

OFFERING MEMORANDUM

PRIME VETERANS BLVD. DEVELOPMENT LOT

6525 VETERANS BOULEVARD, METAIRIE, LA 70003

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6525 VETERANS BLVD.
METAIRIE, LA 70003

LISTING AGENT:



Mo Alhindi

C: 504.644.6545

Ma@mceneryco.com

THE McENERY COMPANY

810 UNION STREET, 4TH FLOOR
NEW ORLEANS, LA 70112

504-274-2701 | MCENERYCO.COM





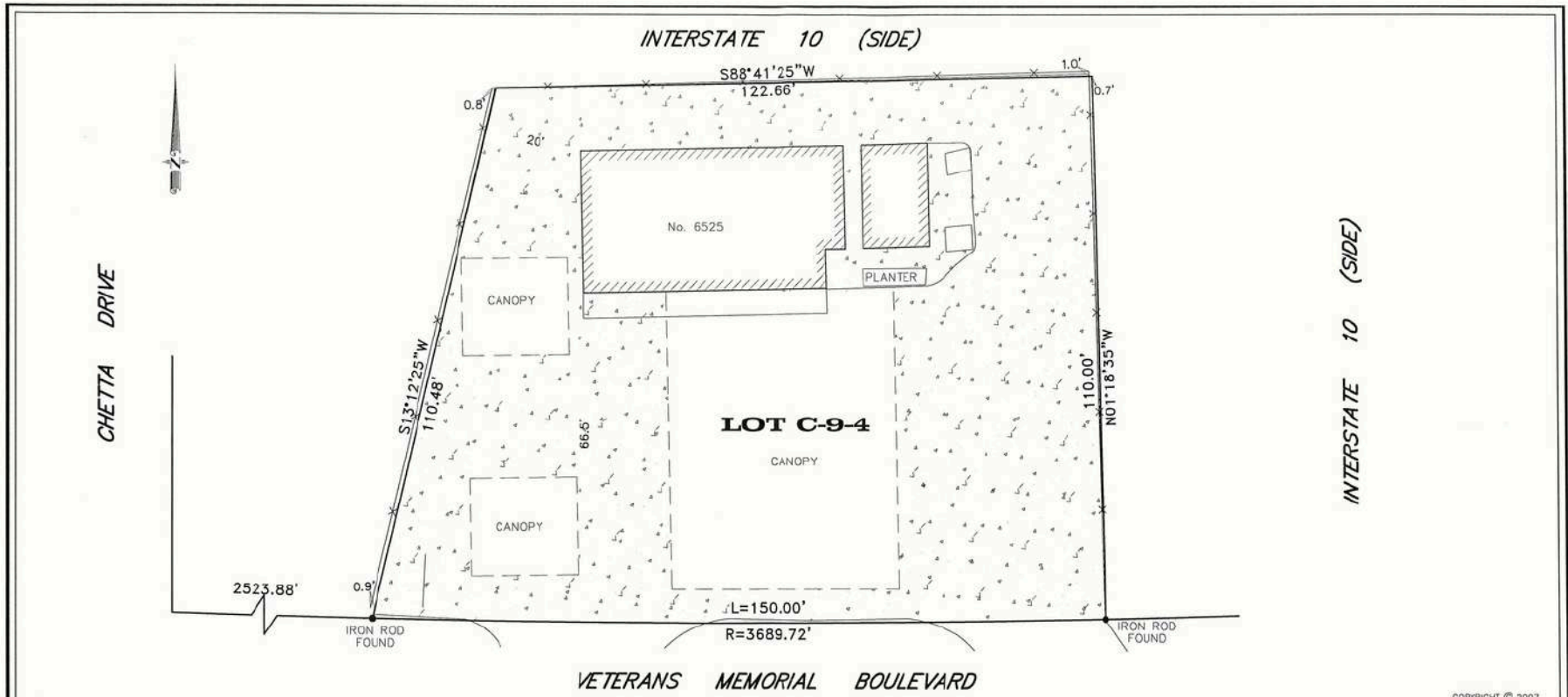
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Introducing this 14,996 square foot C2 zoned commercial lot on Veterans Memorial Boulevard in Metairie. This property presents a strong opportunity for a wide range of business uses. Situated right off the interstate, the property offers excellent visibility and accessibility in one of the most high-traffic corridors in the greater New Orleans area. Formerly operating as a car sales lot, the property features an already built-in drive through, an underground oil and water separator, and is well suited for automotive or similar operations. The existing interior includes 2 private offices, a waiting room, and 2 storage rooms, while prospective tenants have the flexibility to build and configure the space to fit their specific business needs. A versatile property at this size and zoning doesn't come available often .

