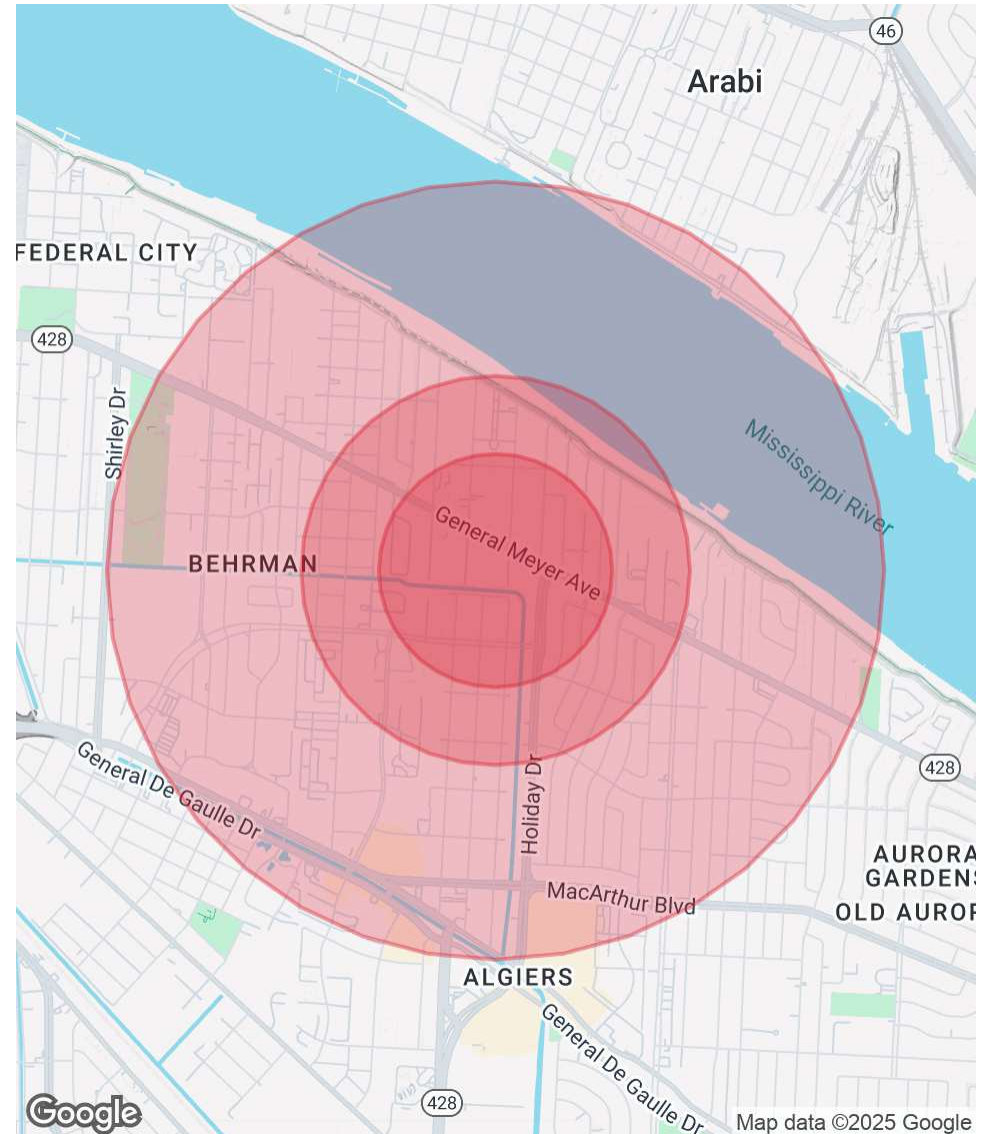
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	738	4,057	11,784
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	43	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	296	1,575	4,561
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$63,076	\$61,596	\$60,520
Average House Value	\$212,474	\$205,541	\$206,179

TRAFFIC COUNT	COUNT	YEAR
Holiday Drive @ Fiesta Street	10,745	2024
General De Gaulle Dr @ Holiday Dr	34,123	2024
General Meyer @ Numa Street	6,168	2024
US-90 @ Toll Entrance	84,563	2024
Source DOTD		



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