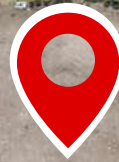


THE McENERY COMPANY



AVAILABLE

4612 VETERANS

THE MCENERY COMPANY

OFFERING MEMORANDUM

CONTACTS:



Pat Browne III

C: 504.250.3059

D: 504.274.2667

pat@mceneryco.com



Chris Dozier

C: 504.722.5393

D: 504.274.2712

ckdozier@mceneryco.com

**810 UNION STREET, 4TH FLOOR
NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM**

OFFERING OVERVIEW

Address: 4612 Veterans Blvd, Metairie, LA 70006

Sale / Lease Price: *See Agent for Pricing Details*

Site Size: +/- 25,775 SF

Zoning: BC2 Business Core District

General Comments: Pad Ready Development Site on Veterans! This 25,775 square foot parcel of vacant land offers 120 feet of frontage along the south side of Veterans Boulevard and 120 feet along the north side of Quincy Street. With over 220 feet of depth, this BC-2 zoned site offers the critical mass necessary for a variety of development possibilities. Strategically positioned only 200 feet from the heavily travelled intersection of Clearview Parkway and Vets, as well as only 1/3 mile from I-10 interchange, this highly visible and accessible site is a rare development opportunity. Site also includes billboard income. Ownership is open to a variety of options such as long term ground lease, build-to-suit, or acquisition. Call Pat Browne III at 504-250-3059 for more information.

PROPERTY PHOTOS



VETERANS BLVD

CLEARVIEW PKWY



VETERANS BLVD

CLEARVIEW PKWY





CLEARVIEW PKWY

VETERANS BLVD

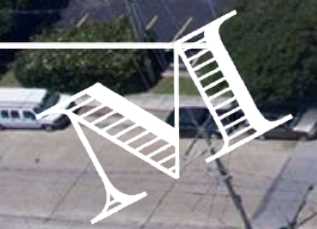
*Outline to be used for reference only and not in place of official survey or plans *





VETERANS BLVD

CLEARVIEW PKWY



**RESUBDIVISION OF
LOTS F-1 & F-2 INTO LOT F-1-A
SQUARE 42
PONTCHARTRAIN GARDENS
SECTION A
JEFFERSON PARISH, LA**

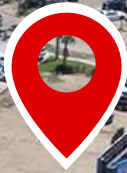
THE PARISH OF JEFFERSON ASSUMES NO RESPONSIBILITY FOR THE RELOCATION OF SEWER CONNECTIONS, FIRE HYDRANTS, UTILITY POLES, CATCH BASINS, AS A RESULT OF THIS SUBDIVISION.

CROSS CUT
 CROSS CUT
 CROSS FOUND
 ASPHALT
 ASPHALT
 ASPHALT
 LOT F-2
 LOT F-1-A
 AREA = 25,775.41 SQ. FT.
 LOT F-1
 CHAINWALL WITH FENCE
 CROSS CUT
 OVERHEAD SIGN
 FENCE STOPS
 8" STEEL POST
 ASPHALT
 CROSS CUT
 R/W AS MONUMENTED
 ASPHALT
 EDGE OF ASPHALT
 SIDEWALK
 VETERANS MEMORIAL BOULEVARD
 318' RIGHT OF WAY
 THE PARISH OF JEFFERSON
 RESPONSIBILITY FOR THE
 OF SEWER CONNECTIONS
 HYDRANTS, UTILITY POLES,
 IS A RESULT OF THIS
 (SIDE)
 STREET
 LINE
 CLEARVIEW PARKWAY
 TO BE A TRUE AND CORRECT COPY
 MINOR RESUBDIVISION ADMINISTRATIVE
 APPROVAL
 PLAN HAS BEEN REVIEWED BY THE LAND USE REVIEW
 TECHNICAL COMMITTEE. DOCKET # 445-53-14
 THIS PLAN HAS BEEN REVIEWED AND APPROVED
 BY THE PLANNING DEPARTMENT AS AUTHORIZED VIA ORDINANCE
 NO. 55782 ADOPTED AUGUST 14, 1995, AND AMENDED
 MAY 21, 2004, BY ORDINANCE NO. 50735,
 AND FURTHER AMENDED MARCH 14, 2007 BY
 ORDINANCE NO. 53003.
 PLANNING DIRECTOR
 OWNER(S): KORN INC.
 4/30/2014
 "That the Parish of Jefferson
 has not examined or reviewed
 the title of any portion of
 land shown, or any restrictive
 covenants or restrictions
 placed on said property, and
 that the action of the Parish
 in this matter shall not imply
 (1) that the applicant's or
 owner's title or ownership is
 valid, (2) that there are or
 are not any restrictive
 covenants or other
 restrictions that may be on
 said property, or (3) that any
 restrictive covenants or
 restrictions that may be on
 said property are enforceable
 or are not enforceable."
 NOTE:
 ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE
 SCALE. FENCED AREAS SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.



CLEARVIEW PKWY

VETERANS BLVD



POINTS OF INTEREST



VETERANS BLVD

CLEARVIEW PKWY

INTERSTATE 10

W. NAPOLEON AVE.



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

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: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____
Licensee: _____	Licensee: _____
Date: _____	Date: _____

