



MIXED-USE ZONING



OFFERING MEMORANDUM

3.3 ACRES ON BELLE CHASSE HWY

2930 BELLE CHASSE HWY . GRETNA . LA . 70053

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2930 BELLE CHASSE HWY, GRETNA, LA, 70053

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THE MCENERY COMPANY

Axis Realty
GROUP

THE MCENERY COMPANY CO-LISTED WITH AXIS REALTY GROUP



The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana.

OFFERING SUMMARY



Address: 2930 Belle Chasse Highway, Gretna, Louisiana, 70053

List Price: \$1,500,000 | \$10.48 PSF

Site Size: 3.3 Acres | 143,132 SF

Zoning: MU-CD Mixed Use Corridor District

Frontage: 273 ft along Belle Chasse Hwy

Traffic Count: 41,000 VPD

Overview: Excellent development site in great location on Belle Chasse Highway near the Lapalco Boulevard interchange. This is an area of high concentration of regional and national retailers due to the high traffic volumes of the Belle Chasse Highway and Lapalco Blvd corridors. This site has 273 feet of frontage on Belle Chasse Highway and is an excellent site for development of a wide variety of uses that the Mixed Use Corridor District allows. The surrounding area also contains a heavy concentration of residential development which drives tremendous vehicular traffic and commerce to the retailers along this stretch. Costar traffic counts for Lapalco Blvd in this area are estimated to be approximately 38,000 cars per day and 41,000 cars per day on this stretch of Belle Chasse Highway.

