

# OFFERING MEMORANDUM



## PRIME DEVELOPMENT SITE - FOR SALE

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3100 METAIRIE ROAD - METAIRIE, LOUISIANA

*Located in Coveted Old Metairie*

CHIP & HERBERT  
GARDNER DUBUISSON  
GROUP

COMPASS

# *exclusively* Listed By:



**Glenn "Chip" Gardner**

Fourth-Generation Broker

MBA, MAI, CRB, RENE, SRS, ABR

D: 504.236.3891

Chip@ChipGardner.com



**Herbert Dubuisson**

Second-Generation Broker

CRB, CRS, GRI, SRS, ABR, RENE

D: 228.216.8456

Herbert@HerbertDubuisson.com



**Herb Dubuisson**

Real Estate Broker

CCIM, CRB, CRS, GRI

D: 228.216.8456

Group@ChipGardner.com

1151 N. Causeway Boulevard

Mandeville, LA 70471 | 985.626.5695

1021 Highway 90

Bay St. Louis, MS 39520 | 228.216.8456



**CHIP & HERBERT  
GARDNER DUBUISSON**  
GROUP

# OFFERING SUMMARY #1

Combined Property (Full Ownership & Ground Lease)



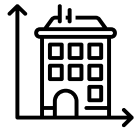
## 3100 METAIRIE ROAD - METAIRIE, LOUISIANA

**Lots: 9, 36, 36-A, 36-B** - Owned by the Seller | **Lots: 10, 11** - Under Ground Lease Between the Seller and a Separate Owner



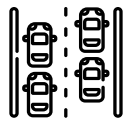
### List Price

\$2,250,000 (Owned & Leased Property)



### Site Size

- Combined Property +/- 0.792 Acres | 34,499 SF
- Full Ownership +/- 0.547 Acres | 23,827 SF
- Ground Lease +/- 0.245 Acres | 10,673 SF



### Access & Frontage

- Excellent access and visibility
- +/- 280 Feet of frontage

### Property Overview:

Location. Location. Location. This prime development site is located on Metairie Road in coveted Old Metairie, near the major thoroughfare connection of Causeway Boulevard. The property offers excellent access and visibility. The property is zoned C-1: Neighborhood Commercial District. It is generally known as the former Barreca's Restaurant property.

- Lots 9, 36, 36-A, 36-B are Owned by the Seller.
  - ↳ Full Ownership Interest to transfer at closing.
- Lots 10 & 11 are Under Ground Lease between the Seller and a Separate Owner.
  - ↳ Leasehold Interest to transfer and Ground Lease to be assumed by or assigned to Buyer at closing, subject to Ground Lessor approval.
  - ↳ The initial term of the Ground Lease expires on March 31, 2034 with two ten (10) year options to renew. For more details, contact the Listing Agent.