LEASE PRICE	\$8,000/MONTH
LEASE TYPE	NNN
NET CHARGES	\$1,694.83
SITE SIZE	14,996 SF
ZONING	C-2

SURVEY



NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

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R.W. KREBS, LLC

<p>GENERAL NOTES</p> <p>THE SERVICITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.</p> <p>THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.</p>	<p>THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:XXI, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY.</p> <p>MADE AT THE REQUEST OF 6525 VETERANS BLVD LLC</p>		<p>BOUNDARY SURVEY OF C-94 ELMWOOD-LAFERENIRE PLANTATION JEFFERSON PARISH, LA</p>
<p>ELEVATION NOTES</p> <p>THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER INSURANCE RATE MAP (FIRM) DATED: MARCH 23, 1995 FLOOD ZONE: AE COMMUNITY PANEL #: 2205TC0040 E BASE FLOOD ELEVATION: -3.5'</p>	<p>BY: </p>		<p>R. W. KREBS, L.L.C. RICHMOND W. KREBS PROFESSIONAL LAND SURVEYING 3445 N. CAUSEWAY BLVD, SUITE 201 METAIRIE, LA. 70002 PHONE: (504) 889-9616 FAX: (504) 889-0916 E-MAIL: richmondk@rwlkrebs.com WEB: www.rwlkrebs.com</p>
<p>REFERENCE NOTES</p> <p>ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1 REFERENCE PLAN #1: A PLAN OF SURVEY BY DADING, MARQUES & ASSOCIATES, INC. DATED DECEMBER 8, 2004</p>	<p>DATE: APRIL 17, 2015</p> <p>SCALE: 1" = 20'</p> <p>JOB #: 150881</p>	<p>DRAWN BY: JWK</p> <p>CHECKED BY: RWK</p> <p>FILE #:</p>	

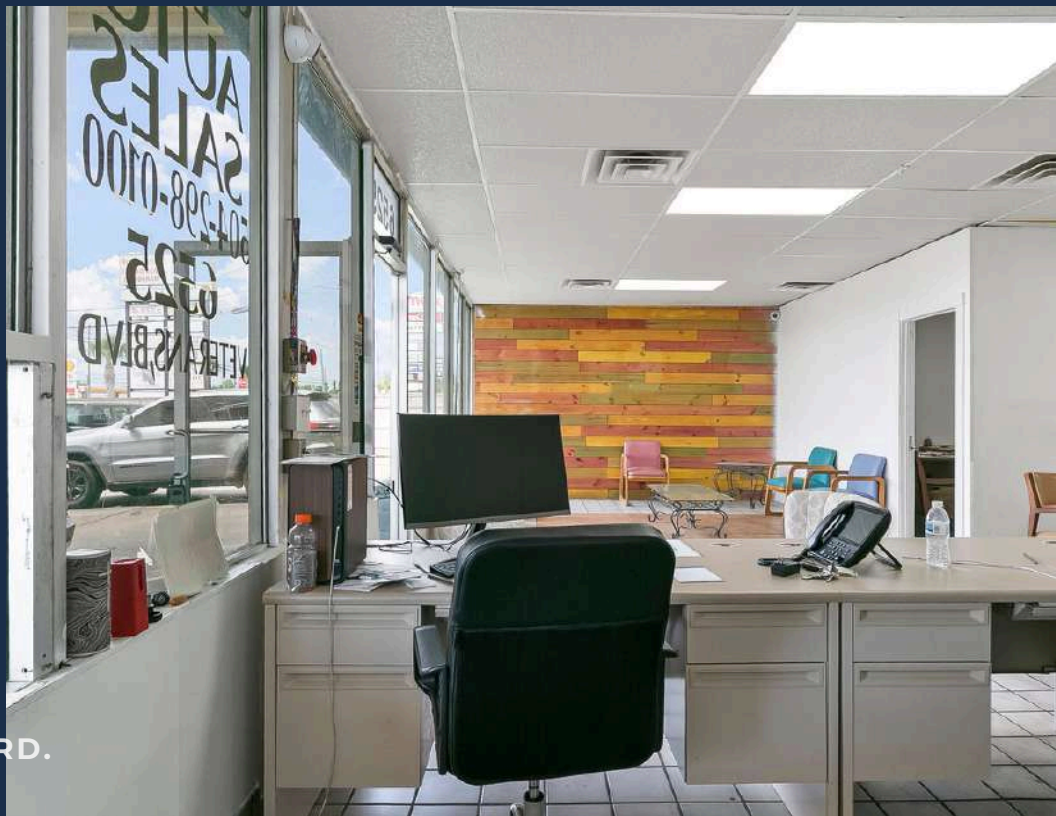
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



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ARIEL VIEW



ARIEL VIEW



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PONTCHARTRAIN
CONVENTION & CIVIC CENTER

FAIR GROUNDS
RACE COURSE • SLEETS • STB & CASINO
777



Ochsner

Capital One

Applebee's



W. ESPLANADE

WILLIAMS BLVD.



