

# LAND FOR SALE

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**Presidio** 1900 Gause Blvd Slidell, LA 70460



**Ward Realty**

*"The Original Developers of Topsail Island"*

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# Ward Realty

*"The Original Developers of Topsail Island"*

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# PROPERTY INFORMATION

## Section 1

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# Executive Summary

## Presidio



### OFFERING SUMMARY

<b>Sale Price:</b>	\$4,000,000
<b>Lot Size:</b>	16.44 Acres
<b>Zoning:</b>	A-8 – High Density Urban
<b>Market:</b>	New Orleans, LA
<b>Submarket:</b>	Slidell, LA
<b>Price / SF:</b>	\$5.59

### PROPERTY OVERVIEW

Presidio is a proposed multifamily development project located in the heart of Slidell, Louisiana. The property is zoned High Density Urban (multifamily, 460 units by right) and is perfect for garden style apartments, townhomes, or senior living, all in close proximity to recreational, shopping and entertainment venues. The property is located next to the Grand Theatre, a state-of-the-art multiplex stadium-seating movie theatre, boasting 2,750 stadium seats and 16 screens. The project can capitalize on the close proximity to the Grand Theatre, and incorporate supporting retail, eatery and residences into this dynamic development.

### PROPERTY HIGHLIGHTS

- Zoned Multifamily Land Parcel
- Special Height Overlay District
- High Density - 460 Units
- 16.44 Acres
- Enterprise Zone
- New Market Tax Credits

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# Property Description

## Presidio



### PROPERTY OVERVIEW

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### LOCATION OVERVIEW

The site is located at 1900 Gause Boulevard, Slidell Louisiana 70460 and consists of 16.44 acres of unimproved land. The site is not affected by the current revision to the FEMA Base Flood Elevation and is one of the rarely positioned parcels suitably zoned for multifamily development in this city. According to City Officials; the site is situated in what they term the "Sandwich Loop." This is the area of Gause Boulevard that lies between Northshore Boulevard and Highway 11 (the sandwich) and is connected to Interstate 12 via Northshore Boulevard and Interstate 10 via Gause Boulevard (the loop). The site is 1.5-miles from Interstate 12 and 3.5-miles from Interstate 10; thus making a loop into the main artery of the City (Gause) from 2-major interstate systems. Gause Boulevard is a major retail / business corridor that have pushed expansion toward the site from both I-12 / I-10.

# Complete Highlights

## Presidio

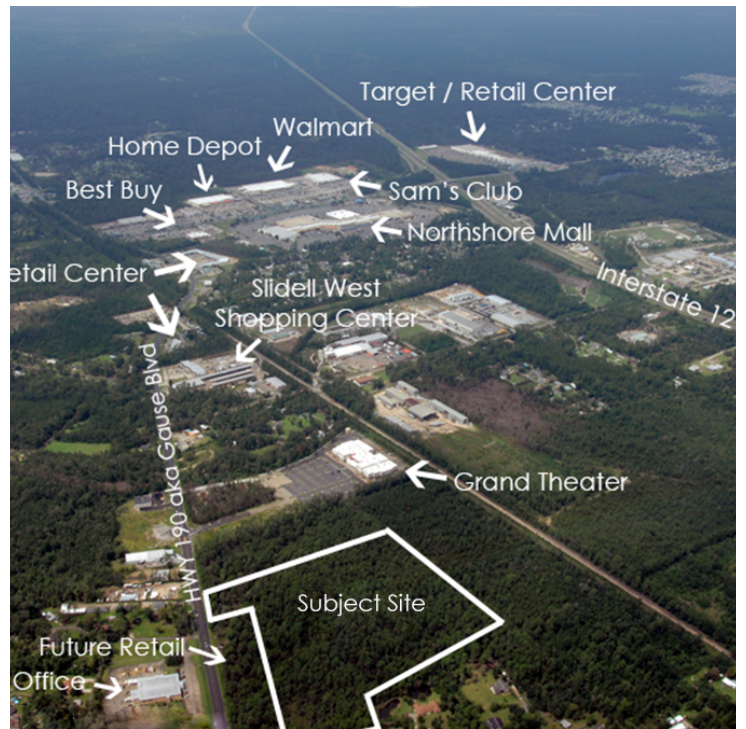
### SALE HIGHLIGHTS

- Zoned high density urban
- Consists of 16.44 acres of unimproved land
- Site is not affected by the current revision to the FEMA Base Flood Elevation
- Special height overlay district
- Environmental investigation indicates no hazards
- Incentives consist of Enterprise Zone and New Market Tax Credits