**SITE**

**FULL OWNERSHIP**

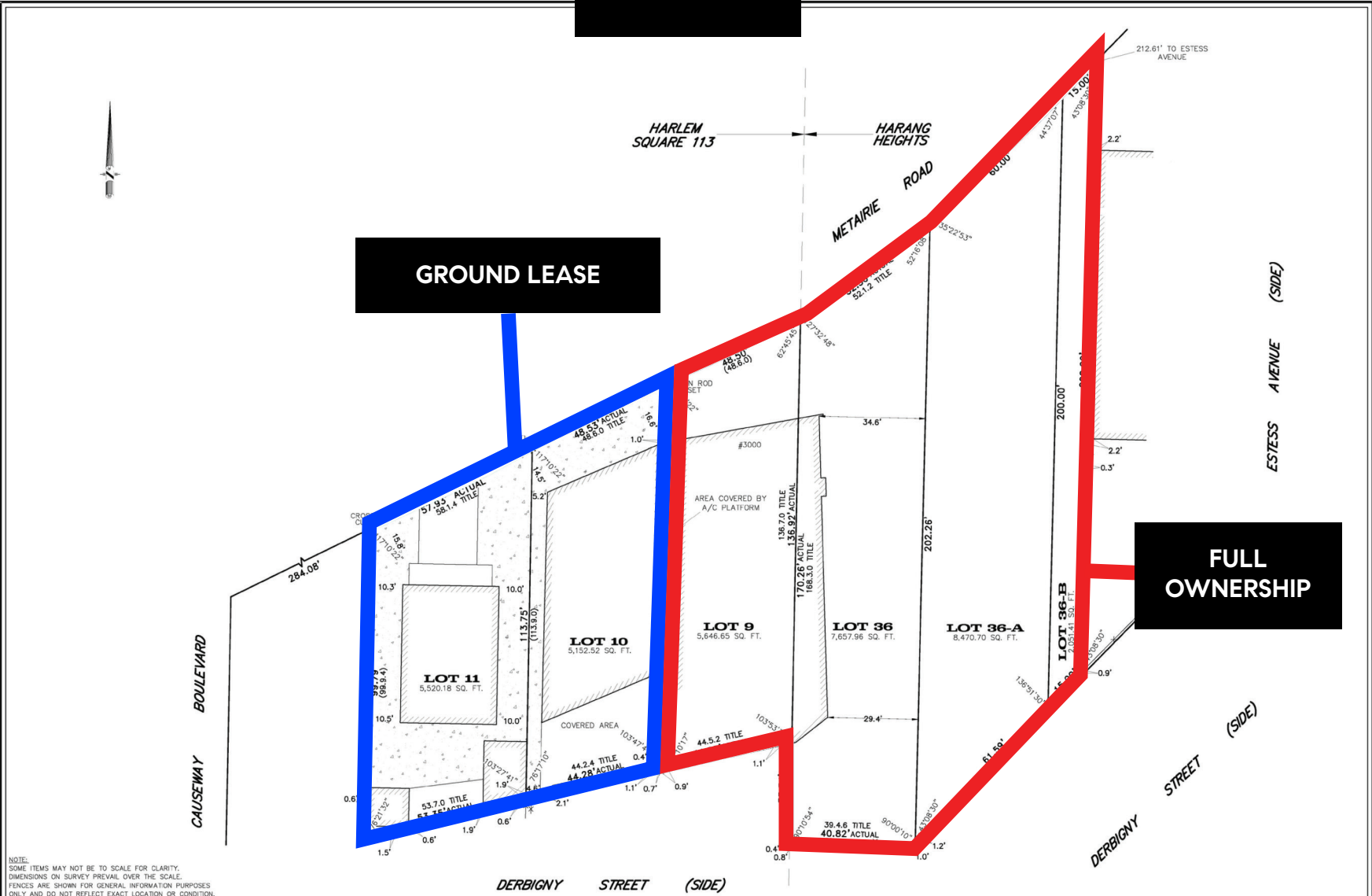
**GROUND LEASE**



# SURVEY

GROUND LEASE

FULL OWNERSHIP



## GENERAL NOTES

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

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

## REFERENCE NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1.  
REFERENCE PLAN #1: PLAN OF SURVEY BY CALONGIA DATED APRIL 13, 1946  
REFERENCE PLAN #2: PLAN OF SURVEY BY J.J. KREBS DATED OCTOBER 30, 1947  
REFERENCE PLAN #3: PLAN OF SURVEY BY ROBERT DATED NOVEMBER 14, 1960

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ESTABLISHED IN LOUISIANA ADMINISTRATIVE CODE TITLE 48:II, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY.  
MADE AT THE REQUEST OF 3100 METAIRIE ROAD, L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA GULF COAST BANK AND TRUST COMPANY AND HANNAH, GIUSTI & HANNAH, L.L.C.  
REVISED TO SHOW LOT AREAS APRIL 8, 2024.

BY: *Richmond W. Krebs*

RICHMOND W. KREBS PLS# 4836

## ELEVATION NOTES

THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED 02/02/18 FLOOD ZONE: X  
BASE FLOOD ELEVATION: N/A  
COMMUNITY PANEL: 8-82019 0185 F



**R.W. KREBS**  
PROFESSIONAL LAND SURVEYING, LLC  
RICHMOND W. KREBS, SR., PLS  
3445 N. CAUSEWAY BLVD, SUITE 201  
METAIRIE, LA. 70002  
PHONE: (504) 889-9616  
FAX: (504) 889-0916  
E-MAIL: [infonola@rwkrebs.com](mailto:infonola@rwkrebs.com)  
WEB: [www.rwkrebs.com](http://www.rwkrebs.com)

**A BOUNDARY SURVEY OF  
LOTS 9, 10 AND 11  
SQUARE 113  
HARLEM  
AND LOTS 36, 36-A AND 36-B  
HARANG HEIGHTS  
JEFFERSON PARISH, LA**

