

HUGE NEW ORLEANS EAST DEVELOPMENT SITE | 20 ACRES ON I-10
I-10 Service Road and Read Boulevard, New Orleans, LA ~ 20 Acres
FOR SALE | \$3,750,000- \$4.30 per SF

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Est. 1980

THE McENERY COMPANY
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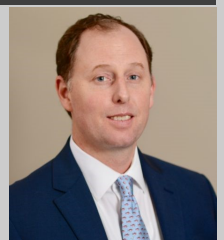
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NEW ORLEANS EAST DEVELOPMENT SITE

Location, Physical Description & Zoning Summary

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Location: Northwest Quadrant of Interstate 10 and Read Boulevard, New Orleans, Louisiana

Pin Address: 9600 I-10 Service Road, New Orleans, LA 70127

Site Dimensions: Approximately 1,200' on I-10 Service Road & approximately 700' along Citrus Canal

Approximate Area: ~20 Acre development site (exact size to be confirmed by purchaser commissioned survey)

Zoning & Future Land Use: C-3-Heavy Commercial District (General Commercial Future Land Use)

C-3—General Commercial (FUTURE LAND USE)

Goal: Increase the availability of retail services and amenities, especially in areas that are currently underserved by retail, with existing and new medium- and large-scale commercial establishments and shopping centers.

Range of Uses: Larger commercial structures including shopping and entertainment centers typically anchored by large supermarkets, department stores or big-box style establishments with supportive retail, services, offices, surface or structured parking, and multi-family dwellings above the ground floor.

Development Character: Structures oriented to the street where possible to encourage both pedestrian and automobile traffic. Sites are limited to accessible locations along major city roadways or highways with minimal negative impact on surrounding residential areas, often in proximity to transit. Incorporate risk reduction and adaptation strategies in the built environment

Comments: This tract is ideally situated for an intensive commercial development reliant on direct visibility and access to Interstate 10, or Mixed-Use with Multi-Family Above the Ground Floor. The current zoning allows for a wide array of potential development uses as listed above (<https://czo.nola.gov/article-15/>). The site is fully cleared, paved and ready for new development.



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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.



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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 I-10. This intersection contains many established businesses including 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 market that is presently at its healthiest status since Hurricane Katrina. The proximity to I-10 and the accessibility to both St. Tammany Parish and Downtown New Orleans make for a strategic location for new commercial or multi-family development.



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General Site Views

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