PROPERTY OUTLINE

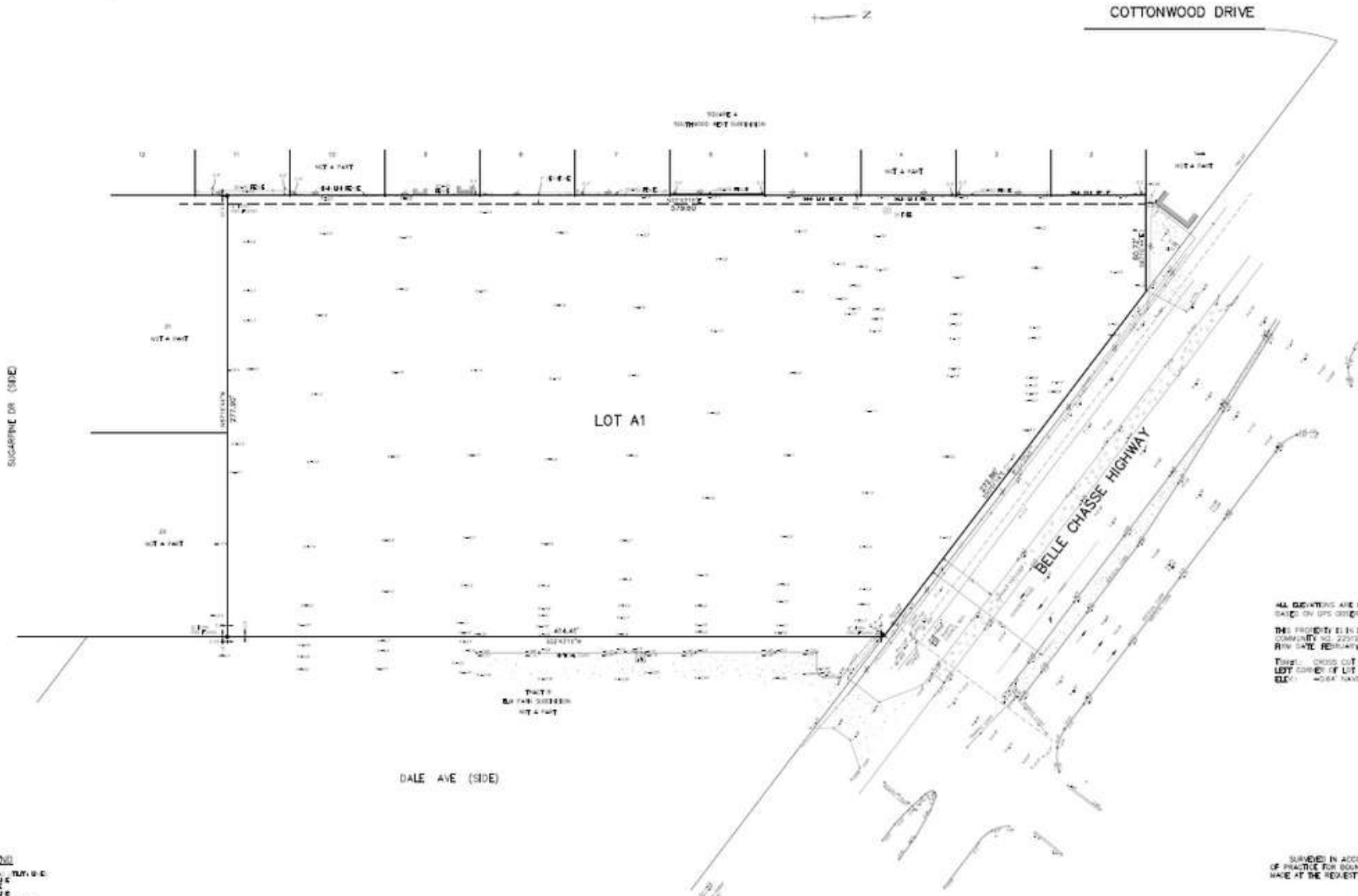


*Outline to be used for reference only and not in place of official survey or plans *

PROPERTY SURVEY



SOUTHWOOD WEST SUBDIVISION
SECTION 30, T44S, R24E
SOUTHEASTERN DISTRICT OF LOUISIANA
WEST OF THE MERIDIEN LINE
JEFFERSON PARISH, LA

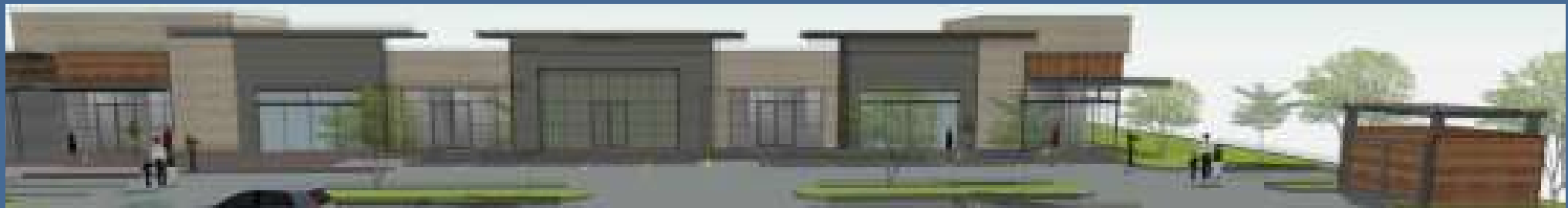


ALL DIMENSIONS ARE IN FEET NAVORS
BASED ON GPS OBSERVATIONS (SCENTR)
THIS PROPERTY IS IN FEMA ZONE X, 015-014
COMMUNITY NO. 225109, PANEL NO. 0221F
REVISION DATE: FEBRUARY 3, 2018
TARGET: CROSS CUT ON SLAR FOR TRAFFIC SIGN NEAR
WEST CORNER OF LOT A1
ELEV: -40.64' NAVD

LEGEND
S.H. - SURVEYED
C.L. - CENTER LINE
L.O. - LOT ORIGIN
D.M. - DITCH MARK

MADE IN ACCORDANCE WITH THE LOUISIANA STATE
OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS B SURVEYOR
MADE AT THE REQUEST OF THREE WADES, LLC

