

NEW ORLEANS EAST DEVELOPMENT SITE | 10 ACRES ON INTERSTATE 10
I-10 Service Road and Read Boulevard, New Orleans, LA ~ 10 Acres
FOR SALE | \$1,995,000 - \$4.58 per SF

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THE McENERY COMPANY
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Location, Physical Description & Zoning Summary

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Location: Northwest Quadrant of Interstate 10 and Read Boulevard, New Orleans, Louisiana
Ping Address: 9600 I-10 Service Road, New Orleans, LA 70127
Site Dimensions: Approximately 600' on I-10 Service Road & approximately 700' along Citrus Canal
Approximate Area: ~10 Acre development site (exact size to be confirmed by purchaser commissioned survey)
Zoning & Future Land Use: C-3, Heavy Commercial District

C-3—Heavy Commercial (FUTURE LAND USE)

Goal: Provide for auto-oriented heavy commercial uses and large-scale shopping centers and as such, standards are designed to maintain and enhance appearance and to provide buffer between it and residential or lower-intensity commercial areas.

Range of Uses: Heavy commercial uses—motor vehicle dealership, medical clinic, retail & shopping center, etc. Limited light industrial uses (brewery up to 12,500 barrels/year, food processing facility) may be allowed in some areas. Institutional uses—community centers, religious facilities, educational facilities, etc.—are allowed.

Development Character: Height, mass and density of new development structured to ensure proper transitions to surrounding lower density commercial or residential neighborhoods. Provides parking access from the street with landscape buffers.

Comments: This tract is ideally situated for an intensive commercial development reliant on direct visibility and access to Interstate 10. The current zoning allows for a wide array of potential development uses as listed herein. The site is fully cleared, paved and ready for new development.



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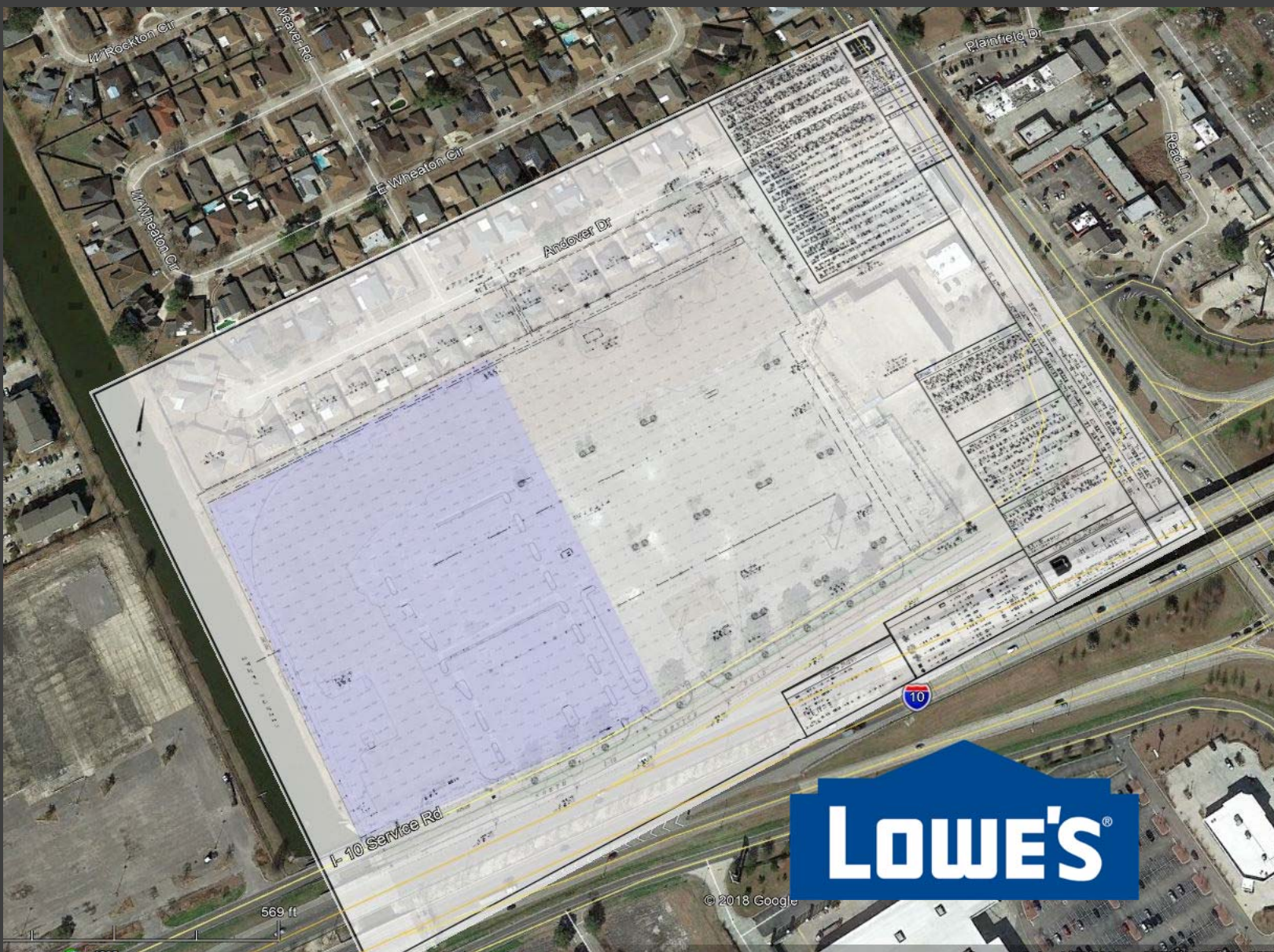
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Survey Overlay

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The site (highlighted in blue) is strategically located with high visibility from Interstate I-10 and direct access to I-10 via the Read Boulevard interchange, directly east of the property. Read Boulevard is a highly-trafficked commercial corridor at its intersection with I-10. The property owner owns the parcel directly east of the site shaded in blue, and this area of land could potentially be available depending on price and use.



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Neighborhood / Market Description

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The listed property is located at the high-traffic and developed intersection at Read Boulevard and Interstate 10. This intersection many established businesses including Lowes, CVS Pharmacy, and Hancock-Whitney Bank to name a few. New Orleans East is the only sub-market in the New Orleans MSA with sizable tracts remaining. The market has recently improved with new development taking advantage of attractive land pricing, and a marketplace that is presently at its healthiest status since Hurricane Katrina. The proximity to Interstate 10 and the accessibility to both St. Tammany Parish and Downtown New Orleans make for a strategic location for new development.



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General Site Views

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