Home **HB** Bank



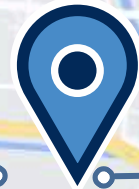
Foot Locker

ROUSES
MARKETS

Dillard's



INTERSTATE 10



VETERANS BLVD.



Office
DEPOT

T.J. maxx



Walmart



W. NAPOLEON

PJ's
COFFEE
of new orleans

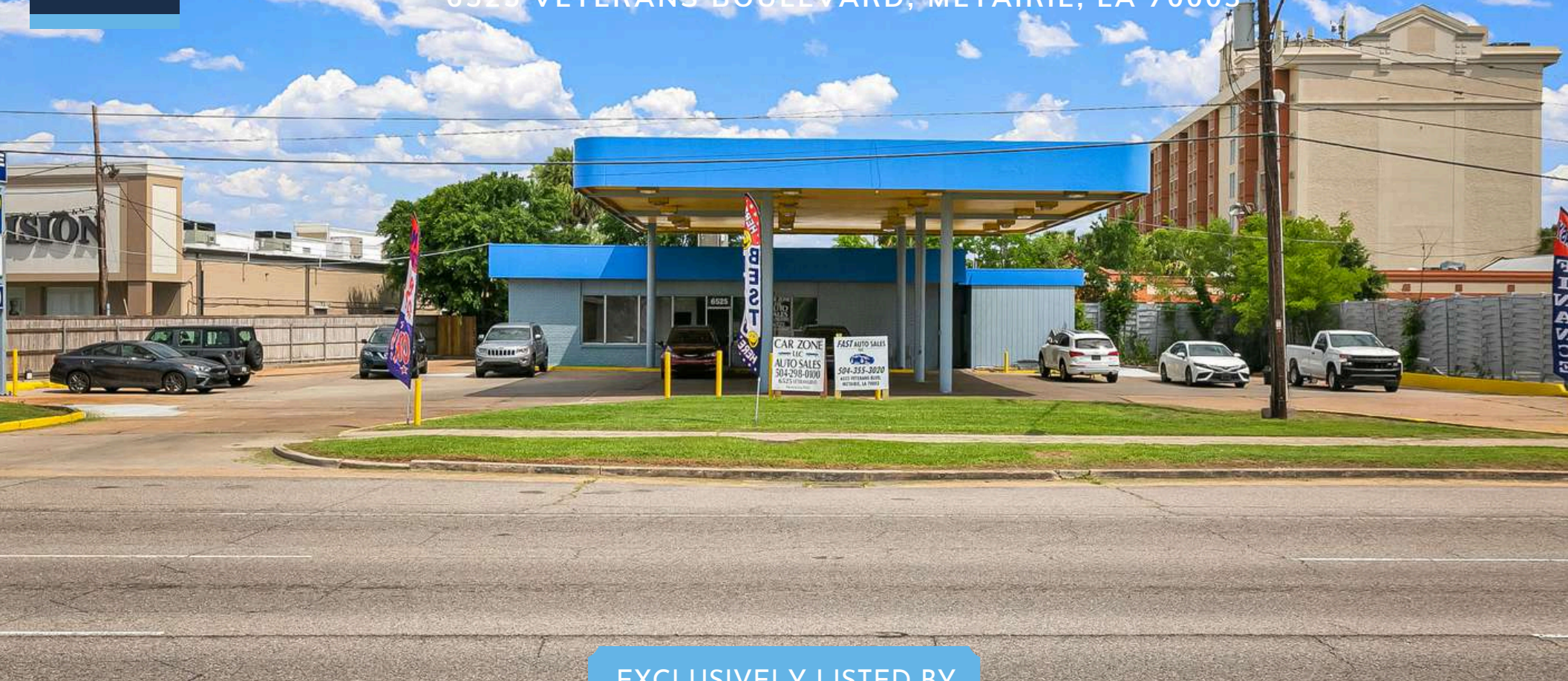
CVS
pharmacy

Winn-Dixie



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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.

Buyer or Lessee

Date

Buyer or Lessee

Date

Licensee

Date

Seller or Lessor

Date

Seller or Lessor

Date

Licensee

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: _____

