



# WEST CAUSEWAY DEVELOPMENT LOT



RETAIL OR OFFICE SITE!

THE  
**MCENERY**  
COMPANY

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





# OFFERING OVERVIEW

**Location:** 1255 West Causeway Approach | Section 42, Township 8 South, Range 11 East, Greensburg Land District, St. Tammany Parish. Located along Greater New Orleans Expressway West Approach, Mandeville, LA 70471

**Dimensions:** 80,686 total SF | 190.2' along W. Causeway Approach, 397.4' lot depth

**Sale Price:** \$1,090,000.00 | \$13.51 per SF

**General Comments:** The ownership of one of the last remaining development sites on West Causeway Approach has retained The McEnery Company as the marketing agent for this prime, commercially zoned tract. The property measures approximately 1.85 acres, and is located at a lighted intersection directly across West Causeway Approach from the entrance to Mandeville High School. The property, which is approximately 1.4 miles from the Causeway Bridge, is very well positioned to accommodate development of new retail, multi-family, shopping center, auto-service, corporate headquarters, institutional or similar commercial use in keeping with the high grade land use along West Causeway Approach. The property possesses a PCUD ordinance which allows for a number of prospective commercial uses.

**Zoning:** PCUD, Planned Combined Mixed use District



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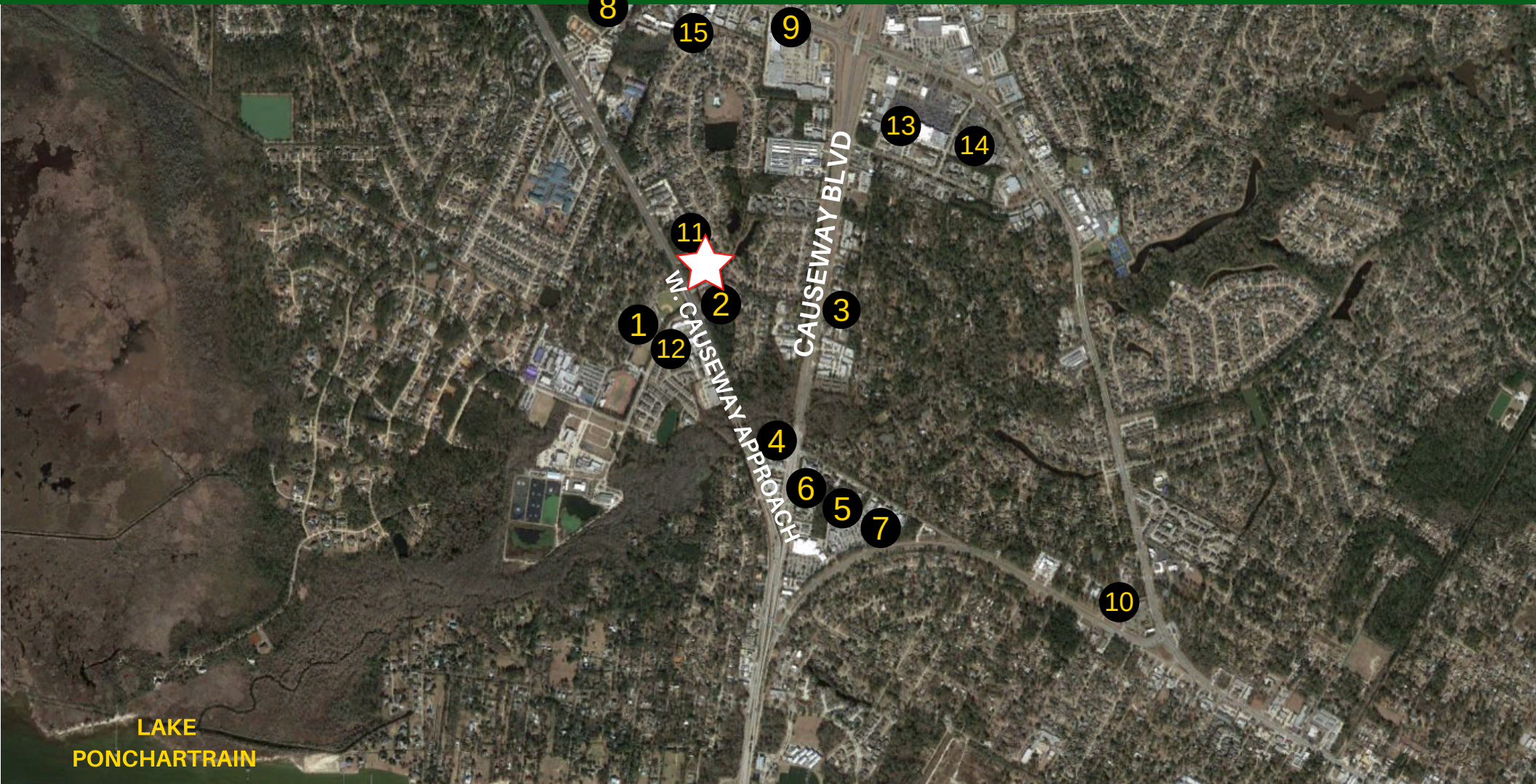


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# POINTS OF INTEREST MAP



- |                          |                 |                             |                          |                   |
|--------------------------|-----------------|-----------------------------|--------------------------|-------------------|
| 1 MANDEVILLE HIGH SCHOOL | 4 IBERIA BANK   | 7 STARBUCKS                 | 10 WAL-MART              | 13 WHOLE FOODS    |
| 2 MORGAN STANLEY         | 5 ROUSES MARKET | 8 ROUSES MARKET             | 11 TULANE MEDICAL CLINIC | 14 BARNES & NOBLE |
| 3 PERLIS                 | 6 POPEYE'S      | 9 NORTHLAKE SHOPPING CENTER | 12 LA CARETTA'S          | 15 MANDINA'S      |

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