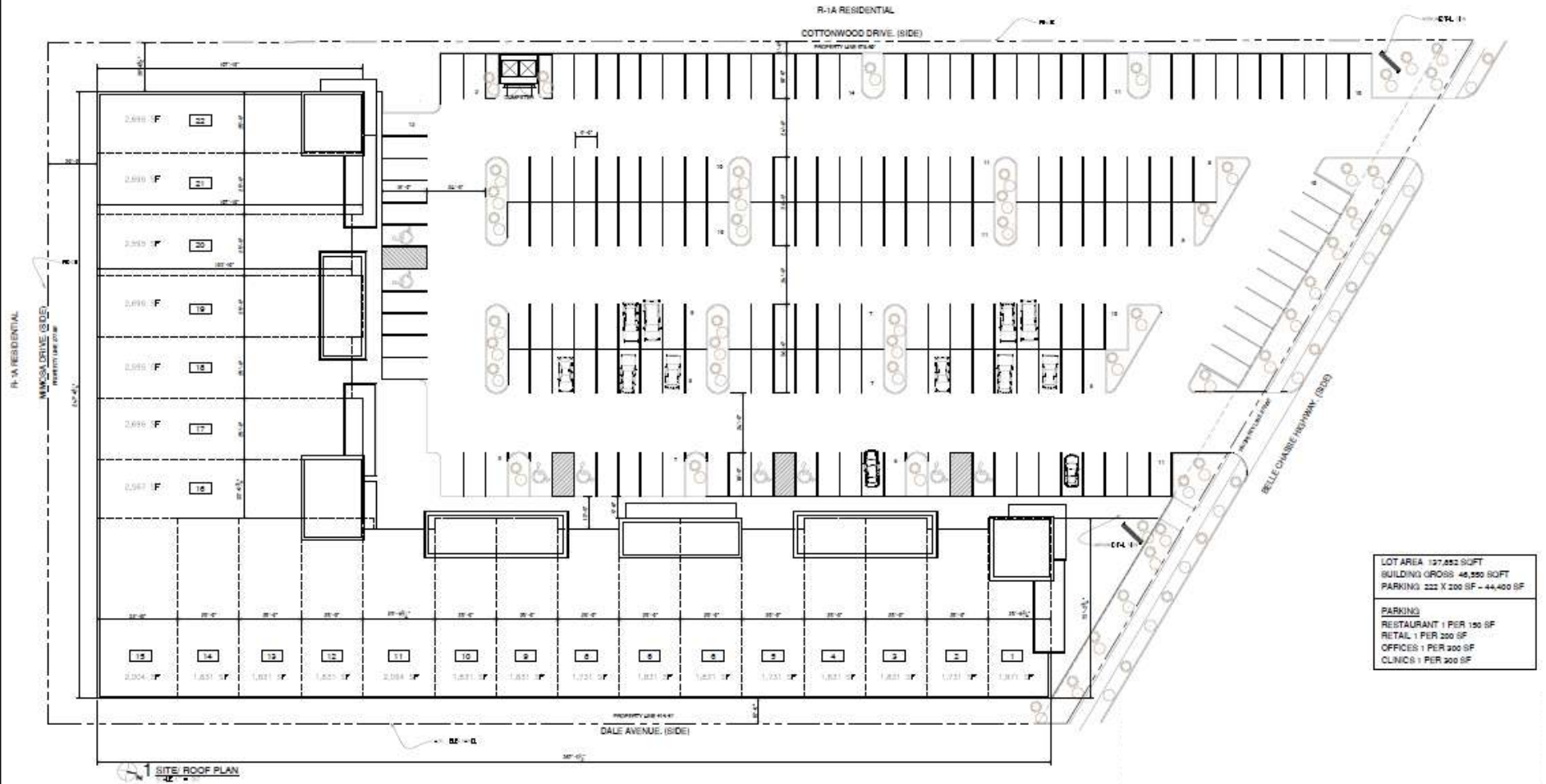
RETAIL CENTER PLANS



RETAIL CENTER PLANS



BELLE CHASSE RETAIL CENTER NEW CONSTRUCTION 2930 BELLE CHASSE HIGHWAY, LA



LOT AREA	127,852 SQFT
BUILDING GROSS	46,250 SQFT
PARKING	222 X 200 SF - 44,400 SF
PARKING	
RESTAURANT	1 PER 150 SF
RETAIL	1 PER 200 SF
OFFICES	1 PER 300 SF
CLINICS	1 PER 400 SF