DATE: FEBRUARY 19, 2018  
SCALE: 1" = 20'  
JOB #: 180272

DRAWN BY: NDK  
COMPUTER #:  
FILE #:

# OFFERING SUMMARY #2

Full Ownership Interest (Excluding Ground Lease)



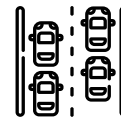
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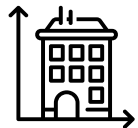
### List Price

\$1,975,000 (Owned Property Only)



### Access & Frontage

- Excellent access and visibility
- +/- 175 Feet of frontage



### Site Size

• Full Ownership +/- 0.547 Acres | 23,827 SF

### Property Overview:

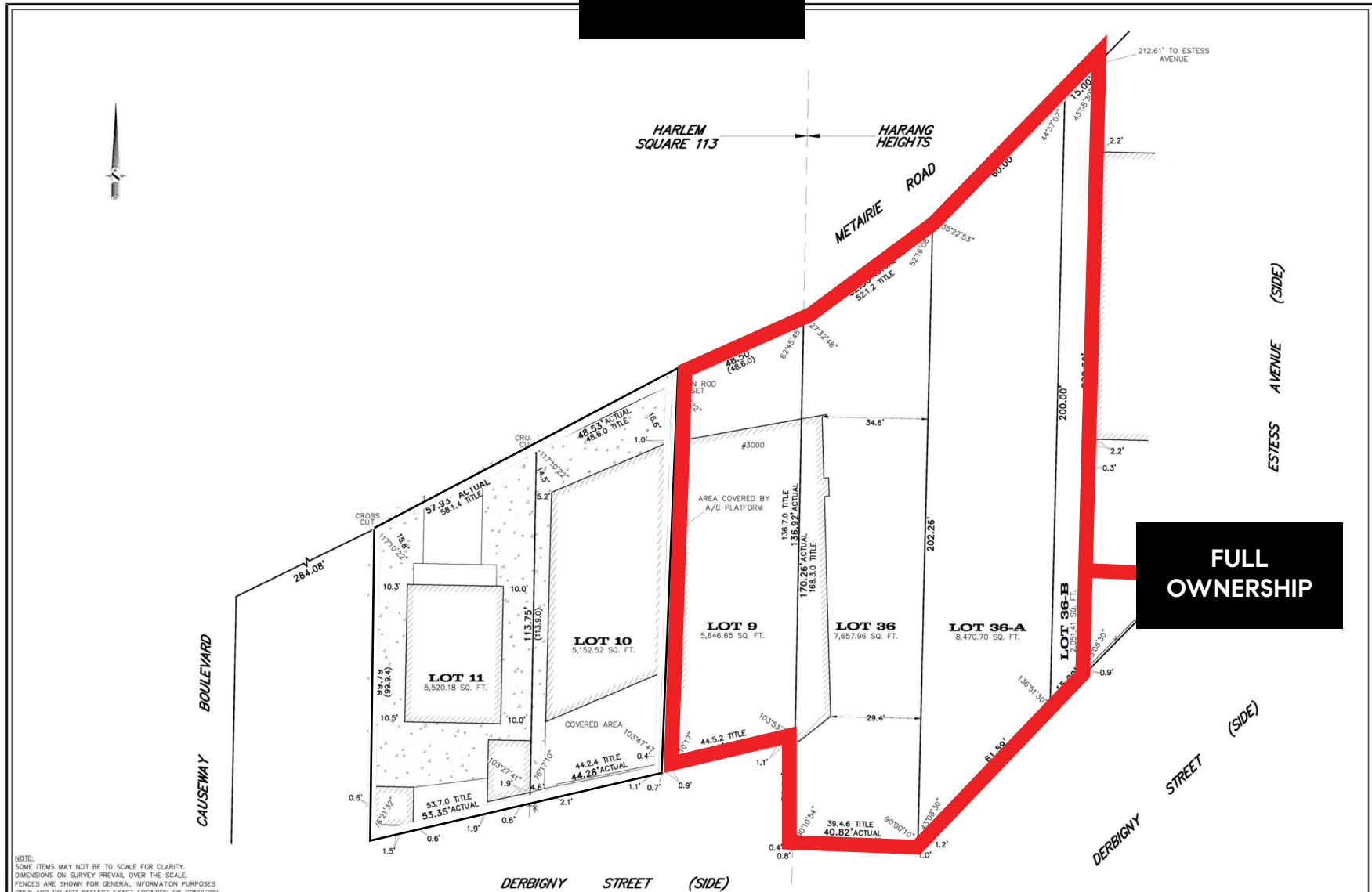
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**SITE**

