



# I-10 @ READ BLVD - 20 ACRES



THE  
**MCENERY**  
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112  
504-274-2701 | [MCENERYCO.COM](http://MCENERYCO.COM)



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

**Address:** 9701 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:** C-3-Heavy Commercial District

**Comments:** 20 Acre Development Tract at a high-traffic and developed intersection of Read Boulevard and I-10, which contains many established businesses including CVS Pharmacy, and Hancock-Whitney and Chase Banks to name a few. New Orleans East is the only sub-market in the New Orleans MSA with sizable tracts remaining. It has been recently improved with new residential and commercial development, taking advantage of attractive land pricing, and is a market that is presently at its healthiest status since Hurricane Katrina.

This tract is ideally situated for an intensive commercial development reliant on direct visibility and access to Interstate 10. The proximity to I-10 and the direct accessibility to both St. Tammany Parish and Downtown New Orleans make for a strategic location for new commercial and/or multi-family or mixed use development. The C-3 Heavy Commercial Zoning District 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. A complete Phase 1 Environmental Site Assessment is available upon request. See Drop Box link:

**List Price: \$3,250,000**

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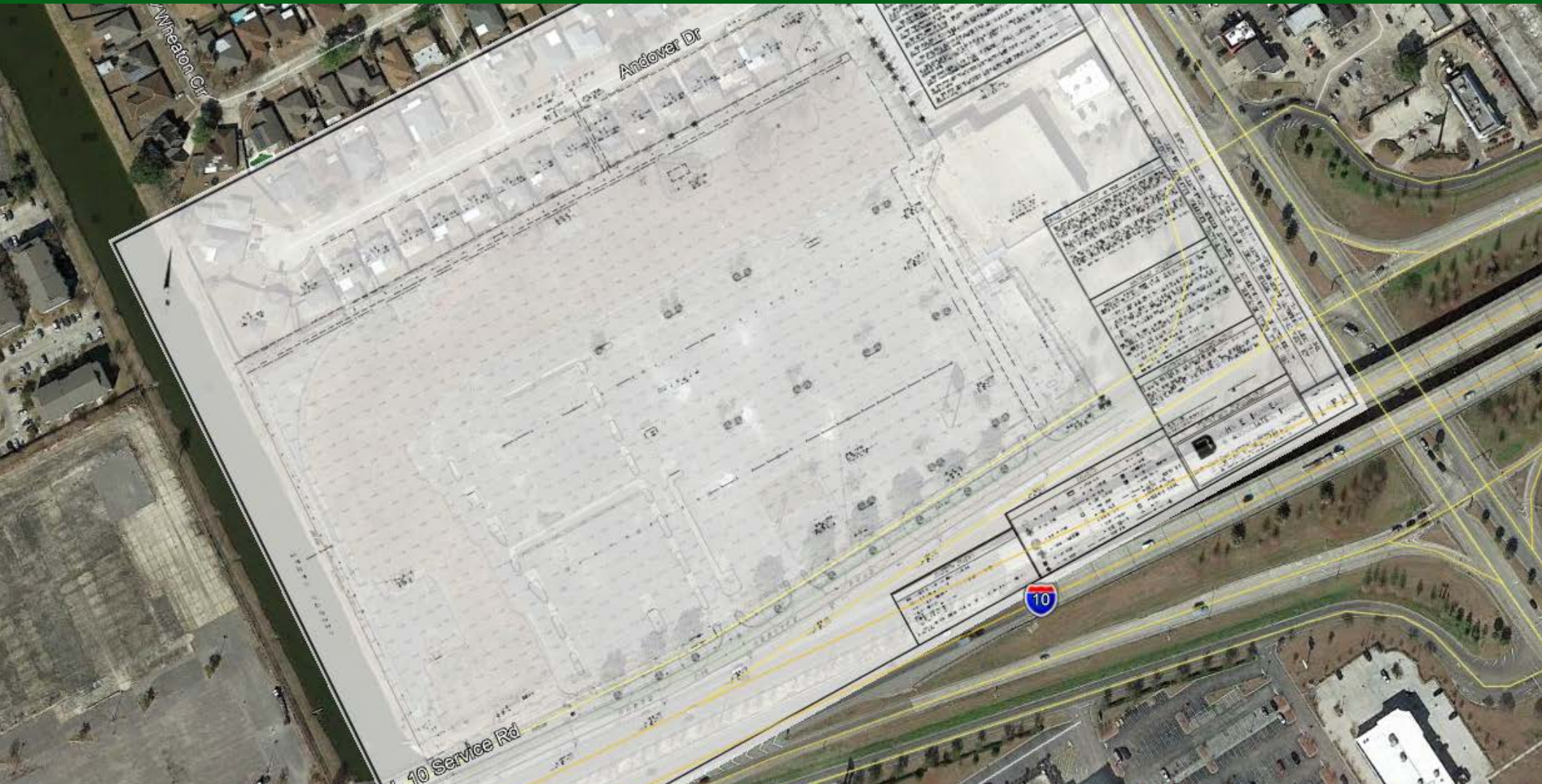
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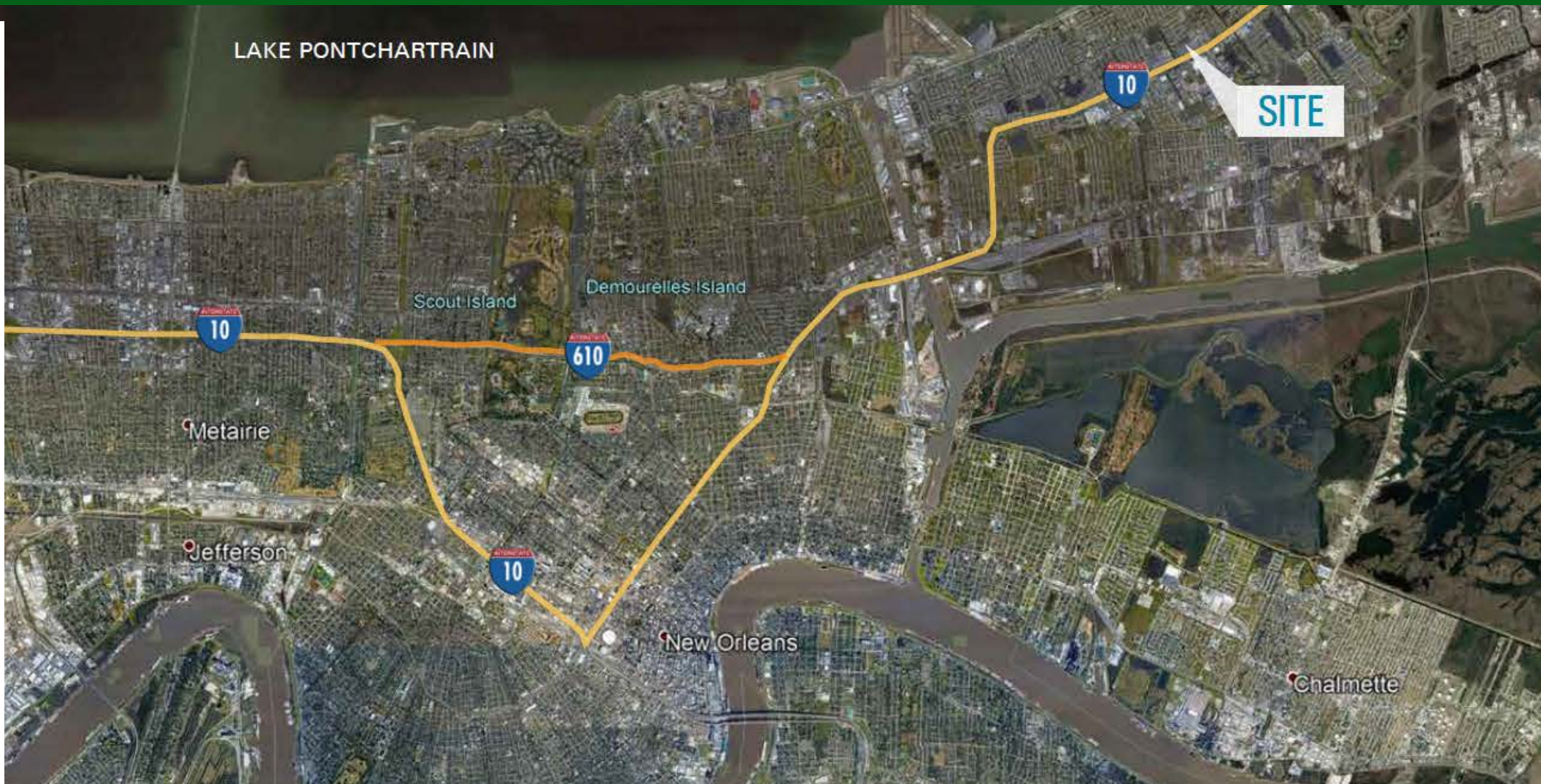
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## POINTS OF INTEREST MAP

Morrison Road

Citrus Canal

Interstate-10

Read Boulevard

- 1 DIRECT ACCESS TO I-10
- 2 JOE BROWN PARK
- 3 WARWICK COMMUNITY
- 4 VILLAGE DE JARDIN
- 5 WILLOW BROOK APARTMENTS
- 6 BUNDY APARTMENTS
- 7 PLAZA PARK APARTMENTS

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