PROPERTY PHOTOS



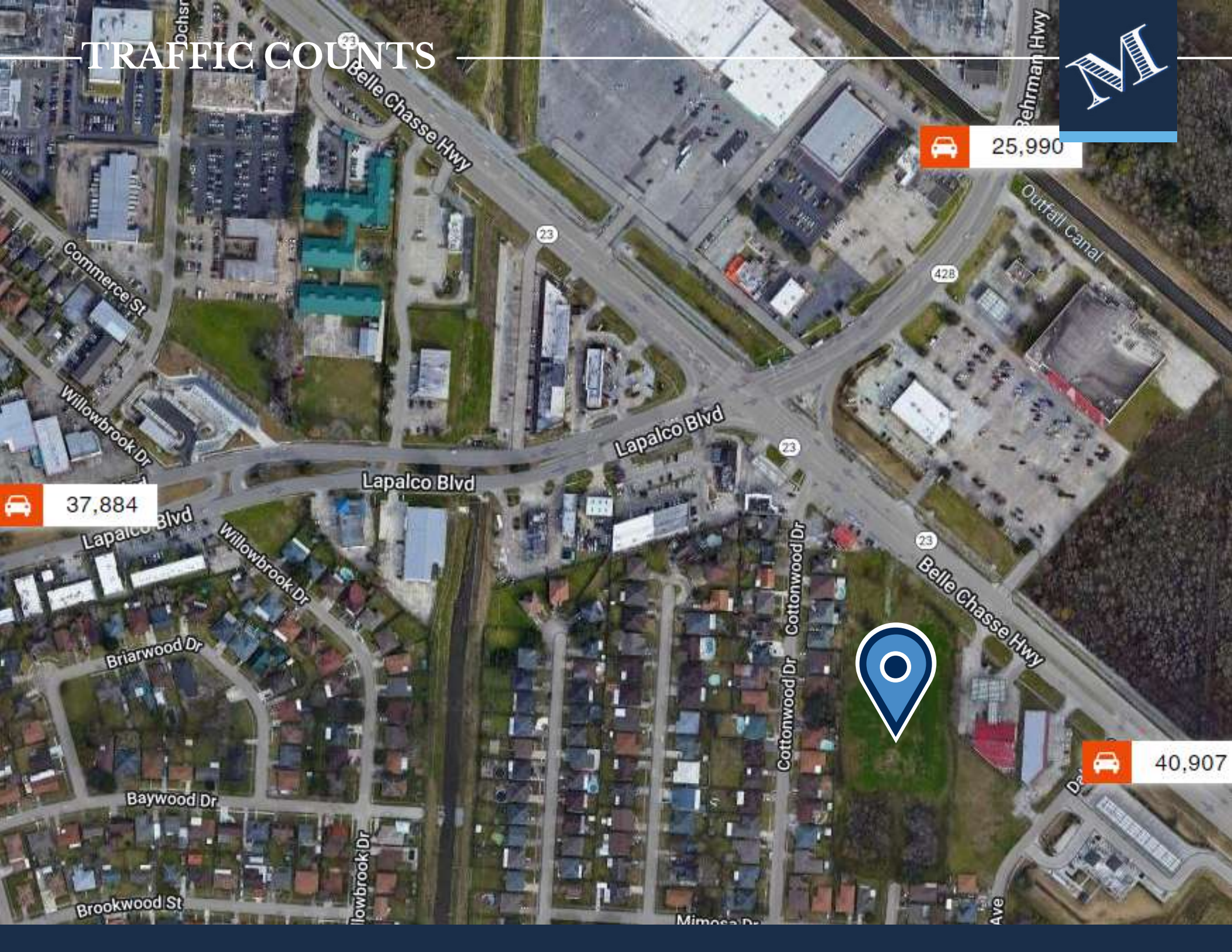
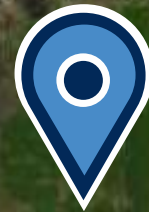
TRAFFIC COUNTS