**FULL OWNERSHIP**



# SURVEY



NOTE:  
SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY.  
DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE.  
FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES  
ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

## GENERAL NOTES

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REVISED TO SHOW LOT AREAS APRIL 8, 2024

BY: *Richmond W. Krebs*  
RICHMOND W. KREBS, PLS # 4836

## ELEVATION NOTES

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BASIC FLOOD ELEVATION: N/A COMMUNITY PANEL: 8-55519 1195 F



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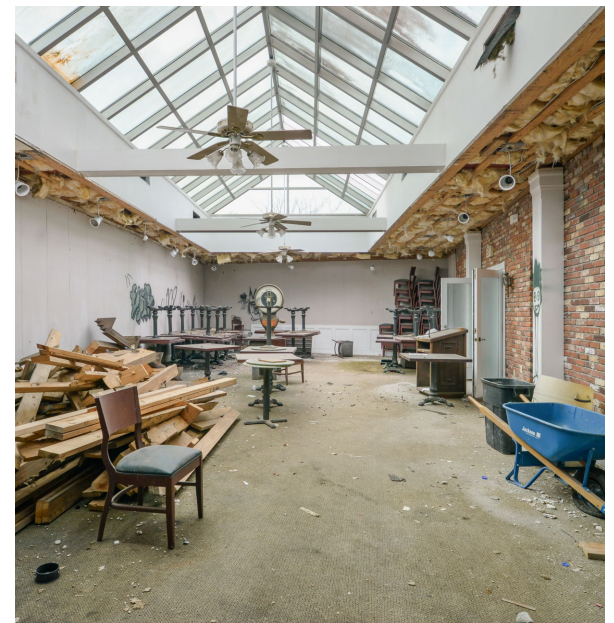
## PROPERTY PHOTOS - Metairie Road



## PROPERTY PHOTOS - Metairie Road



## PROPERTY PHOTOS - Full Ownership Property: Former Barreca's Restaurant



## PROPERTY PHOTOS - Ground Lease: Current Structures





\*This is not a survey. Property lines are approximate.



Check out a custom "Property Tour" video, which is featured on our YouTube page. We guide you through an in-depth video tour of the property, highlighting select features, along with community highlights.

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[Youtube.com/@ChipGardner-HerbertDubuisson](https://www.youtube.com/@ChipGardner-HerbertDubuisson)

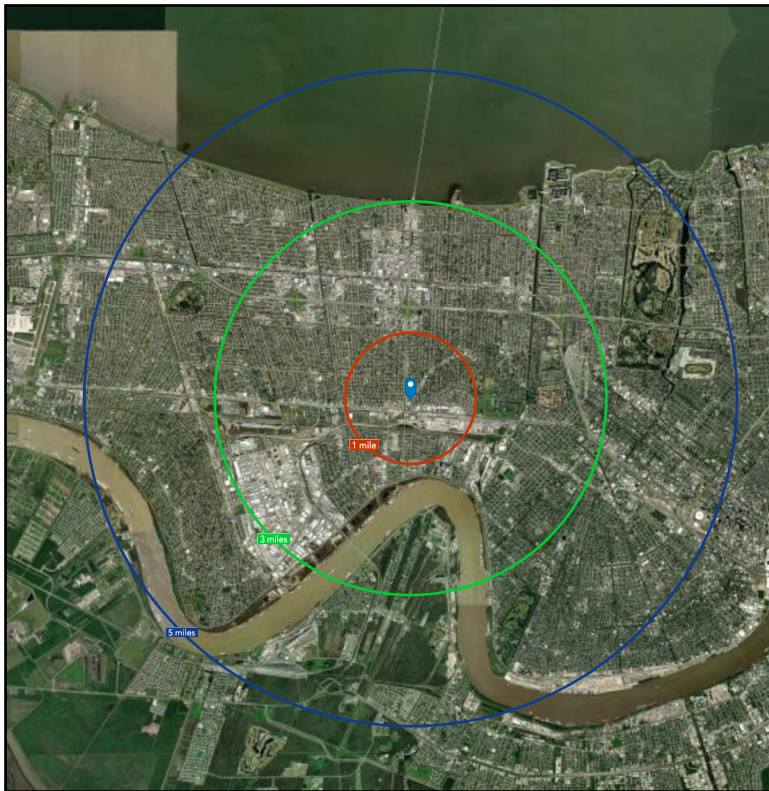
Scan here to view the full Property Tour video