# Additional Photos

## Presidio



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# LOCATION INFORMATION

## Section 2

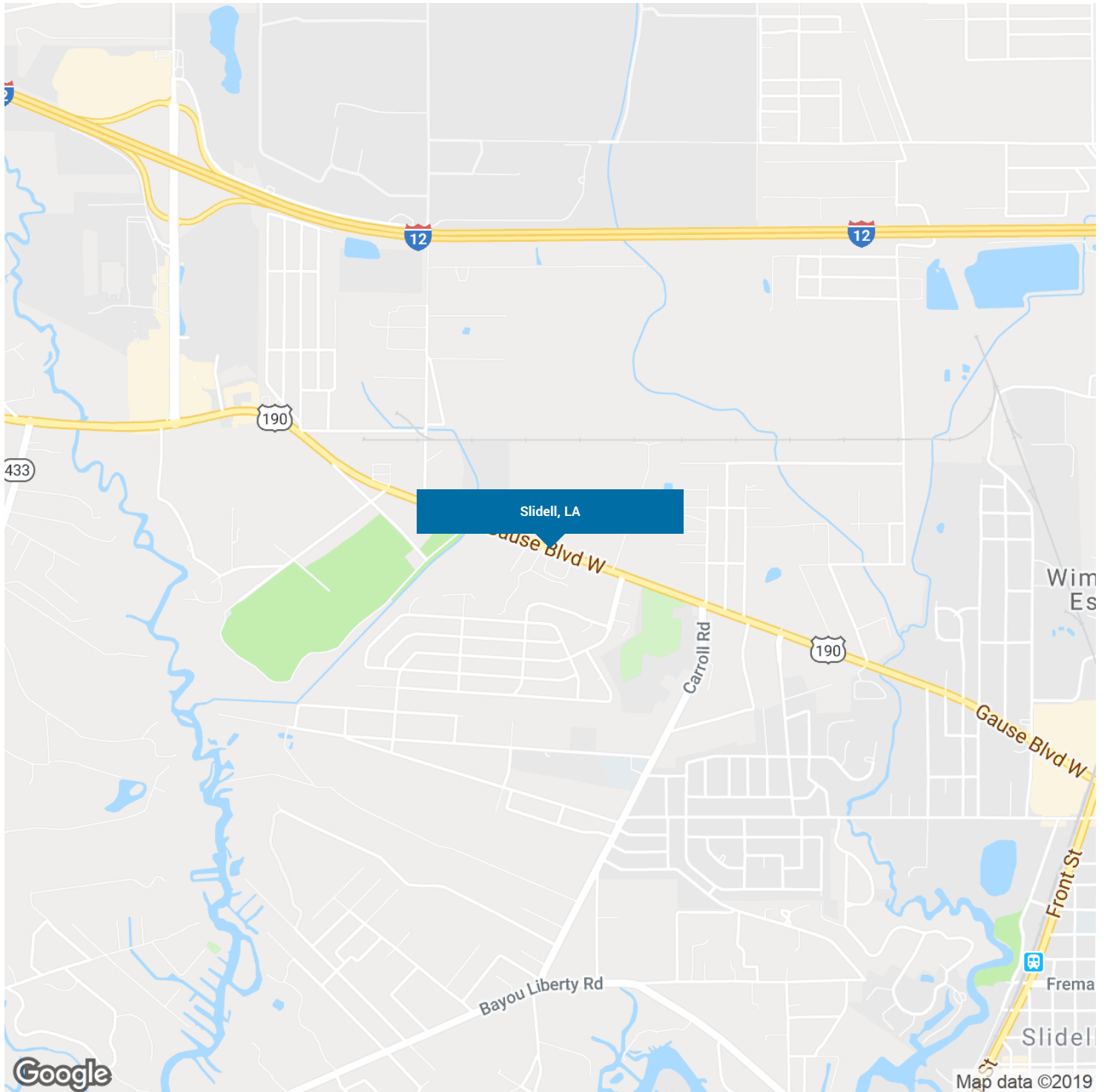
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# Regional Map

## Presidio



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# Location Maps

## Presidio



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# Aerial Maps

Presidio



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# Site Plan

## Presidio



### SITE DATA



SITE AREA	16.44 Acres
No. of Dwelling Units (Market Rate Apartments)	
One Bedroom / One Bath	120 Units
Two Bedroom / One Bath	48 Units
Two Bedroom / Two Bath	120 Units
Three Bedroom / Two Bath	24 Units
Total	312 Units
Parking - Approx. 625+ spaces ( 2.0+ spaces/unit)	
Garage Spaces - 50	
Building Height - Three Stories	Twelve - 24 Unit Buildings
	Two - 12 Unit Buildings

**Presidio Apartments**  
Highway 190/Gause Blvd.  
Sidell, Louisiana

# Advisor Bio 1

## Presidio

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