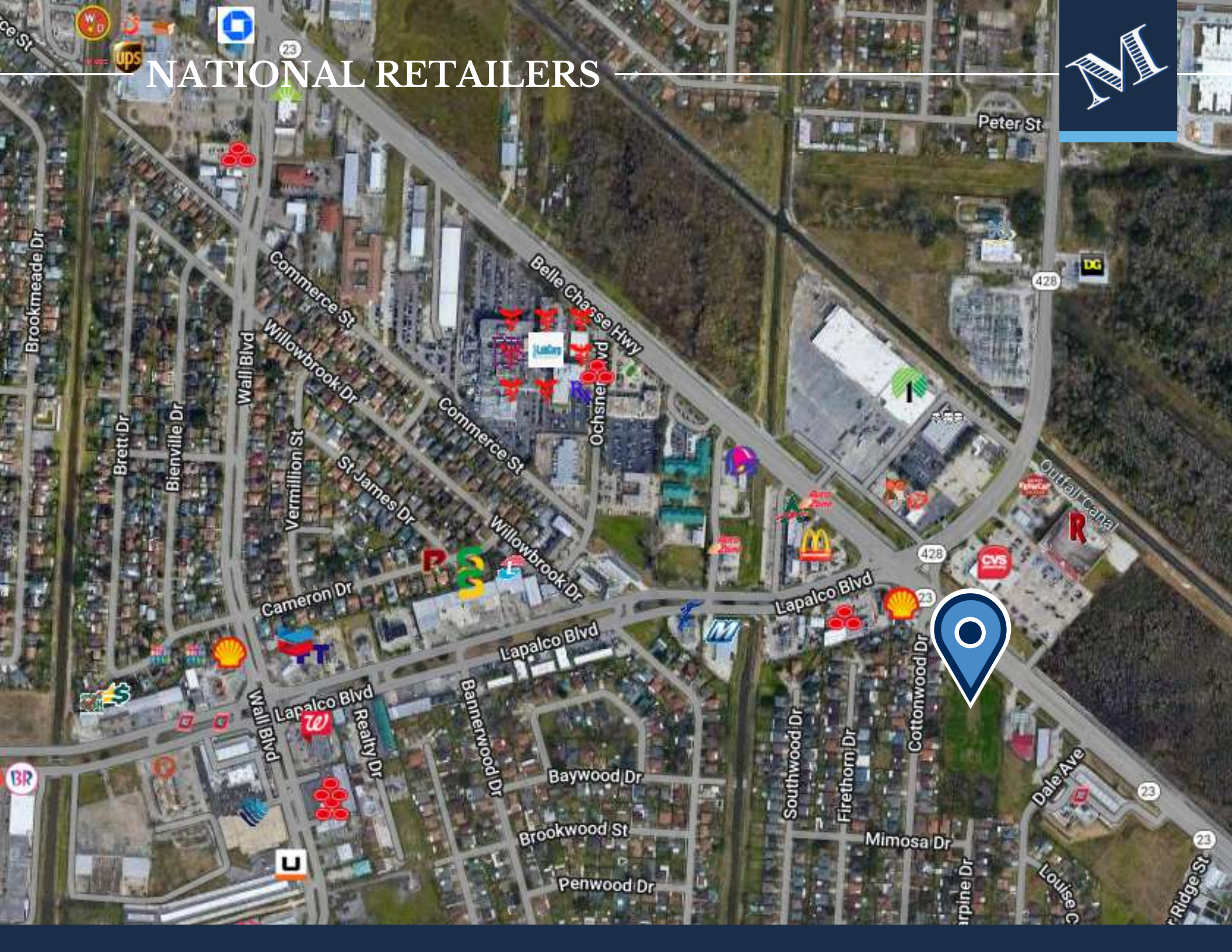
 25,990

 37,884

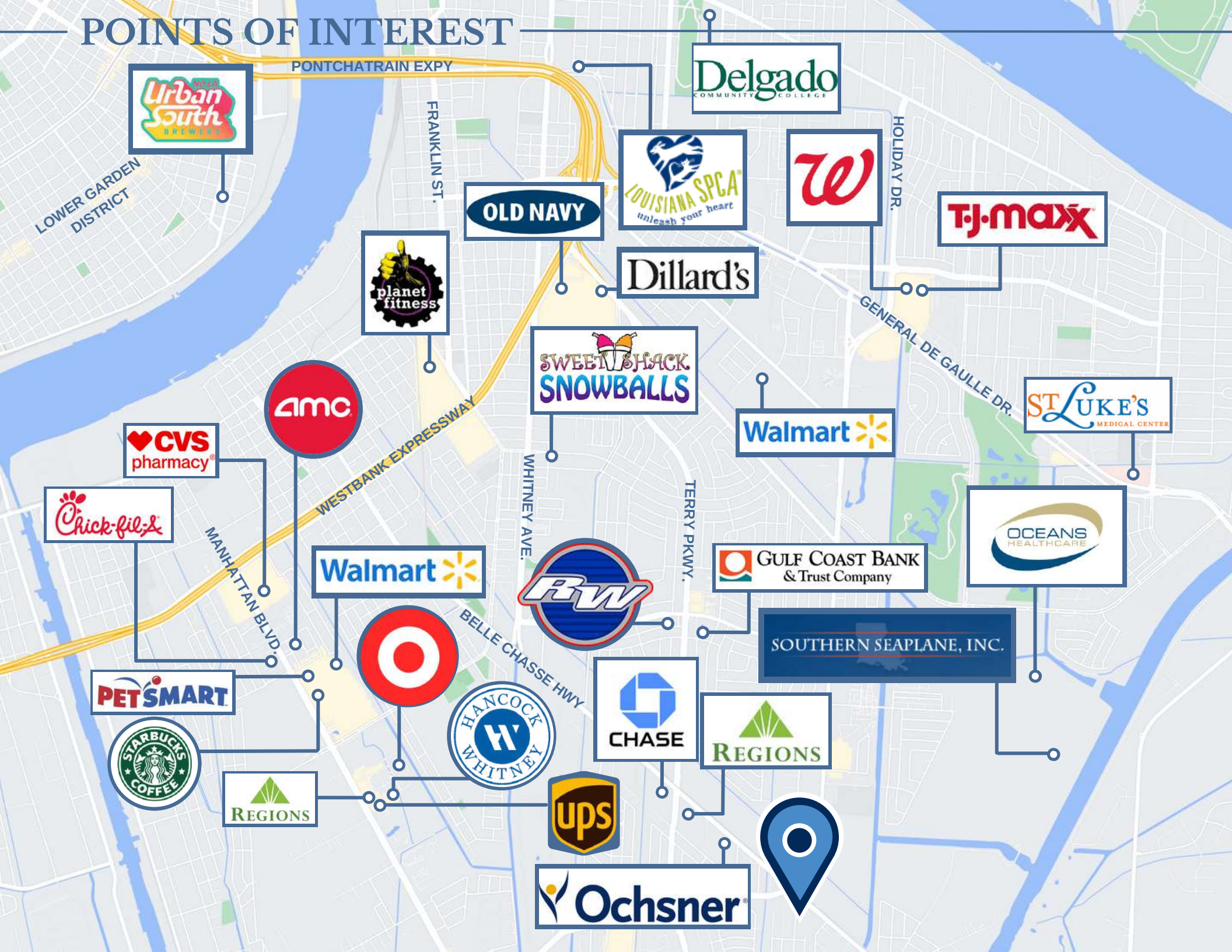
 40,907



NATIONAL RETAILERS



POINTS OF INTEREST



PONTCHARTRAIN EXPY



FRANKLIN ST.