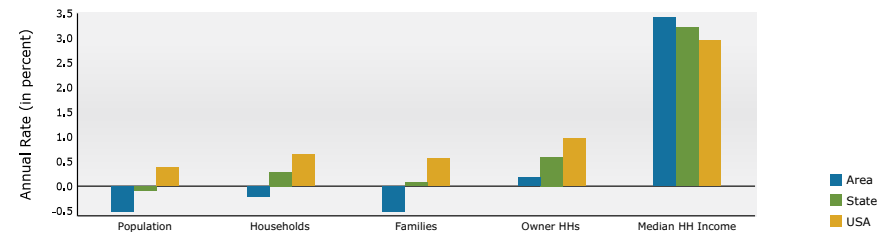
**POINTS OF  
INTEREST**

# DEMOGRAPHICS

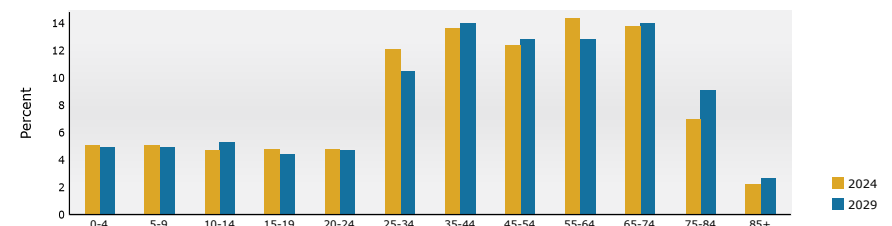


## Ring 1

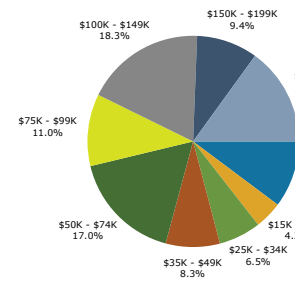
Trends 2024-2029



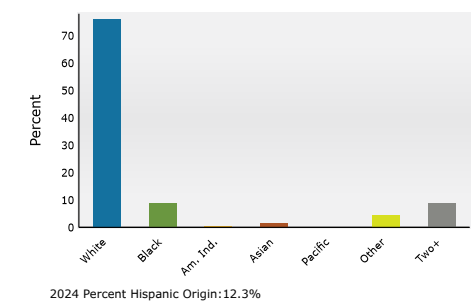
Population by Age



2024 Household Income



2024 Population by Race





## CONFIDENTIALITY & DISCLAIMER NOTICE

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Chip Gardner & Herbert Dubuisson Group with Compass and should not be made available to any other person or entity. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The Chip Gardner & Herbert Dubuisson Group with Compass has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property, or the Buyer's legal ability to use the property based on zoning, restrictions, etc. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, The Chip Gardner & Herbert Dubuisson Group with Compass has not verified, and will not verify, any of the information contained herein, nor has The Chip Gardner & Herbert Dubuisson Group with Compass conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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**CHIP & HERBERT  
GARDNER DUBUISSON**  
GROUP

# Customer Information Form

## What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: \_\_\_\_\_ Title: \_\_\_\_\_  
Date: \_\_\_\_\_ Licensee: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_ Title: \_\_\_\_\_  
Date: \_\_\_\_\_ Licensee: \_\_\_\_\_  
Date: \_\_\_\_\_



AgencyForm Rev. 10/10

CHIP & HERBERT  
GARDNER DUBUISSON  
GROUP



## Disclosure and Consent to Dual Agent

### Designated Agency

#### This Document Serves Three Purposes

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) \_\_\_\_\_  
(Insert name(s) of licensee(s) undertaking dual representation)  
and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as \_\_\_\_\_  
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

#### WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

#### WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Licensee	Licensee
_____	_____
Date	Date

DDA 1/98