HOLIDAY DR.



GENERAL DE GAULLE DR.



MANHATTAN BLVD.

WESTBANK EXPRESSWAY

WHITNEY AVE.

TERRY PKWY.



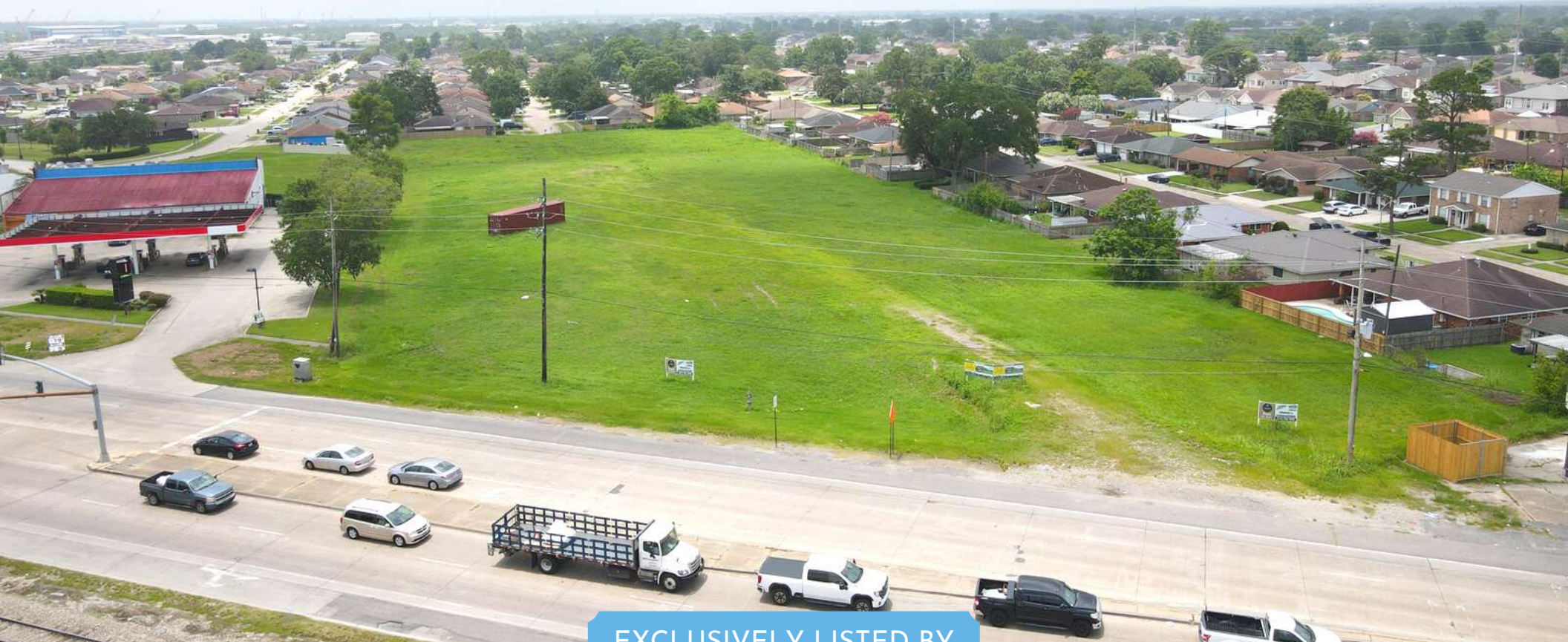
BELLE CHASSE HWY





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EXCLUSIVELY LISTED BY



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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.

Signature lines for Buyer or Lessee, Seller or Lessor, Date, Licensee, and Date for both parties.

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.

Signature lines for Buyer/Lessee and Seller/Lessor, including fields for By, Title, Date, and Licensee.

